

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**

**April 5, 2018**

**COMMISSIONERS PRESENT**

**Mr. Rusty Strodtman**  
**Ms. Sara Loe**  
**Ms. Lee Russell**  
**Mr. Anthony Stanton**  
**Ms. Joy Rushing**  
**Mr. Don Harder**  
**Mr. Brian Toohey**  
**Mr. Michael MacMann**

**COMMISSIONERS ABSENT**

**Ms. Tootie Burns**

**I) CALL TO ORDER**

MR. STRODTMAN: Good evening, everyone. Let's go ahead and call the Thursday, April 5, 2018, Planning and Zoning Commission regular meeting or -- regular meeting to order. May I have a roll call, please.

MS. LOE: Yes, Mr. Chairman. We have eight; we have a quorum.

MR. STRODTMAN: Thank you, Ms. Loe. Appreciate that.

**II) APPROVAL OF AGENDA**

MR. STRODTMAN: Any changes to the agenda, Mr. Zenner?

MR. ZENNER: No, there are not, sir.

MR. STRODTMAN: Any Commissioners, any changes to the agenda? If not, I'll take a thumbs up.

(Unanimous vote for approval.)

**III) APPROVAL OF MINUTES**

MR. STRODTMAN: March 22, 2018 was out last meeting. Were there any corrections or changes needed to those minutes? I see none. I'll take a thumbs up for approval of those, everyone that was here. Everybody that was here, unanimous.

(Unanimous vote for approval.)

MR. STRODTMAN: Thank you.

**IV) SUBDIVISIONS**

MR STRODTMAN: Moving to our first case -- first subdivision case, Case 18-79. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to

this case, Case 18-79, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Thank you.

**Case No. 18-79**

**A request by Simon and Struempf Engineering (Agent) on behalf of DRS PARK, LLC (owner) for approval of a one-lot final plat of M-OF (Mixed Use - Office) zoned property to be known as Riddick Subdivision Plat 1, with an associated design adjustment for less right-of-way dedication. The 4.53-acre property is located on the north side of Broadway, approximately 250 feet west of Garth Avenue, and is addressed as 201 West Broadway.**

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested replat and design adjustment to Section 29-5.1(f.4) to allow less right-of-way dedication for Broadway.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, any questions of staff?  
Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Mr. Smith, I'm sorry for my phone earlier while you were speaking. Right-of-way use permits, that would happen after a potential approval; is that when that would happen?

MR. SMITH: Potentially, yes. Yeah.

MR. MACMANN: These parking places will be right -- with this replat, nothing physical is going to change on this. Correct?

MR. SMITH: No. Nothing will change at this time.

MR. MACMANN: Okay. That's my only question at this time. Thank you.

MR. SMITH: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. As it is in past practice, this is a subdivision matter, but if there is anyone in the audience that would like to come forward this evening, we will take you at this time for Case 18-79. I see none. So, Commissioners, any discussion, additional information? Mr. MacMann?

MR. MACMANN: I just wanted to redirect with staff just real briefly. Is that all right? Thank you. Mr. Smith, a lot of properties, and maybe the owners will have to answer this and that's fine. A lot of properties on Broadway either do or have had private sewers. Do we know the status of the sewer on this property -- sanitary?

MR. SMITH: They do have a -- they have a public sewer actually that crosses directly to the middle of this property. That was identified during review actually. It is identified as a public sewer, but it did not have an easement. And so part of this plat is dedicating a new easement over this existing sewer line so then it's basically compliant with easement requirements for public sewer mains.

MR. MACMANN: All right. That's --

MR. SMITH: So it's a good thing to actually have happen so we -- we do have that in the

easement now.

MR. MACMANN: Thank you. That's the question. I just wanted to clarify that. Thank you.

MR. STRODTMAN: Any additional questions, Commissioners, of staff or a motion?

Ms. Russell?

MS. RUSSELL: In the case 18-79, Riddick Subdivision Plat 1, final plat, I move to approve the final plat with the design adjustment for the right-of-way width.

MR. TOOHEY: I'll second that.

MR. STRODTMAN: Thank you, Ms. Russell, for a motion to approve Case 18-79 with the right-of-way design adjustment for the right-of-way width, and received a second from Mr. Toohey. Is there any additional discussion needed on this motion? Ms. Vice Chair, when you're ready for a roll call.

MS. LOE: Yes, Mr. Chairman.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Mr. Toohey, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing. Motion carries 8-0.**

MS. LOE: Eight yes, motion carries.

MR. STRODTMAN: Thank you, ma'am. Our recommendation for approval will be forwarded to City Council for their consideration.

#### **V) PUBLIC HEARINGS**

MR. STRODTMAN: Moving on to our public hearing item of this evening, Case 18-81. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 18-81, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. I see none. Thank you.

