

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 5, 2018

COMMISSIONERS PRESENT

Mr. Rusty Strodtman

Ms. Sara Loe

Ms. Lee Russell

Ms. Joy Rushing

Mr. Dan Harder

Mr. Brian Toohey

Mr. Anthony Stanton

Mr. Michael MacMann

Ms. Tootie Burns

I) CALL TO ORDER

MR. STRODTMAN: Good evening. I'd like to go ahead and start and welcome you to the City of Columbia Planning and Zoning regular meeting, Thursday, July 5, 2018. May we have the roll call, please.

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

MR. STRODTMAN: Thank you.

II) INTRODUCTIONS

III) APPROVAL OF AGENDA

MR. STRODTMAN: Staff, is there any changes to our agenda this evening?

MS. BACON: No, there is not.

MR. STRODTMAN: Thank you.

IV) APPROVAL OF MINUTES

MR. STRODTMAN: Commissioners, the minutes were sent out from the June 21, 2018 regular Planning and Zoning Commission meeting. Are there any corrections or changes needed to those minutes from June 21, 2018? I see none. Thumbs up for approval of those minutes.

(Unanimous vote for approval.)

MR. STRODTMAN: It's unanimous. Thank you.

V) TABLING REQUESTS

MR. STRODTMAN: First item of the evening. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 18-115, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

CASE NO. 18-115

A request by Cypress Creek Renewables, LLC (agent), on behalf of Dunlop Development, LLC (owner), seeking rezoning of an 88-acre parcel of land located on the south side of I-70 Drive SE, approximately 2000 feet east of St. Charles Road. The property is currently zoned A (Agriculture District) and the applicant is requesting approval of PD (Planned District) zoning to allow for the installation of a 10MW solar energy facility. (A request to table this item to the July 19, 2018 meeting has been received. This is the applicant's second tabling request.)

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

Staff report was given by Mr. Timothy Teddy of the Planning and Development Department. You generally will favor tabling requests as long as there is not more than two or a two-month delay.

MR. STRODTMAN: Thank you, Mr. Teddy. Commissioners, any discussion on this? If not, we'll go ahead and as is in past practice, if anyone is here this evening related to Case 18-115, you are welcome to come forward this evening.

You need to come to the podium and give us your name and address. This is a tabling request. We're just being asked to table this matter to the July 19 meeting. So if we were to agree to that, then on the July 19 meeting this item would come forward. You'd have to a chance to speak at that meeting. If you are not able to attend, you can still send information to the City. If you want to speak tonight on this item, you can. It's just more on a tabling request than not the actual case itself. It's more about the tabling request, if that helps you.

MR. WAID: Got it. I still may speak.

MR. STRODTMAN: We still need your name and address.

MR. WAID: My name is Timothy Waid. I reside at 2104 Bluff Point Drive in Columbia, Missouri. Thank you for letting me speak briefly about the tabling request. I would like to respectfully ask that the City perhaps ask the applicant for additional detailed information, which I've seen nothing. I'm making this request on behalf of my ownership in the 129 deciduous acres directly south of the affected properties which is in the county. And I understand that the City has an interest in this property and using it differently than what I had been told when I was giving the City easements for utilities and sewage access to my property years ago. So I have not been able to find any information whatsoever

regarding this particular application. It's been very difficult. I have two different letters on two different dates suggesting we would like to have this issue tabled because we need more time. I did find some information on the City's, basically a picture of the property and maybe a layout of how those solar panels would look, but I have no idea of like how waste streams are going to be impacted, electrical usage. This is access that the City is asking for that does go through the county. And so as a county constituent, I'm interested in the impact that the county will feel from the City's need to access that property. Is there a way that we can get maybe detailed information on the applicant's request for how they would like to use that property and the City's utility grid?

MR. STRODTMAN: Your request will be forwarded. Your information is being recorded. Appropriate parties will pass that along.

