



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, August 4, 2016
5:30 PM

Work Session

Conference Room 1-B
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

Present: 7 - Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Rusty Strodman, Michael MacMann and Tootie Burns

II. APPROVAL OF AGENDA

Voice vote (7-0) to approved agenda without modification

III. APPROVAL OF MINUTES

Voice vote (7-0) to approve July 21 minutes.

IV. OLD BUSINESS

A. UDO Issue and Comment Spreadsheet Discussion (continued)

Mr. Zenner distributed an updated spreadsheet with comments through the July 7 meeting being included. The most significant revision to the spreadsheet, other than the addition of the July 7 comments, was that each of the comments/issues was now numbered. Mr. Zenner explained that the numbering was done in advance of a weekend "homework" assignment that he would explain at the end of the meeting.

Commissioner Strodman explained that he and Mr. Zenner had talked earlier in the day and concluded that it was likely that additional special work session meetings would be necessary to ensure that the Commission worked through all of the spreadsheet. He noted that an extra meeting would be added to the end of August and one would be in September. He asked Commissioners if they objected to the additional meetings. None of the Commissioners objected and Mr. Zenner indicated that the dates of the meetings would be August 31 and September 14 at 6 pm.

Commissioner Toohy asked how the extension granted to the Infrastructure and Parking Task Forces would impact the Commission review of the UDO. Mr. Zenner explained that the work of these groups was generally specialized and had limited impact to the overall UDO provisions. He gave several examples and noted what the Commission needed to stay focused on was what is in the current code as it has been presented. Mr. Zenner indicated that in extending the public hearing deadline for the PZC to October 20 the Council made it clear that there was a sense of urgency to have the PZC's review of the UDO completed; therefore, a delay to wait on the reports of these task force's was not really an option. Commissioner

Strodtman indicated that if Commissioners were asked to make a recommendation and they were not comfortable with what was in the UDO because of lack of information from the Task Forces their votes on the UDO could reflect that. He further stated that if there were particular areas of concern the memo forwarding the UDO to Council could identify those concerns as well.

Having taken care of the housekeeping issues regarding the additional special work session and the new spreadsheet layout, Mr. Zenner picked up reviewing the comments in the middle of Page 6 of the spreadsheet. There was general Commission discussion of the "Y" answered questions on pages 6 and 7 with no recommendations for changes or added clarifications. As Mr. Zenner began the presentation of the "Y" answered questions beginning with #117 he recommended that items that needed to be further discussion be identified and that the Commission return to them at a future meeting. Commissioners agreed that this was an appropriate way of keeping the meeting's momentum going.

Comments/issues numbered 117 and 123 were identified for further discussion and comments/issues 128 and 131 were proposed to be modified. Comment 128 was to be revised to clarify that the relocation of an existing curb cut on a property without alley access was to be on the same street frontage. Comment 131 was to be addressed by inserting the "Interim C-2" provisions for buildings over 10-stories into the UDO within the "Procedures" section. In proposing this solution the Commissioners felt that the market would take care of the issue regarding demand for such tall structures and that the standards for getting approval of such a structure were very significant; therefore, they would be a natural deterrent from speculation on buildings of greater height than generally allowed in the M-DT's "urban core".

There was additional Commission discussion on dumpster location and trash collection within the M-DT as it related to comment 131. Mr. Teddy indicated that there was potentially a need to have the UDO incorporate Solid Waste collection provisions; however, this discussion would need to occur with the Solid Waste Division before standards could be identified. As it exists, the determination of solid waste collection is on a project-by-project basis. There was also extended discussion regarding comment 135 relating to chamfered corners and if such should be allowed mid-block at alley locations. It was concluded that the current provisions allowing chamfers at the outside block corners was all that the code should allow. The discussion focused generally on the conflicting use of the alley for service and access to private businesses. If the alley were closed to traffic/service, the Commission agreed that the BOA would be the better entity to look at a specific design modification/variance to permit such chamfered construction.

Mr. Zenner indicated that he desired to suspend further review of comments and discuss the Commission's weekend "homework" assignment. He indicated that the purpose of the homework was to help streamline future UDO discussion and focus attention on what really was important to the Commissioners so the September 23 deadline could be met. Mr. Zenner asked that each Commissioner send him an

e-mail noting the "N" comment/issue numbers they wanted to further discuss. Based on the responses he would compile a list and use them as the basis for the August 18 meeting.

He further noted that Mr. Teddy and he would provide a detailed discussion of the comments/issues related to the M-DT at the August 24 meeting so the Commissioners did not necessarily have to include them in their emails, but were welcome to. Commissioner Strodtman asked that Mr. Zenner send an e-mail out on Friday summarizing what was expected for the Commissioners. Mr. Zenner indicated that would not be an issue. Mr. Zenner also indicated that he'd include a summary of the additional meeting dates so all Commissioners could get them on their calendars.

V. NEXT MEETING DATE - August 18, 2016 @ 5:30 pm

VI. ADJOURNMENT

Voice vote (7-0) to adjourn at 8:15 pm

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