#### **Case No. 18-81**

**A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for approval of a Planned Development (PD) Plan to be known as "Auburn Hills Plat 16 PD Plan". The 8.55-acre subject property zoned as PD (Planned Development) and located approximately 300 feet east of Rangeline Street and south of International Drive.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the Auburn Hills Plat 16 PD Plan subject to minor technical corrections prior to forwarding to City Council.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, any questions of staff?

Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Ms. Bacon, I have two questions. One is about use and one is about parking, but they are related. Many months ago, I attended -- I believe our chairman was there, too -- the public hearing on the utilization and planning of the Auburn Hills facility. And at that time, it was put forward that there will be some community space in this building. Do you know if that still

holds -- holds true?

MS. BACON: As far as I know, but we do have the agent here, if you would like to direct that question to the agent.

MR. MACMANN: Okay. All right. The second one follows up on that, and that's -- if that is the case, has the parking taken that into -- that into account. So I'll wait till the agent speaks. Thank you very much.

MR. STRODTMAN: Any additional questions, Commissioners, of staff? Ms. Bacon, I have a question. What was my question -- I just drew a blank. I had a question. It was very important, too.

MR. MACMANN: I move that we vote that Rusty's question is going to be important.

MR. STRODTMAN: Oh, now I'm just drawing a total blank. All right. I know what it is now. There was 107 secured spots -- parking spaces, 107, in secured rear lot. Describe to me how that looks. Is it, like, a fence. Is it a wall? Is it -- you know, that's -- that seems like a big -- you know, that's a big fenced-in area, but how is that going to look? Do we know any way? I mean, is that going to be landscaped or --

MS. BACON: Well, so we are required to have the landscaping under the Code, and on terms of what it looks, we have not been provided with a demonstrative, but I could also direct that question to the applicant, if you would feel comfortable doing that.

MR. STRODTMAN: Sure. Sure. Thank you. Commissioners, any additional questions of staff? I see none. This is a public hearing. We'll go ahead and open it to anyone that's in the audience who would like to come forward.

#### **PUBLIC HEARING OPENED**

MR. STRODTMAN: We would just ask for your name and address.

MR. WOOTEN: Good evening. My name is Tom Wooten; I'm an engineer with McClure Engineering Company. Our offices are at 1901 Pennsylvania, Columbia 65202. Answer any questions you have.

MR. STRODTMAN: Thank you, Mr. Wooten. Commissioners? Mr. MacMann?

MR. MACMANN: I'd like to -- thank you, Mr. Chairman. I'd like to ask the questions of you that I was asking of Ms. Bacon. As far as you know, is the public-use component still involved in this project?

MR. WOOTEN: As far as I know, it is. Yes.

MR. MACMANN: Okay. And the parking does take that into account, as far as you know?

MR. WOOTEN: As far as -- as much as the site will allow, yes.

MR. MACMANN: Okay.

MR. WOOTEN: That's -- that's been part of the discussion.

MR. MACMANN: Okay. Do you know anything about this screening that the chairman asked about?

MR. WOOTEN: I do not, beyond, the -- obviously, the secured -- what would be some type of a secured gate at the entrances.

MR. MACMANN: Well, we had talked -- yeah. There had been some discussion, and maybe the chairman's memory is better than mine, that some of these outsource facilities will be -- the storage will be secured, locked?

MR. WOOTEN: I believe there is an intent to put a perimeter fence around the entire site, yes.

MR. MACMANN: Okay. And my last question would be in regards to -- I don't mean to monopolize anyone's time -- this in the flood overlay area, the protected area there. We're going to use landscaping there, we're going to build that up? How are we going to address that?

MR. WOOTEN: In that particular area, there -- a little bit of landscaping, but I believe the bulk of it will be outside of the floodplain overlay. So we've got a little bit of parking, some landscaping that would touch that. The bulk of that overlay is with the creek.

MR. MACMANN: Right.

MR. WOOTEN: We've also got a sanitary sewer easement that kind of parallels the creek that we'll be trying to stay away from, as well. So --

MR. MACMANN: That's where those -- it looks like a bit of an engineering challenge and it gets steep as we head to the southwest.

MR. WOOTEN: We've got steep areas over there. So, generally, we're trying to stay away from that area all together, as much as possible.

MR. MACMANN: Okay. Those are my questions at this time, Mr. Chairman.

MR. STRODTMAN: Thank you, Mr. MacMann. Commissioner, any additional questions for this speaker? I see none. Thank you, Mr. Wooten.

MR. WOOTEN: Thank you.

MR. STRODTMAN: Anyone else like to come forward? I see no one. We'll go ahead and close the public hearing portion of this meeting.