MR. WAID: A lot of time has gone by without without having that information available. I was just curious.

MR. TEDDY: Mr. Chairman, if I may, we do have the complete application, as well as a fairly detailed written presentation on Truman Solar, that's the name of the facility. So Mr. Waid, I can visit with you after this item and I can show you how to access that. It's a copy of the application. They've written about 36 pages describing their plans and various aspects of it.

MR. WAID: So you have that.

MR. TEDDY: There is a graphical layout. Now, the one caveat is that may be subject to change because that's how it looked in the original application, but we have it on a feature called the Community Dashboard, which is basically a map of current applications, as well as --

MR. WAID: I did access that, but it only has about six pages of information.

MR. TEDDY: You can get that. There's a second document. You have to scroll through a couple of pages of that link, and I'll show you how to access that.

MR. WAID: All right. Thank you for making that clear.

MR. TEDDY: It's fairly detailed, and it does have a layout plan of the proposed facility.

MR. WAID: Thank you.

MR. STRODTMAN: Commissioners, any questions of the speaker? I see none. Thank you, sir.

MS. DAVIS: I'm right along with my fellow constituent here.

MR. STRODTMAN: Can we get your name and address, please?

MS. DAVIS: My name is Pat Davis, and I live at 6500 I-70 Drive SE, and my property is to the immediately east of this property that you're developing, and you're

talking about 88 acres, but this is not just an 88-acre piece of parcel that these people own. So what are they planning on doing with the remainder of that property? And I would like to see if they could not e-mail me the information so I can get links to the information that my fellow constituent asked for.

MR. STRODTMAN: Ms. Davis, I would assume that Mr. Teddy's offer to help afterwards would be the same for you that he would be glad to assist you to help you share that information.

MS. DAVIS: All right. Thank you.

MR. STRODTMAN: Thank you. Commissioners, any questions of the speaker? Thank you, Ms. Davis. Anyone else like to come forward? If not, Commissioners, discussion, motion? Mr. MacMann?

MR. MacMANN: If we have no questions in the matter of Case 18-115, Cypress Creek Renewables, LLC rezoning tabling request, I move to table to date certain 19 July 2018.

MR. STANTON: Second.

MR. STRODTMAN: Thank you, Mr. MacMann and Mr. Stanton. Commissioners, we have received a motion to table Case 18-115 to our July 19, 2018 meeting. It was made by Mr. MacMann, seconded by Mr. Stanton. Is there any questions on that motion? If not, Ms. Burns, when you're ready for roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. 9-0 Motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. That item that case will be forwarded to our July 19 agenda.

VI) PUBLIC HEARINGS

MR. STRODTMAN: Moving on to our first public hearing. Open up for Case 18-131. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to this Case 18-131, please disclose that now so that all Commissioners have the same information to consider on behalf of this case in front of us. I see none.

Case 18-131

A request by J. Patrick and Barbara Fitzgerald (owners) to annex 3 acres of Boone County R-S (Single Family Residential) zoned land into the City and apply R-1 (One-Family Dwelling District) as permanent zoning to allow for connection to City sewer. The subject site is addressed 5705 E. Mexico Gravel Road.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. This evening we are recommending approval of the R-1 zoning as permanent City zoning upon annexation. This is based upon our analysis that the parcel is able to utilize existing infrastructure as called for by Columbia Imagined. Additionally, we feel that the R-1 zoning district after analysis of the surrounding area and the land use and the allowed densities is congruent with the neighborhood district for the future land use for this area. With that, I'm here to answer any questions, as well as the applicants are also in attendance.

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

MR. MacMANN: Just real quickly. Thank you, Mr. Chairman. Ms. Bacon, the other members of the public besides the applicants who attended this public information meeting, their input was?

MS. BACON: Most of the questions about procedure. There is a neighboring property who does not want to be within the city limits. That was pretty clear from the discussion.

MR. MacMANN: That's the intervening property between the 1 and 3?

