



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, December 7, 2017

5:30 PM

Work Session

Conference Room 1-B

Columbia City Hall

701 E. Broadway

I. CALL TO ORDER

Present: 8 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodman and Michael MacMann

Excused: 1 - Brian Toohey

II. APPROVAL OF AGENDA

Agenda approved with no revisions

III. APPROVAL OF MINUTES

November 9, 2017 minutes approved without modification

IV. NEW BUSINESS

A. Planning Commission Officer Elections

Mr. Zenner indicated that Commission elections for 2017-2018 were unintentionally overlooked at the end of September. As such he distributed the ballots and reminded Commissioners of the voting process. It was also noted that the Commission appoints a member to service on the Downtown Leadership Council (DLC). Commissioner Loe was the current Commission appointment and desired to share the opportunity to serve with other Commissioners if any were interested. Mr. Zenner noted the DLC appointment would be determined in the future at the same time as Commissioners elected their Chair, Vice-Chair, and Secretary which meant the appointment would be in one year increments.

Commissioner Burns expressed interest in serving as the Commission appointee. No other Commissioners expressed interest in serving at this time. Chairman Strodman thanked Commissioner Burns for her willingness to serve. He also thanked Commissioner Loe for her past service. Mr. Zenner then asked for nominations for the positions of Chair, Vice-Chair, and Secretary. Unanimous nominations were made for each of the positions. Commissioners Strodman, Loe, and Burns were re-elected to their positions as Chair, Vice-Chair, and Secretary, respectively.

V. OLD BUSINESS**A. Permitted and Conditional Use Potential Amendments (follow-up)**

Mr. Zenner picked up discussion of the potential amendments to the permitted and conditional uses from where the last work session ended. The Commission discussed the uses from "Car Wash" through "Mine or Quarry". Mr. Zenner noted that the use "Light Vehicle Service or Repair" included gas stations. Commissioners discussed the need to add use specific provisions to allow "Parking Structure, Commercial" as, at least, a conditional use within the M-OF and M-N zoning districts. Commissioner's noted that the way the current code read such facilities were not permitted in either district and that surface parking lots were the only option to park cars. Mr. Zenner noted that standards for parking structures already existed within Article 4 and that those could serve as the basis for the new use-specific standards that would apply to the conditional use.

There was significant Commission discussion regarding the "Mechanical and Construction Contractor's Office" use and the possibility of permitting them within the MC district subject to use-specific standards that were similar to those applied to "Tree or Landscape Service". Discussion included the impact that such a business would have on the adjacent uses as well as the transportation network if they were allowed on the primary corridors. Mr. Zenner indicated that as a conditional use the Commission would have the ability to evaluate the use for compatibility and recommend special conditions to mitigate possible impacts that Council would ultimately have to approve. After additional discussion the Commissioners decided that leaving the use as "conditional" in the MC was appropriate.

There was additional discussion regarding the "Bakery" use and what it actually permitted since it was "conditional" in the MN district. Commissioners expressed concern that having it designated as "conditional" would limit an individual specialty shop that may bake goods for other stores in limited quantities and sold them. Staff explained that type of activity could be considered "Artisan Industry" which was a permitted use within the MN. The "conditional" use bakery was intended to differentiate bakeries based on their volume of production and assist in reducing potential impacts that higher volume bakeries could have on the surrounding neighborhood and roadway infrastructure. With that explanation Commissioners were comfortable with leaving "Bakery" as conditional within the MN district. The Commission ended its discussion regarding potential changes at the beginning of the "Transportation" land use category.

VI. NEXT MEETING DATE - December 21, 2017 @ 5:30 pm**VII. ADJOURNMENT**

Meeting adjourned approximately 6:55 p.m.

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.