



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, February 23, 2017
7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

MR. STRODTMAN: Good evening, everyone. I would like to go ahead and call the Thursday, February 23, 2017 Planning and Zoning Commission regular meeting to order. May we have a roll call, please?

MS. BURNS: Yes. We have nine present. We have a quorum.

MR. STRODTMAN: Thank you, Ms. Secretary. .

Present: 9 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey and Michael MacMann

II. APPROVAL OF AGENDA

MR. STRODTMAN: Mr. Zenner, the agenda. Is the agenda in order or is there any changes needed?

MR. ZENNER: No changes in the agenda, sir.

MR. STRODTMAN: Thank you very much.

III. APPROVAL OF MINUTES

MR. STRODTMAN: Approval of minutes. You were sent out the January 19, 2017 regular meeting notes. Is there any need for corrections or additions? I see none. We'll have a thumbs up for approval on the minutes if that is official. Everyone says yes.

(Unanimous vote for approval.)

MR. STRODTMAN: Thank you.

IV. PUBLIC HEARINGS**Case # 17-63**

A request by Engineering Surveys and Services (agent) on behalf of Jeffrey E. Smith Investments, LC for approval of an O-P development plan to be known as "Sinclair Estates - O-P Development Plan". The approximate 5.81-acre subject site is located on the northeast corner of Southampton Drive and Sinclair Road.

MR. STRODTMAN: Okay. Moving on to our first of two public hearings.

At this time, Commissioners, I would like to ask that if there has been any ex parte communications related to this case 17-63 prior to tonight's meeting, that you would bring that information forward at this time so that all Commissioners have the same information. And I see none.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the O-P development plan dated February 10, 2017.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, is there any questions for staff? I see none. We'll go ahead and open the public hearing portion of this case and if anybody would like to come forward, give us your name and address.

PUBLIC HEARING OPENED

MR. KRIETE: My name is Matthew Kriete. I am a civil engineer with offices at 1113 Fay Street. As usual, I think Mr. Zenner has given a great overview and summary of the project and I don't have a whole lot to add, but I will answer Pat's question in terms of the product that is there. And ultimately it is very similar to what you saw -- or what you see at Gentry Estates and Bethel Ridge, with the exception this is a very long, narrow property. So rather than seeing an L-shaped building as those, you're seeing more of an elongated building in this case. But otherwise, it's going to be a very similar -- similar building. Otherwise, if you have any questions, I would be happy to answer them.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: I caught the number of units. How many beds will this facility have?

MR. KRIETE: Oh, I wish I knew off the top of my head. There are -- it is a mix of one- and two-bedroom units.

MR. MACMANN: That I can -- all right. That's what I thought.

MR. KRIETE: Yeah.

MR. MACMANN: I just wanted to make sure --

MR. KRIETE: I can't remember the exact mix off the top of my head.

MR. MACMANN: Pardon me. I have new eyeglasses and I've -- my eyes have not yet adjusted, so I haven't been as detailed on that. So if I ask questions that are printed in the material, please apol-- I apologize.

MR. KRIETE: No, you're all right.

MR. STRODTMAN: Commissioners, any additional questions? I see none. Thank you, sir.

MR. KRIETE: Thank you.

MR. STRODTMAN: Anyone else in the audience would like to speak on this matter, please come forward. I see none. We'll go ahead and close the public hearing portion.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commisioners, some discussion? Comments? Motions? Mr. Stanton?

MR. STANTON: In Case 17-63, I move the approval of Sinclair Estates O-P Development Plan.

MR. TOOHEY: Second.

MR. STRODTMAN: We thank you, Mr. Stanton and Mr. Toohey. We have a -- a motion has been made for approval on Case 17-63. That motion was -- received its second by Mr. Toohey. Is there any discussion on this motion?

MR. MACMANN: Just real briefly, Mr. Zenner, we do not need something for the right-of-way also? That's part and parcel?

MR. ZENNER: That will actually -- it's a -- the additional upgrade is identified on the site plan --

MR. MACMANN: So we're good?

MR. ZENNER: -- on the O-P plan. You won't need anything there. And there is a concurrent final plat that is being reviewed at this point and will be processed to Council which also provides that dedication.

MR. MACMANN: Thank you.

MR. STRODTMAN: Good question. Thank you, Mr. MacMann. Any additional discussion on the motion? If not, then we'll go ahead and ask for roll call, please.

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

MS. BURNS: Motion carries nine to zero.

MR. STRODTMAN: Thank you, Ms. Burns. That -- our recommendation for approval of Case 17-63 will be forwarded to City Council for their review and approval.

Move the approval of Sinclair Estates O-P Development Plan.

Yes: 9 - Burns, Harder, Loe, Rushing, Russell, Stanton, Strodtman, Toohey and MacMann

Case # 17-85

A request by the City of Columbia to amend Chapter 29, Section 22 of the City Code (Zoning) pertaining to the F-1 (Floodplain Overlay) district. The proposed amendment will result in the adoption of new countywide Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS) that will become effective on April 19, 2017.

Commissioners, before we get started, if there has been any ex parte communications on Case 17-85 prior to this meeting related to this evening's discussion, I would please ask that you would bring that information forward at this time. I see none.

MR. STRODTMAN: 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 proposed text change to Section 29-22.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, any questions for staff? I've got a question, Mr. Zenner, and maybe it can't be this simplified. If I lived in one of these areas that are being modified, would my insurance rate change any?