MS. BACON: No, it is not. It's a property to the south. So I do want to point out that this would be a voluntary annexation request, and so it will only annex this particular piece of property into the city limits. It will not forcefully put any neighboring or adjacent property owner within the city limits.

MR. MacMANN: All right. Thank you. I just want to get their input. Thank you, Mr. Chairman.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. We'll go ahead and open the public hearing. If anyone in the audience would like to come forward and speak to us in Case 18-131, I would welcome at this time.

PUBLIC HEARING OPENED

MR. STRODTMAN: I see none. We'll go ahead and close the hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion? Motion? Ms. Loe?

MS. LOE: If there's no discussion, I'll make a motion in the case of 18-131 to approve of the R-1 zoning as permanent City zoning upon annexation.

MS. RUSSELL: Second.

MR. STRODTMAN: Commissioners, Ms. Loe has made a motion on Case 18-131, received a proper second from Mrs. Russell. Is there any discussion on this motion? I see none. Ms. Burns, when you're ready for a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. 9-0 Motion carries.

MS. BURNS: 9-0 Motion Carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for R-1 zoning as permanent City zoning upon annexation will be forwarded to City Council for their consideration.

MR. STRODTMAN: Moving on to our next case, Case 18-132.

VII) PUBLIC HEARING AND SUBDIVISIONS

Case No. 18-132

A request by Engineering Surveys and Services (agent) on behalf of OTA Properties (owner) for a rezoning of .52 acres of property addressed 709 Fay Street from I-G (Industrial) to M-N (Mixed Use-Neighborhood). The property includes Lot 25 and the south 60 feet of Lot 24 of Harbison's Second Addition to the City of Columbia.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. So looking at all of these factors together, looking at the future land use category, looking at the changing use of the area, the surrounding zoning and land use pattern, the fact that it's transitioning and there has been a lot of investment within this area, tonight we are recommending approval of the rezoning from industrial to mixed use-neighborhood. I am here to answer any questions, and the applicant is here as well.

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

MR. MACMANN: I have a declaration to make. Two officers from North Central did ask me about this. The question was as follows: "This is a good thing, right?" I said, "I don't know. We'll see." So just to let you guys know I was asked. They were generally amendable given what they had read but they had not read much. Now you know what I know.

MR. STRODTMAN: Thank you, Mr. MacMann. Any additional questions or questions of staff? I see none. I'm going to go ahead and open this up, public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: If you'll come forward, just give us your name and address.

MR. KRIETE: My name is Matthew Kriete. I'm with Engineering Surveys and Services and the civil engineer on the project, offices at 1113 Fay Street. To your question, yes, this is a good thing. I think you're seeing an area that is transitioning quite

a bit, as Ms. Bacon has noted. You're seeing this change from these lighter industrial uses into more eclectic use, like Logboat and the Mule Barn, and continued redevelopment, an office north of there and the investment that Columbia College has put into the area. I think this well fits into it. The future land use plan had also identified this as a city center area. So I think they recognized this change was coming. The application at this point for zoning is very consistent with that land use plan. And other than that, I think Ms. Bacon gave a great summary of the project and I'll be happy to answer any questions if you have any.

MR. STRODTMAN: Thank you, sir. Yes. Mr. MacMann?

MR. MacMANN: Thank you, Mr. Chairman. This is my neighborhood. I go by here quite a bit. To follow up on what Ms. Bacon, Planner Bacon said in regards to the sewage and storm water, though I think in general conceptually it's a good thing to redo the entire area, this area has needs. I'm not sure --

MR. KRIETE: You're referring to storm water?

MR. MacMANN: Storm water and the sewage is a little concerning too. This area has an olfactory presence whenever it rains. The sewer kicks up. It floods with I&I and we smell. I understand it's contingency. It is an issue all up and down the street. And just kind of wondering where you guys are going with that. Are you willing to step up if this has a problematic area?