#### **PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, questions, discussion? Yeah. Mr. MacMann, I think maybe what you were asking earlier on, and I remember seeing the notes, they did make reference that, you know, if there was a need for more than 33 parking spots for the public, that the street would accommodate some on-street parking. So I think, you know, we did hear -- at that meeting, we did hear that there was a large presence of the public from the neighborhood that were hoping to use this as a community center of some type. And so I was, you know, thinking the same, I thinking a little bit at first as maybe, you know, 33 wasn't adequate enough for the -- you know, obviously, it's a police station, so the primary use would be a police station. But I do know that the neighborhood was very adamant about using it as a -- you know, as a community room, too. So hopefully that 33 stalls and then maybe some street parking, if needed, will accommodate that public use. I think it's going to be a nice amenity for that side of town and that area. Yes, sir?

MR. MACMANN: I just have one quick comment. As you know, the chairman and I were both present for this, and I think just -- just a comment. This was a very good example of public input on a

process and they've got a pretty nice facility planned, and that it also addresses multiple issues with a civic building that's, you know, normally just something that's all secure. I think it's a pretty good exemplar of maybe where we want to go with civic buildings in the future.

MR. STRODTMAN: I have to agree. You know, this is a long ways from downtown and that's predominantly where we see our City buildings are downtown. And so it will be nice to have a -- another auxiliary facility for our community to use outside of downtown, and this -- I think it will be a nice addition to the neighborhood. I plan on supporting it. So, Mr. Stanton?

MR. STANTON: If there's not any more questions, I'll make a motion.

MR. STRODTMAN: We would love to entertain a motion.

MR. STANTON: As it relates to Case 18-81, Auburn Hills Plat 16 Planned Development Plan, I move to approve Plat 16 PD Plan subject to minor technical corrections.

MR. STRODTMAN: Thank you, Mr. Stanton. Do we have a second?

MS. RUSSELL: Second.

MR. STRODTMAN: Ms. Russell. Commissioners, we have received a motion to approve Case 18-81, and it has received a second from Ms. Russell. Do we have any discussion or comments needed on this motion? I see none. Ms. Vice Chair, when you're ready for a roll call.

MS. LOE: Yes, Mr. Chair.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Mr. Toohey, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing.**  
**Motion carries 8-0.**

MS. LOE: The motion carries eight to zero.

MR. STRODTMAN: Thank you, Ms. Loe. Appreciate that. I guess that's the only public hearing for the evening.

**VI) PUBLIC COMMENTS**

MR. STRODTMAN: Anyone from the audience like to come forward this evening? I see none.

**VII) STAFF COMMENTS**

MR. STRODTMAN: Mr. Zenner, you're always good for a few comments.

MR. ZENNER: And sometimes a couple of laughs. Your next meeting will be April 19th. We do have a couple of business items that we will cover during your regular session at 7:00 p.m., and we will be discussing the CIP presentations at our work session and we will also potentially be adding one additional item or two to the work session agenda should we finish early with our CIP discussion. The projects for the April 19th agenda consist of a single subdivision plat, Craig Point. This is off of South College just north of Stadium. And then a combined public hearing and a subdivision for a rezoning request off Jenn Hill Lane, which is just north on 63, and then a corresponding subdivision referred to as Hilltop Subdivision. This would be a preliminary two-lot plat. Just for purposes of being able to identify where we are in the world, this is the Craig Point Subdivision. The road immediately to the west is the Hospital Drive that comes into the backside of MU's Medical Center and complex, along with the parking lot and the

parking structure. And then the map on the right-hand side is the Hilltop Subdivision rezoning request. The Jenn Hill Subdivision that you see there with the curvy roads -- the curvy road is currently a PD, so we are rezoning from PD to M-OF to accommodate an assisted-living facility, if recall correctly, is what the proposed use is, and then one other lot for future development. And the subdivision plat covers the exact same ground, as well. Those are the only three items we have on the agenda. We will have agendas -- items for your May meeting, which will be a little bit more. I believe we have maybe one or two more items on that agenda at this point, so just getting through the early spring stages, and hopefully we will see our volume continue to be even as we move through the year. That's all we have to offer this evening. Thank you very much.

MR. STRODTMAN: Thank you, Mr. Zenner.

#### **VIII) COMMISSION COMMENTS**

MR. STRODTMAN: Commissioners, any comments? Discussion, motions?

#### **IX) ADJOURNMENT**

MR. MACMANN: I have a motion.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: I move we adjourn.

MR. STRODTMAN: Do we have a second?

MR. STANTON: Second.

MR. STRODTMAN: We are adjourned. Have a nice evening.

(The meeting adjourned at 7:32 p.m.)

(Off the record.)