

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JUNE 4, 2020**

**Case Number 99-2020**

**A request by Brush and Associates (agent) on behalf of Tom and Pam Kardon (owners) to rezone three parcels from PD (Planned Development) to M-C (Mixed-Use Corridor). The property is addressed 1206 Coats Street and is the location of Tom's Imports.**

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the M-C zoning map amendment.

MS. LOE: Thank you, Mr. Zenner. Before we move on to staff questions, I would like to ask Commissioners if anyone 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 the case in front of us. I see none. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Thank you for your presentation, Mr. Zenner. I just would -- one question. You said there were listed two phone calls with queries of some type. Can you tell me what those phone calls were concerning?

MR. ZENNER: They were more from -- what my recollection is Ms. Bacon had indicated more general inquiries as to what was happening. It was more procedural, not necessarily objecting to or supporting the request at hand.

MR. MACMANN: I just -- I just wanted to say because -- so we can get this -- this out right now before the rest of this goes forward. Mr. Kardon has been seen as a good neighbor, because it's my neighborhood association. And this area has about four activists within about 300 feet of it. Had he not been a good neighbor, we would have heard, and no one has issued any kind of complaint. I just wanted to get that out there. I don't know why -- I'm active in the neighborhood association and this didn't come to us, and I'm not sure why. I'll have to follow up on that. Thank you, Madam Chair.

MS. LOE: Thank you, Mr. MacMann. Any additional questions for staff? I see none. With that, we'll open up the floor to public comment.

**PUBLIC HEARING OPENED**

MS. LOE: If anyone has any comments, please come up to the podium and give us your name and address for the record.

MR. KARDON: My name is Thomas Kardon; I live at 4103 Hartfield Drive. I like to have the

zoning done like the last one I did six months ago. And I've been taking care of the building, the landscaping, I do all myself. And everybody around me have shown M-C. Auto Zone next to us, we got different zoning from Auto Zone. North, all those bars, all those old buildings, they got different zoning, M-C. I like to have the same zoning as everybody else around me. So the building, everybody knows looks good. It's been there for years. We're not going to change anything. It's not going to be for sale. That's all I have to say. Thank you.

MS. LOE: Thank you, Mr. Kardon. Are there any questions for this speaker? Mr. MacMann?

MR. MACMANN: Just real quickly, and I don't mean to step out too much. Mr. Kardon, if you're still interested in talking to the neighborhood association, you might want to see me later and I can make that happen. The neighborhood association president is my housemate, and there was obviously some kind of ball dropped there.

MR. KARDON: There was one time where I left a note on the door, and my phone number, and they never called me back. I tried to find the phone number of the president of the association.

MR. MACMANN: Yeah. I think there's –

MR. KARDON: I got some information from the City. They didn't have the phone number, and I left a note on the door.

MR. MACMANN: All right. I'll get you -- I'll get you a proper phone number because I don't –

MR. KARDON: I don't have any problem with the neighbors.

MR. MACMANN: Okay. If you still want –

MR. KARDON: All those neighbors around me, they know my mechanics. I follow them around the block as drive the cars. Be real careful, because a lot of kids around there. Behind there, there's a lot of little kids and we want to be safe.

MR. MACMANN: And -- and you're seen as such. Thank you, Mr. Kardon.

MR. KARDON: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we will close public comment.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commissioner discussion? Ms. Russell?

MS. RUSSELL: Since there's no discussion, I'll make a motion. In the case 99-2020, I move to approve the M-C zoning map amendment.

MS. CARROLL: Second.

MS. LOE: Second by Ms. Carroll. We have a motion on the floor. Any discussion on that motion? Seeing 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: Recommendation for approval will be forwarded to City Council.