MR. KRIETE: Yes. Staff was very forthcoming on the concerns of the area, particularly the I&I problems that have been there. I know from a public perspective the City spent a lot of money on this water shed, particularly downstream fixing I&I problems and had a really significant impact on it. You know, I&I continues to be a problem on private laterals and other sources but has been greatly, greatly reduced. Storm water in the area, again, it is an older area and the infrastructure is not to the standard we have today. I can speak to a lot of improvements that have occurred downstream by Columbia College in replacement of that whole failing infrastructure. That's extending nearly to this property at this point with those improvements. So from a storm water standpoint and a conveying runoff from this property, I don't see that being a problem. The improvements that have occurred down there are quite an improvement. And then you're looking also at an area that now is pretty much, I mean, with a little bit of green space. It's pretty much impervious. Most of this area is. With the new standards, you're going to have landscaping added in, you're going to have some impervious areas added back in which I think again is going to help with the storm water aspect and sewer, you know, absolutely, if there's needs and the applicant needs to step up and we need to step up to find a solution for that, we're ready to do that. We'll see what the results of the study are. Models aren't

kind to it, but there's not a lot of data in this part of the watershed that's really truly been studied. We're kind of waiting to hear what the numbers tell us.

MR. MacMANN: Thank you. I just wanted to keep my eye on this. I live south of here on Hubbell. I bike and walk through here a lot. My mechanic lives across the street too. I'm very familiar with this. That's all the questions I have at this time. Thank you.

MR. STRODTMAN: Thank you, Mr. MacMann. Commissioners, any additional questions of the speaker? I see none.

MR. KRIETE: Thank you.

MR. STRODTMAN: Thank you, Mr. Kriete. Anyone else like to come up forward this evening?

MR. CAMPBELL: I'm the applicant. How are you doing? Bobby Campbell.

MR. STRODTMAN: Give us your name and address.

MR. CAMPBELL: Yeah. Bobby Campbell, 5706 South Sundance Drive. Thanks for letting me talk. I'm just a big believer in this area. I think what we're doing down here on 709 Fay and I also built the building at 602 Fay right next to Logboat is something that has a future and I just have a real vision for an area where people can live, work and play together, right, around that concept and we're very cognizant of North Central Association. I'll be meeting with them once we decide exactly what the end product is going to look like. I went with them before. In general they were positive about what was happening, but we want to be good neighbors and we really want a development that is part of a neighborhood and not a development standing alone there. So we really think this adds to the neighborhood, will be a positive for everybody in the area, and so we're there to address issues as they arise and make the neighborhood a better place.

MR. STRODTMAN: Commissioners, any questions of the speaker? I see none. Thank you, Mr. Campbell.

MR. CAMPBELL: Thank you.

MR. NORGDARD: Peter Norgard, 1602 Hinkson Avenue. Peter Norgard, N-o-r-g-a-r-d, 1602 Hinkson Avenue. I have no prepared comments. We got the letter in the mail. I'm part of Benton-Stephens. So we got the letter in the mail about this. I would say I feel generally not -- I'm not necessarily in favor or not in favor of this. However, some of the points that were mentioned about sewage and parking are a concern, and I would just urge you to consider that certain parts of north central which are downstream of this project are experiencing sewage problems, and on their behalf I'm speaking, not with their consent, but on behalf of them and I think it's a little bit

irresponsible to continue to add additional usage to a system that we know is already not up to capacity, and so I would just urge you to at least consider the fact that sewage is an issue and that a conditional granting of a building permit -- I think we all know that generally speaking building permits are granted once they're asked for. So essentially you are signing off on this; and until the City has a real solution for the older neighborhoods, I believe this is an irresponsible action.

MR. STRODTMAN: Commissioners, any questions of the speaker? Thank you, sir. Anyone else that would like to come forward this evening? I see none. We'll go ahead and close the public hearing.

