

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

**JUNE 4, 2020**

**Case Number 90-2020**

**A request by Derek Dometorch (member) on behalf of Central Columbia Properties, LLC (owner) to rezone approximately 0.06 acres from R-MF (Multiple-Family Dwelling District) to R-2 (Two-Family Dwelling District) to facilitate construction of a single-family home. The vacant lot is addressed 811 N. Sixth Street and is zoned R-MF and FP-O (Flood Plain - Overlay).**

MS. LOE: May we have a staff report, please?

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the R-2 Zoning Map Amendment.

MS. LOE: Thank you, Mr. Kelley. Before we move to staff questions, I would like to ask any Commissioner who has had any ex parte prior to this meeting related to this case to 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: A point of clarity, not necessarily a conflict. As you know, I received a communication from the property owner south of this lot, which I transmitted to Mr. Zenner, and which he transmitted to you. And that was the extent. Though I do know this person, that was the extent of my communication with that property owner.

MS. LOE: Thank you, Mr. MacMann. Ms. Carroll?

MS. CARROLL: I actually received an identical communication and I responded to Pat. Mike sent his around, forwarded his to Pat before I did. I have no additional information than you do, and I alerted Pat to that as well.

MS. LOE: Thank you. Appreciate that. Mr. MacMann?

MR. MACMANN: If we are done, I do have a question for staff when we're -- if we're at that juncture.

MS. LOE: I'm just going to turn my head and make sure there was no one raising their hand on this side. I see no further. Yes. We can move to questions for staff. Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Welcome.

MR. KELLEY: Thank you.

MR. MACMANN: I -- my house is in this picture, as a matter of fact, and I am familiar with this lot. A technical point moving forward, and if this is a Pat question or an engineer question, that's fine. If they build up that front yard, it doesn't violate the flood zone problem; is that correct?

MR. KELLEY: Correct. The entire property is still will be regulated as if it's in the flood plain.

MR. MACMANN: As if it was in flood plain. And looking at the maps, I am correct when I say that the property directly to the north, and I think the ones directly to the west of that property, are on a PCC, are they not?

MR. KELLEY: Sure.

MR. MACMANN: It's a private sewer just north of them? That was a yellow line on the map, and I'm assuming what that -- rather than the green line which we would normally have?

MR. KELLEY: I'm not sure. I would defer to Pat.

MR. MACMANN: It looked as if this -- although I remember when there was a house on there -- thank you, Mr. Zenner. There was a house on there. I'm assuming it had sewer, and I don't know if it was connected to the City sewer, which runs in front of this property, or if it was connected to the property north of it, which is a private sewer. And all of -- given the neighborhood and with my familiarity with the neighborhood, all of these things could be true.

MR. ZENNER: And you're referring to the -- you're referring to the utility map that was included within the packet, sir?

MR. MACMANN: Yes, sir. Yes, sir.

MR. ZENNER: Ironically -- ironically, what is shown here is interesting because it shows that the private common collector goes in front of the property immediately to the north of the subject site on Wilkes with that public sewer to the -- in Sixth Street, but it doesn't show a connection.

MR. MACMANN: And that's fine. I'm asking that question.

MR. ZENNER: Given -- given what is currently shown on the map, if I were to have to make an educated guess, which is what I am going to offer you here --

MR. MACMANN: Thank you, sir.

MR. ZENNER: -- is that the home immediately to the north on the corner of Wilkes and North Sixth is actually connected to the City sewer given that it does not have a connection point to that common collector. That may or may not be right because I haven't done an actual GIS evaluation of that.

MR. MACMANN: This -- this neighborhood, and if you guys -- well, future reference when we get to this. Our neighborhood is fraught with mixed connections, no connections, that type of thing. I am correct in assuming that as this property develops, and I that's, I think, what the map said, this will be connected to the City sewer?

MR. ZENNER: That would be correct, because that is the sewer that immediately lies in front of the property.

MR. MACMANN: I just wanted to verify that point. Thank you very much, Mr. Zenner.

MR. ZENNER: Thank you.

MS. LOE: Any additional questions for staff? Seeing none. We will open the floor to public comment.

#### **PUBLIC HEARING OPENED**

MS. LOE: If anyone has any public comments they would like to share with the Commission,

please come forward. I see none, so we will close public comment.

**PUBLIC HEARING CLOSED**

MS. LOE: Commission discussion? Mr. MacMann?

MR. MACMANN: I will be supporting it because we need every affordable home we can get in the neighborhood and in the City. As to our friend's communication and concern about the setback, I think that's valid to a point. You will note, if you look at some of those connector maps, as you go south, the houses get closer and closer and closer to the road. Mara's house, the one directly to the south, she does have, like, a 27-foot setback. But if you go further to the south, well, Ms. Fowler's house is well within the 25 -- Commissioner -- excuse me -- Councilperson Fowler's house. I don't have a problem with the setback, is what I'm saying, if they're going to violate. This lot is -- I walk by here all the time. This lot is tiny, like, fit in this room kind of small. So I just wanted to say that and that's -- and I will be voting yes on this. Thank you.

MS. LOE: Ms. Russell?

MS. RUSSELL: If there are no other comments, I was going to make a motion.

MS. CARROLL: I did have -- for me --

MS. LOE: Ms. Carroll, if you can just raise your hand above the ledge. Thank you.

Ms. Carroll.

MS. CARROLL: For me, this is easy to support. For me, this downzone is easy to support given the immediate need for affordable housing, and the fact that this lot could not support an RM-F in the near future and the need for affordable housing is now. And -- and, therefore, I do plan to support that. I would be amenable to a setback that kept with the line, but I don't believe that function of voting is before us right now, to my understanding. And so based on the rest of the pertinent information for this case, I would support it. That is all.

MS. LOE: Ms. Russell?

MS. RUSSELL: I'll make a motion. In the case of 90-2020, I move to approve the R-2 zoning map amendment.

MR. MACMANN: Second.

MS. CARROLL: Second.

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

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero, motion carries.

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