

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
FEBRUARY 20, 2020

COMMISSIONERS PRESENT

COMMISSIONERS ABSENT

Ms. Sara Loe
Ms. Tootie Burns
Mr. Rusty Strodtman
Ms. Lee Russell
Mr. Brian Toohey
Mr. Anthony Stanton
Ms. Joy Rushing
Ms. Valerie Carroll
Mr. Michael MacMann

I. CALL TO ORDER

MS. LOE: I would like to call the February 20, 2020 Planning and Zoning Commission meeting to order.

II. INTRODUCTIONS

MS. LOE: Ms. Burns, may we have roll call, please.

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

MS. LOE: We are all present.

III. APPROVAL OF AGENDA

MS. LOE: Mr. Zenner, are there any changes to the agenda?

MR. ZENNER: I would like to give you a present, no, there aren't.

MS. RUSSELL: I'd like to move to approve the agenda.

MR. STANTON: I second that.

MR. MACMANN: Second.

MS. LOE: Second, Mr. Stanton. I'll take a thumbs up approval on the agenda.

(Unanimous vote for approval.)

MS. LOE: Thank you very much. That was unanimous.

IV. APPROVAL OF MINUTES

MS. LOE: Everyone should have gotten a copy of the February 6 meeting minutes. Any changes or edits to those?

MR. STANTON: I move to approve.

MS. LOE: Thank you, Mr. Stanton.

MS. RUSSELL: Second.

MS. LOE: Second by Ms. Russell.

MS. RUSSELL: They were really short.

MS. LOE: I will take a thumbs up approval of those meeting minutes.

(Unanimous vote for approval with one abstention.)

MS. LOE: Unanimous with one abstention from me.

V. SUBDIVISIONS

MS. LOE: All right. That moves us into Subdivisions.

Case Number 05-2020

A request by Engineering Surveys & Services (agent) on behalf of Columbia Public Schools (owner) for approval of a one-lot final plat of R-1 (One-Family Dwelling District) zoned property to be known as Rock Bridge Elementary Subdivision. The 16.62-acre subject site is located at the southeast corner of Providence Road and Hwy 163 and is commonly addressed as 5151 S Hwy 163.

MS. LOE: 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 final plat.

MS. LOE: Thank you. Before we move on to questions for staff, I would like to ask any Commissioners who has had any ex parte on this case to please share that with the Commission now so we all have that information on behalf of the case in front of us. Seeing none. Are there any questions for staff? I see none. This isn't a public hearing, but as a matter of course, we typically do invite any public who would like to share information on behalf of the case to come forward and give us that information now. If you -- if there is anyone that would like to come forward, please state your name and address for the record. Seeing none. Commission, discussion? Mr. MacMann?

MR. MACMANN: If -- if there is no -- in the matter of Case Number 05-2020, a minor plat for the CPS, I move to approve.

MR. STANTON: Second.

MS. RUSSELL: Second.

MS. LOE: Mr. Stanton, second. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns.

Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That

closes our subdivision section for the evening and our cases.

VI. PUBLIC COMMENTS

MS. LOE: Are there any public comments for the evening. I see none.

VII. STAFF COMMENTS

MS. LOE: Are there any staff -- short, brief staff comments for the evening.

MR. ZENNER: Well, you have already surpassed your last meeting, so I'll just be a little bit lengthy. We do have a meeting coming up, and that will be on March 5. We will not have such a short meeting on March 5, so enjoy your early night. On that meeting we will be having three items, and our upcoming cases are two planned district plan revisions, one that will have a design adjustment associated with it out at Old Hawthorne. We have a revision to the former Taylor House BnB property; that is the 716 West Broadway parcel. And then as we have discussed this evening during our work session, you will have a discussion and another public hearing on the UDC revisions for the short-term rental ordinance, the remand hearing. And as we have discussed this evening, the ordinance will be before -- it's out for public comment right now, and we will be providing any additional comments that we receive from the public as a part of your March 5 packet for you to review in advance of the meeting. And then, of course, we will have the floor open for those citizens that are interested to speak to the ordinance as revised from the March 3 City Council meeting. And that is the ordinance that will be before you for consideration. Locationwise, here are our two projects. Obviously, we are familiar with where the BnB is, or the former BnB for the Taylor house, and then the Old Hawthorne project here on the 9th inside the Old Hawthorne development. So that is what you have on your agenda. Your March 5 work session will be another joint work session between both the City and the County. We will be in Conference Rooms 1A and 1B. The topics that will be discussed will be the updated boundary map based upon recommendations that were offered by the Commissions, so you can see that. And then there will be a comparative analysis of the City and the County's planning processes, which was another item that I think that our Commission was desiring to have a little bit better understanding of how the County processes and considers land-use changes and development approval given that the West Area Plan is entirely within their jurisdiction and may potentially be so for the near future. So Mr. Yonke and Mr. Shawver -- the Planning Director, Stan Shawver, will be present and likely be providing some background and history. And, of course, for the purposes of the County Commissioners to understand better our process, I and Mr. Teddy will probably be providing a little bit of insight into that. It should be a good conversation. We will again then be meeting in April, I believe, to go over the data-related matters and answer some of the questions as it relates to wetlands and other environmental features and some utility related questions that came up during our February 6 meeting. We will also have that as part of the boundary mapping changes. So you will be able to see a little bit more about how the infrastructure and the environmental limitations are affecting the boundaries that have been proposed within the subareas, and hopefully will be able to have a more clear direction as to what boundary choice you like, so we can then start to acquire data to report

back to you based on those bounded areas. I thank you very much for your time, your attention, the conversation we had this evening, which was very informative during our work session. I would also like to inform you that the gentlemen sitting behind me has decided to go serve his country, and we will be losing Mr. Caldera for several months after the March 5 Planning and Zoning Commission meeting.

MR. CALDERA: Because I'm a masochist.

MR. ZENNER: Yes. He has decided to sign up for a JAG officer within our Army Reserve, and we need to send him down to be shaved and jugheaded, and then trained and have the military beat into him. He will come back a completely thinner individual and far more rigid than he is right now. But we are going to be served by others from the law department in his absence, and questions should not be, you know, limited by the Commission that are challenging. Go ahead and let the law department that is filling in for his stead feel his pain. But with that in mind, he will be back in July, if I recall correctly, so I think we will get him back for the second meeting in July. And we wish him well. Thank you very much. Let's call this meeting to order -- or to an end.

MS. LOE: Thank you, Mr. Zenner. Commissioner comments?

VIII. COMMISSIONER COMMENTS

There were no Commissioner comments.

IX. ADJOURNMENT

MR. STANTON: I move to approve -- I mean adjourn.

MS. BURNS: Second.

MS. LOE: Ms. Burns. Unless Mr. MacMann has --

MR. MACMANN: I could just -- just -- Mr. Zenner, the PD revisions will go before the remand hearing, will they not?

MR. ZENNER: Oh, no. I think I'll --

MR. MACMANN: That's evil. That's why I asked that question.

MR. ZENNER: No. They will be before. We will have them teed up so we can get those two out of the way.

MS. LOE: On that, I'm going to accept the motion to adjourn. We're adjourned. Thanks everyone.

(The meeting was adjourned at 7:17 p.m.)

(Off the record.)