PUBLIC HEARING CLOSED

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

MR. MacMANN: I just have a comment. In general, I agree with what Mr. Norgard said and my comment essentially is as follows. We have a new code policy whereby -- whereby we're minimizing storm water runoff if you redevelop. We don't have that with sanitary sewage. We might want to revisit that again. We don't have a regulatory guideline in that regards.

MR. STRODTMAN: Ms. Loe.

MS. LOE: I'm going to go back to the staff report on this which does tell us that a building permit shall not be issued unless it is determined or mitigation actions produce an adequate sewer capacity. This action is consistent with provisions contained in Section 29-6.4(b)(5) of the UDC.

MR. MacMANN: I hear you, Commissioner Loe.

MS. LOE: My question to staff is if we approve the change in zoning, are we assured that a building permit will not be issued until adequate sewer capacity has been determined?

MR. TEDDY: That's correct. And that's exactly the meaning of that paragraph in the code is we have to make sure that we're not overburdening the sewer. That goes for building permits, as well as platting actions.

MS. LOE: Thank you.

MR. STRODTMAN: Additional questions, Commissioners? Motion for discussion? Mrs. Russell?

MS. RUSSELL: In the case of 18-132, I move to approve the rezoning from I-G to M-N.

MS. RUSHING: Second.

MR. STRODTMAN: We had a motion made by Mrs. Russell for Case 18-132. Ms. Rushing was the second. Is there further discussion needed on that motion? Mr.

MacMann?

MR. MacMANN: Just real briefly. I will be voting no in the hopes that Council -- I hope this development goes through in hopes that Council will discuss this also so the neighborhood may have a bit of a chance to review it.

MR. STRODTMAN: Thank you, Mr. MacMann. If I see no other additional discussion, may we have a roll call, please?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Stanton. Voting No: Mr. MacMann. 8-1 Motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval of rezoning from I-G industrial to M-N will be forwarded to City Council for their consideration. Moving on to the next case, Case 18-133. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to this Case 18-133 please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Mr. MacMann?

MR. MacMANN: Same applies as previous. Are you with me? I will repeat that. Two of the officers of North Central approached me and said as follows: "This is a good thing, right?" I said, "We'll see when we get the report."

MR. STRODTMAN: Thank you, Mr. MacMann. Anyone else?

Case No. 18-133

A request by Engineering Surveys and Services (agent), on behalf of OTA Properties (owner), for approval of a one-lot replat to be known as "OTA Subdivision Plat 1" and approval of design adjustments from Sections 29-5.1(c)(4) and 29-5.1(g)(4) of the UDC pertaining to dedication of additional right-of-way and the provision of public utility easements, respectively. The subject site contains .52 acres and was formally platted as Lot 25 and the south sixty (60) feet of Lot 24 of Harbison's Second Addition.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. So after reviewing information provided by the applicant, the utilities department staff, as well as the traffic engineers, this evening we are recommending approval of both design adjustments, as well as approval of the OTA subdivision Plat 1. I'm happy to help you with any motion that you might make. You can do this in one fell swoop if you are supportive of both design adjustments, you can do one or both design adjustments, no design adjustments, the plat. We're happy to help you with whatever

motion you might want to make, and I'm also happy to answer any questions and the applicant is here as well.

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

MS. RUSHING: I have a question.

MR. STRODTMAN: Ms. Rushing.

MS. RUSHING: Regarding the zero setback that they will be requesting, that's independent, right, of the utility easement?

MS. BACON: So the utility easement -- if they have the utility easement, they're going to have to go beyond that, because they won't be able to build their building. It's not a good idea, right, to build your building on the utility easement. So that would put a de facto setback --

MS. RUSHING: Of 10 feet?

MS. BACON: -- on the building.

MS. RUSHING: Regardless of the Board of Adjustment?

MS. BACON: Correct.

MS. RUSHING: Okay.

MR. STRODTMAN: Additional questions, Commissioners? I see none. We'll go ahead and open this up to the public.

