

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
MAY 10, 2018

COMMISSIONERS PRESENT

Mr. Rusty Strodtman
Ms. Sara Loe
Ms. Tootie Burns
Mr. Anthony Stanton
Ms. Joy Rushing
Mr. Don Harder
Mr. Brian Toohey
Mr. Michael MacMann

COMMISSIONERS ABSENT

Ms. Lee Russell

I) CALL TO ORDER

MR. STRODTMAN: Good evening, everyone. Let's go ahead and call the May 10, 2018, City of Columbia Planning and Zoning Commission regular meeting. May we have a roll call, please.

MS. BURNS: Yes. We have eight; we have a quorum.

MR. STRODTMAN: Thank you, Ms. Burns.

II) APPROVAL OF AGENDA

MR. STRODTMAN: Mr. Zenner, are there any changes of our agenda this evening?

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

MR. STRODTMAN: Thank you.

III) APPROVAL OF MINUTES

MR. STRODTMAN: Commissioners, approval of minutes. We have minutes that were sent to us earlier from April 19, 2018. Are there any corrections, notations needed to those minutes? I'll have a thumbs up on approval of those minutes.

(Unanimous vote for approval.)

MR. STRODTMAN: Unanimous, minus Commissioner Toohey, who was not here that evening.

IV) PUBLIC HEARING

Case No. 18-85

A request by Engineering Surveys & Services (agent) on behalf of Central Bank of Boone County to vacate alley right-of-way generally located between 203 E Walnut St and 115 N Providence, and designated as an alley on the M-DT Regulating Plan of the UDC. (A request to table this item to the May 24, 2018 Planning Commission meeting has been received).

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

MR. ZENNER: Yes. 18-85 and the following case were both publicly advertised as hearings. Unfortunately, we ran into an issue after the advertising had gone out due to some late submitted material. And as a result of that, the applicant and the staff have coordinated and obtained a request to table. This is going to be a unique project when it does come forward at the next meeting on the 24th. It is our first M-DT regulating plan amendment. The subject site as you can see here is an alley that's between 203 East Walnut and 115 North Providence. The East Walnut address is occupied by the Central Bank of Boone County, and the parcel to the north of that, which is addressed as 115 North Providence, is actually the old florist shop that was on that parcel previously. The building is still there, but both parcels are now owned by the bank. The bank is requesting that the alley between them that is highlighted in this graphic be vacated. The property is located within the urban general west portion of the M-DT. Any elimination of alleys per the M-DT regulations requires an amendment to the M-DT plan, and that is what this particular request is proposing to do. The next request which you will read into the record is the corresponding dedication of a new alley segment that would be required per our M-DT requirements. Given the nature of the work that we are still trying to resolve with the applicant and our other City departments, we are supportive of the request for tabling to allow us the opportunity to continue to work out those finer details before we present the full report to the Commission.

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

MR. MACMANN: Just real quick, and you guys will love this one. Mr. Zenner, when I move to table 18-85, can I move to table 18-86 at the same time or must those be separate motions?

MR. ZENNER: They should be separate motions based on the fact that they were advertised as separate items.

MR. MACMANN: Thank you very much. At this time if none of my fellow Commissioners have any questions –

MR. STRODTMAN: Should we not maybe open this to make sure no one in the public would like to –

MR. MACMANN: Certainly should. My apologies.

MR. STRODTMAN: This is a public hearing item, so we will open it to the audience.

PUBLIC HEARING OPENED

MR. STRODTMAN: If there is anyone in the room that would like to come forward and speak to us on this tabling item, we would ask that you come forward now. If not, we'll close this item.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Now, Commissioners? Mr. MacMann?

MR. MACMANN: Why, thank you, Mr. Chairman. In the matter of Case 18-85, Central Bank of Boone County, M-DT alley vacation and regulating plan amendment, I move that this be tabled to date certain, 24 May.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Mr. MacMann, for making that motion to approve tabling Case 18-85, and Ms. Rushing, thank you for your second. Commissioners, any discussion needed on this motion? I see none. Ms. Burns, when you are ready.