MR. ZENNER: That I am not sure of. We will -- however, if your area has changed, we do have this as geographically mapped at this point so we are able to identify areas that may or may not have been previously in or may have been in and now are out. It does affect how we deal with particular building permit issuances. We are already in excess in our floodplain management requirements above the minimum, established at the federal level of being only one foot above the BFE -- the Base Flood Elevation. We require construction to be two feet above it. So that probably -- not that I am absolutely sure, but that may affect your insurance rates because we have a higher standard. We also regulate the upper square mile of the floodplain, which is not a requirement of the federal regulations either. And that language has been carried forward into the amendments to ensure that our current management -- our floodplain management strategy is maintained.

MR. STRODTMAN: Thanks for the simple yes or no. Mr. MacMann?

MR. MACMANN: To follow up on the Chair's question, having worked with SEMA and FEMA before -- I've done some mitigation stuff, the insurance was based upon anything -- anything at the 1 percent BFE and below. That is when the insurance kicked in. Is that different here to your knowledge?

MR. ZENNER: Not to my knowledge.

MR. MACMANN: Not to your knowledge. So I think to answer your question, if you're in that 1 percent or 100-year flood, you should probably -- you real estate folks can answer this. You would know that when you bought your property.

MR. STRODTMAN: Right.

MR. MACMANN: Unless those lines have been changed in the interim, the answer is no?

MS. LOE: That's -- but that's what this is doing. It's producing new maps.

MR. STANTON: Bonds. Yeah.

MS. LOE: New firms. But you can -- to throw it in another acronym, get a LOMA, should the line have changed. So you can appeal and have it reassessed.

MR. TOOHEY: Which does have some cost to it though. It's not cheap.

MS. LOE: No. But Rusty brought up the question.

MR. STRODTMAN: Now it's my fault. I was just curious because --

MR. MACMANN: I'm thinking --

MR. STRODTMAN: -- it's pretty technical --

MR. MACMANN: -- to answer the Chair's question because I work with SEMA and FEMA on this, those last fixed numbers were in 2006, and those are based on aerial photographs and topos with overlays. And we haven't had a flood event since then of that magnitude, so unless there's a particular locale that was, you know --

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, any additional questions for staff? As I see none, this is a public hearing, so we'll go ahead and open it to the public. If you are here to speak on Case 17-85, I would ask for you to come forward, give us your name and address and speak away.

PUBLIC HEARING OPENED

MR. STRODTMAN: And if not, we'll go ahead and close this public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion? Comments? Mr. Stanton?

MR. STANTON: Case 17-85, F-1 Floodplain Overlay District text amendment, I recommend approval of the text changes.

MS. RUSSELL: Second.

MR. STRODTMAN: Thank you. Mr. Stanton, thank you for the motion for approval of 17-85. It was seconded by Ms. Russell. Commissioners, any discussion on this motion? As I see none, Ms. Secretary, may we have a roll call?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr.

MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 9-0.

MS. BURNS: Nine to zero, motion is approved.

MR. STRODTMAN: Thank you, Ms. Burns. A recommendation for approval will be forwarded to City Council for their consideration.

In Case 17-85, F-1 Floodplain Overlay District text amendment, I recommend approval of the text changes.

Yes: 9 - Burns, Harder, Loe, Rushing, Russell, Stanton, Strodtman, Toohey and MacMann

V. COMMENTS OF THE PUBLIC

MR. STRODTMAN: Comments of the public? No comments.

VI COMMENTS OF THE STAFF

MR. STRODTMAN: Comments from the staff, Mr. Zenner?

MR. ZENNER: We have tired the public out after months of meeting. We, however, do have another opportunity for them to come, as well as for me to show up and enlighten you. March 9th will be your next meeting, though it won't be a very long one. We have a single item. I mean, we go from countless hours of meetings to giving you a meeting off to coming back for two and then just one. I'm going to slowly engage you all back into the process, and we will get back up to par. The C. E. Harr Plat No. 2, it is a final plat, and here is the location of the property itself. It's up off of Old 63 North, and you see McAlister there on the south. This is a replat of the property. And this, if I recall correctly, was the old environment landscape site, if many of you are familiar with. This is the ambulance repair facility here, and this particular structure here was acting as the temporary inn for our homeless shelter. What I -- I'm not sure how the platting action is here, but Mr. MacIntyre will bring it to us next month. And this will be our only item on the case or on our agenda. And then we will obviously have a regular work session at 5:30, and at that work session, we will have some general business items that we are going to start to talk about. We are going to, I believe, bring back the score card as it relates to the Comprehensive Plan, not the infrastructure score card. Mr. Smith is still working on trying to pull some of that information together, but we will start to slowly integrate you back into some of the material for our regular work sessions. And then, of course, we will be awaiting Council's direction with additional projects that may come out of their review of the new Unified Development Code. And once that does occur, we do have work for the Unified Development Code regardless if Council will redirect concerns and issues back to you. We do have comprehensive rezonings that we will be bringing

back as a part of that process, and we can start to talk about process and procedure for that as we move through these upcoming work sessions until Council has completed its work on the Code, itself. But we do have other work to do that does not necessarily require Council direction. They are projects that were necessary with the Code, itself. Other than that, that is all I have for this evening, and I thank you very much.

VII. COMMENTS OF THE COMMISSION

MR. STRODTMAN: Thank you, Mr. Zenner. Comments of the Commission? Mr. Stanton?

VIII. NEXT MEETING DATE - March 9, 2017 @ 7 pm (tentative)

IX. ADJOURNMENT

MR. STANTON: I move we adjourn.

MR. STRODTMAN: Do we have a second?

MS. RUSSELL: Second.

MR. STRODTMAN: Ms. Russell. Everybody in favor?

(Unanimous vote for approval.)

MR. STRODTMAN: Have a good night, and let's go home and root on Mizzou.

(Off the record.)

(The meeting adjourned at 7:28 p.m.)

Move we adjourn.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.