PUBLIC HEARING OPENED

MR. STRODTMAN: Please give us your name and address.

MR. KRIETE: Matthew Kriete. I'm with Engineering Surveys and Services, officed at 1113 Fay Street. I'd again say I think we've got a good summary of the plat taking a couple of old and partial lots and putting them into one and get us in conformance with the subdivision standard. With that there's two design adjustments, one with the right-of-way that will bring or allow Fay Street to be brought up to a 50-foot right-of-way and allow room for the construction of the sidewalk. I'll just remind the Commission that Logboat just recently had a plat approved. With the design adjustment, it only has 40 foot of right-of-way. So I mean we're exceeding already what they had and what's already kind of been set as a precedent. With the infrastructure in place, sewer, water, utility, road, everything is there, there's adequate room with the additional right-of-way to get the pedestrian access needed and desired. There's no need for that additional right-of-way. To the extent of the pedestrian standard versus the platting requirement, it is a bit of a disconnect. The pedestrian standard requires that the building not only can it be built within a zero lot line but it can be zero to a maximum of ten feet. It actually is going to require that the building be up on the right-of-way, and with a ten-foot easement that

creates problems. Yeah, the building could be right there at that ten-foot line and be conforming but that doesn't leave room for construction of -- or to footings without putting those in the easement which again is something that would not be desired. So it does create that disconnect. Again, we're able to work with staff to see is there a need for that easement. Yeah, it's a good standard to put it in place in most all cases but do we really need it here. The answer was no. There's plenty of room in the right-of-way. In fact, the additional five-foot of right-of-way gives us five more feet in the future if needed to add or repair or whatever we need to do with utilities. With that, I'd be happy to answer any questions you might have.

MR. STRODTMAN: Thank you, Mr. Kriete. Commissioners, any questions of the speaker? Mr. MacMann?

MR. MacMANN: I just want to follow up the point that Mr. Kriete made for the rest of us. We have not only with Logboat, but with Columbia College twice, encouraged, allowed and approved narrower right-of-ways in the North Central Neighborhood just to get that out there.

MR. STRODTMAN: Thank you, Mr. MacMann. Any additional questions of the speaker? I see none. Thank you, Mr. Kriete.

MR. KRIETE: Before I end, too, to the point of the sewer issue, too, with the UDC and problems that were in the past with the old code not really having an ability to stop a development permit if there was not adequate capacity was more of an issue. The UDC has given staff really that line that makes -- well, it says you cannot get a building permit if you don't have adequate capacity. Staff has been very proactive on that and aware of it and from day one that we brought this forward that it was a concern. You know, rezoning itself, the platting itself, it's not going to generate more capacity. Myself and the applicant is well aware that it's a concern that needs to be addressed. You know, I'm hopeful that we find that the studies are positive and there is a lot more capacity than maybe we think there is there. If there's mitigation needed, certainly that will be the case. So I just want to assure that fact. I know staff is going to be very diligent in making sure that happens as well.

MR. STRODTMAN: Thank you, Mr. Kriete. Anyone else like to come forward?

MR. CAMPBELL: Yeah, I just kind of wanted to second what Matt said.

MR. STRODTMAN: Just your name and address.

MR. CAMPBELL: Bobby Campbell, 5706 South Sundance Drive. And to the concerned parties who came up and talked earlier, we really want to be a good neighbor. We're not there to come in and pursue a building that affects people and their homes negatively or the sewer system negatively. So we want to find a solution for these

problems that are problems that existed before we were there that going forward helps those problems being mitigated. We want everything we do down there as far as buildings to be something that not only benefits me as a developer but also the neighborhood and the people who live there and that they can participate and it's positive for their neighborhoods and it's positive for the community there and we think what we're doing is a positive, you know. We think it improves the area. We think it improves Columbia as a city, improves it as a place to work and place to live. And so I'm willing to talk with anybody about their concerns whether it's the North Central Neighborhood Association, which I've talked to before about stuff down there, or just homeowners. I'm totally fine talking to them about it, just kind of explain what we're doing down there and what we look to do in the future.