MS. BURNS: Thank you.

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

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Secretary. And that item will be tabled until our May 24 Commission Meeting.

Case No. 18-86

A request by Engineering Surveys & Services (agent) on behalf of Central Bank of Boone County for the dedication of a street easement for a new alley on Lots 311 and 312 in the Original Town of Columbia, and generally located on the south side of Ash Street, approximately 130 feet west of Providence Road. The dedication is located within the M-DT Regulating Plan area of the UDC. (A request to table this item to the May 24, 2018 Planning Commission meeting has been received).

MR. STRODTMAN: Is there anything additional from staff?

MR. ZENNER: No, there is not. This is the corresponding alley dedication as I referenced previously. It is actually 18-86, not 18-85 as is shown on the slide. Again, this is a mandated action of the UDC within the M-DT regulating plan area. We'll provide you greater details associated with this corresponding request to the prior at the 24th's meeting. Given we are trying to still work out the issues, we do support the request to table.

MR. STRODTMAN: Thank you, Mr. Zenner. Any questions for staff, Commissioners? I see none. I will open this up to a --

PUBLIC HEARING OPENED

MR. STRODTMAN: Anyone in – in the public would like to come forward and speak to us on this case, we would welcome that at this time. We see no one.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any discussion? Mr. MacMann?

MR. MACMANN: If none of my fellow Commissioners have any questions?

MR. STRODTMAN: I see none.

MR. MACMANN: In the matter of Case 18-86. Central Bank of Boone County, M-DT alley dedication of the regulating plan amendment, I move that this item be tabled to date certain, 24 May 2018.

MR. STRODTMAN: Thank you, Mr. MacMann.

MS. LOE: Second.

MR. STRODTMAN: Thank you, Ms. Loe. Mr. MacMann has made a motion to table this case and it has received its proper second from Ms. Loe. Is there any discussion needed on this motion? I see none. Ms. Secretary, when you're ready for a roll call, please.

MS. BURNS: Thank you.

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

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. And that item will be tabled until the May 24 Meeting.

V) PUBLIC COMMENTS

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

VI) STAFF COMMENTS

MR. STRODTMAN: Mr. Zenner, any comments for us this evening?

MR. ZENNER: Your next meeting will be May 24, so I'll be here. You have a number of items on the agenda at this point. This is a tentative agenda. We had a couple of issues that came up this afternoon that may take out the last three items on the agenda. So you will be dealing with at least the first four. Two subdivision actions, McGary, subdivision plat 3, this does have a design adjustment associated with it. The Bear Ridge preliminary plat that is up off of Blue Ridge Road. And then we have the two tabled items that we just tabled here, 18-85 and 18-86 which are the M-DT regulating plan amendments. Depending on the direction that the applicant goes based on the information we had received here late this afternoon on these three items, they are all related. We have a request to rezone property from a PUD, as advertised A; however, we have been informed that may change to R-1, and that would require readvertising. We have a corresponding annexation immediately to the south of the rezoning parcel, which is proposed potentially to go to R-1, and it was misprovided to us by the applicant as being zoned A-2; it was actually R-S in the County. That would also require readvertising if they pursue going forward. And then the Harris Subdivision final plat, which is actually the combination of the two parcels, the one being rezoned and the one annexed, which is not currently a legal lot; therefore, it does need to come back through the Planning and Zoning Commission. It does not have roadway or other design modifications associated with it at this point. Those three, when they come back, it may be the 24th, it may be the first meeting in June, will all come back as a package as you see here. We do have a number of other items that are on the June – first meeting in June as well – potentially six total then if these three here come back. So this meeting and the next may be balanced actually if these three do not arrive on our agenda next meeting. Just so you've got some context in where these properties are located, the McGary Subdivision, which you have done a previous plan approval on for the parcel that is here, this is located off of St. Charles Road, not far to the south of the interchange location of I-70. We are looking at creating three lots out of this acreage that's highlighted in the red. There is a design