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

MR. MacMANN: Thank you, Mr. Chairman. Thank you, Mr. Campbell, for reaching out in the past and reaching out in the future. I know that that means a lot to North Central, and I would hope that all persons use that as exemplar of what to do going forward.

MR. CAMPBELL: I want to be a good neighbor. I'm sure they're looking for good neighbors. Aren't we all when we have a house and home.

MR. STRODTMAN: Thank you, Mr. Campbell.

MR. CAMPBELL: Anyone else want to come forward this evening? I see no one. We'll go ahead and close the public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion? Additional information needed? Yes, ma'am.

MS. BURNS: Who's conducting the capacity studies? Is that on the city side or is that on the applicant?

MS. BACON: Yes. However, any mitigation type of activities will be on the applicant side.

MS. BURNS: Okay. Thank you.

MR. STRODTMAN: Mr. MacMann?

MR. MacMANN: Just a point of information just to follow up. That will be a region wide because we've got a basin there or just property specific analysis?

MS. BACON: It will be basin wide.

MR. MacMANN: Thank you very much. North Central will ask that question. Thank you. Thank you, Mr. Chair.

MR. STRODTMAN: Any additional discussion, Commissioners? Motion? Not

all at once. Mr. Stanton?

MR. STANTON: As it relates to Case 18-133, the OTA subdivision plat, final plat and design adjustments, I move to approve as recommended by staff. I say recommended by staff. So whatever they say.

MR. STRODTMAN: So the two design adjustments would be part of that approval?

MR. STANTON: With the two design adjustments recommended by staff.

MR. STRODTMAN: Thank you for that motion. Do we have a second?

MRS. RUSSELL: I'll send that.

MR. STRODTMAN: Mrs. Russell I heard first. Commissioners, we have a motion made by Mr. Stanton on Case 18-133, and we received the proper second by Mrs. Russell. Is there any discussion needed on this motion? I see none. Secretary, when you're ready for a roll call, please?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Stanton. Voting No: Mr. MacMann. 8-1 Motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval with the two design adjustments will be forwarded to City Council for their consideration.

VIII) PUBLIC COMMENTS

MR. STRODTMAN: Moving on to public comments. Anyone from the public?

(There were no comments from the public.)

IX) STAFF COMMENTS

MR. STRODTMAN: Staff comments? Do we have some staff comments this evening?

MS. BACON: Yes, sir. Your next meeting will be on July 19. We'll start with a work session and then the regular meeting. We do have three cases that we'll have a public hearing on July 19. The first is 18-115, Cypress Creek Renewables that was tabled this evening. The other two cases are 18-138 and 18-146. So to orient ourselves to the site, 18-138 is a Central West office and storage building. It's a rezoning action. It would take two lots out of a planned development and put it into the M-C zone, so straight zoning. The solar farm, as we discussed earlier this evening, is on East I-70 Drive SE. Then the third case 18-146 is NGT, Incorporated. This is a request for annexation and permanent zoning on the northwest corner of Vawter School Road and Scott Boulevard. I don't have any additional comments or questions after that.

MR. STRODTMAN: Thank you, Ms. Bacon.

X) COMMISSION COMMENTS

MR. STRODTMAN: Commissioner comments?

MR. MacMANN: No comments.

XI) NEXT MEETING DATE - July 19, 2018 @ 7 pm (tentative)

XII) ADJOURNMENT

MR. STRODTMAN: Mr. MacMann?

MR. MacMANN: I move that we adjourn.

MS. LOE: Second.

MR. STRODTMAN: Thank you, Ms. Loe, for that second. We are adjourned.

Have a nice evening.

(The meeting was adjourned at 7:52 p.m.)

(Off the record.)