adjustment associated with this as it relates to the amount of stem right-of-way that must be dedicated or exist in a mixed-use or a special-use district, which the A District is considered. This property is zoned agriculture; it's under an approved lot area waiver from the Board of Adjustment. So the plat, other than the design adjustment, appears to be in okay shape at this point in order to be brought forward, be compliant, subject to that design adjustment being granted. The Bear Creek – the Bear Ridge Subdivision, as I said, this is off of Blue Ridge just after you come through the curve or the hill. This is basically a single-family R-1 subdivision site. With the recent changes that have occurred within our sensitive features area, you will notice that there is a F-1 overlay area here. It is my understanding that the lots that are within this development do incorporate a portion of the F-1. However, under the revised provisions of the sensitive features component of the UDC, that would be now permitted. Our two deferred or two tabled requests, as we pointed out, these two maps are the identical ones that we just saw, and then our other projects for the Harris annexation that may or may not show up on this May 24 agenda. The parcel on the left is the – it's inside the City's corporate limits, currently a former planned unit development piece that was actually – the PUD was subdivided without going through the subdivision action and chopped up by deed; therefore, it's not a legal lot. It's zoned planned district today, but there is obviously no planned development that has occurred on this, and the plan that went with this particular planned district has expired, so the rezoning action that is requested on it does nothing to change the zoning entitlement of what would remain in the PD. The parcel on the right-hand side is the actual annexation tract of land that is the County, currently zoned R-S. That would then be combined with the parcel to the north to make one approximate 11-acre tract of land. The intent by the property owner, as stated in their application, is to have a single residence and a farm parcel, in essence, so the A zoning district made sense; however, with the R-S in R-1, it would make an equivalent level of sense. We allow single-family homes and farming operations on R-1 property provided you – and actually, we do not allow farming, so that's going to be something that we will confer with the applicant. Our agricultural zoning district, when you have over 2-and-a-half acres, you are capable of raising, caring for livestock, orchards, and a variety of other things. In our R-S – our R-1 zoning district, the ability to care for animals, I believe, is restricted, and we'll check on that. And that may have an impact as to if this comes or not. So – and it may have an impact as to R-1 or A. In any event, this is still a very rural – not rural, but it's an undeveloped area within the City along St. Charles Road, just a little bit away from Keene Street. This graphic does not show you how close it is to Keene, but this is an area that is still natural in its overall state. Those are the items that are on the upcoming agenda. As we discussed this evening in work session, we do have a number of items that we will be moving forward or moving into as we move to the next work section and the agenda after that. So with that, that's all we have to offer this evening, and I'll take any questions that you may have.

MR. STRODTMAN: Commissioners, any questions for staff? I see none. Thank you, Mr. Zenner.

VII) COMMISSION COMMENTS

MR. STRODTMAN: Commissioners, comments? Any comments from Commissioners? Before you make a motion –

MS. LOE: Move to adjourn.

MR. STRODTMAN: No. Before you make that motion, I would like to publicly congratulate and also to more importantly thank Commissioner Rushing and Commissioner Stanton for their recently reappointments to our wonderful board – our Commission. So thank you two for serving another tour of duty, and we appreciate your four years of service – four more years of service. So with that, Ms. Loe?

MR. MACMANN: I would just want to move that we double their pay.

MR. STRODTMAN: Double their pay. There we go. It's easy enough to get a second on that one.

VIII) ADJOURNMENT

MR. STRODTMAN: Ms. Loe?

MS. LOE: I look forward to having you with us in the future. Onto -- move to adjourn.

MR. STRODTMAN: I have the motion. Do we have a second? Mr. MacMann?

MR. MACMANN: Second.

MR. STRODTMAN: We have a second. All in favor, thumbs up.

(Unanimous vote for approval.)

MR. STRODTMAN: We're unanimous. Have a good evening, everyone. We're adjourned.

(The meeting adjourned at 7:15 p.m.)

(Off the record.)