



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, August 23, 2018  
5:30 PM

Work Session

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

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#### I. CALL TO ORDER

**Present:** 6 - Tootie Burns, Joy Rushing, Anthony Stanton, Rusty Strodman, Brian Toohey and Michael MacMann

**Excused:** 2 - Sara Loe and Lee Russell

**Unexcused:** 1 - Dan Harder

#### II. INTRODUCTIONS

#### III. APPROVAL OF AGENDA

Meeting agenda approved without modification

**Move to adopt agenda as presented**

#### IV. APPROVAL OF MINUTES

Approved August 9, 2018 minutes without modification

**Adopt August 9 minutes**

#### V. NEW BUSINESS

##### A. July Building Permit Report

Mr. Zenner provided the July building permit reports to the Commissioners for information purposes. He noted that year to date revenues were comparable for those from one year prior. This was due to increased permit activity in commercial construction as well as the submission and permitting for the new Sinclair Road Middle School. There were no additional Commissioner questions or comments regarding the report.

#### VI. OLD BUSINESS

##### A. Business Loop 70 Corridor Plan - Follow up

Mr. Zenner reminded the Commissioners that the public hearing on the Corridor Plan would be held at the upcoming September 6 PZC meeting. He explained that the purpose for discussion this evening was to explain the possible impacts of adopting the Plan as part of the Comprehensive Plan and other options that exist to assist the CID in effectuating the Plan's goals and objectives. Mr. Zenner indicated that during prior presentations on this topic he had understood some Commissioners felt that if the Plan were to be favorably considered as an addition to the Comprehensive Plan it should have followed the City's more traditional

neighborhood planning process. Mr. Zenner indicated that could become part of the Commission's deliberation on the proposal to have the Plan included as part of the Comprehensive Plan.

Mr. Zenner further stated that most area/neighborhood plans are typically adopted as guiding documents - not regulatory. To create regulatory teeth would require the creation of a "overlay" zone for the corridor which was not something that had been requested by either the CID or the Council. He further stated that Council's prior actions on plans similar to this were adopted by resolution and remained freestanding from the Comprehensive Plan. This pattern of acknowledgement was used with the Downtown Charrette Plan prepared by H3 Studio's in 2010.

There was general discussion regarding this process of acknowledgement/recognition. Several Commissioners expressed concern that the public engagement process did not appear as robust as a City-sponsored planning activity and may not have been as inclusive as it potentially could have been. There were also comments expressed that the Loop needed attention and adopting the Plan would help in achieving that.

Mr. Zenner noted that most of the property within the Plan's boundaries was already zoned to accommodate much of the desired redevelopment and that it would be in rare instances (mostly platting actions) that the Commission would be able to use the Plan's vision to assist in facilitating its goals and objectives. He noted it appeared that the CID was seeking to have the Plan adopted as a means to potentially support amendments to the code to remove regulatory challenges or barriers that would hamper private reinvestment. If this were true, staff felt that mere adoption of the Plan would not be capable of facilitating the desired changes. To truly make the plan impactful upon future development along the corridor there would need to be a regulatory tool specifically tailored for that purpose. He indicated that, if directed, staff would work with the CID to create such a document for Commission's and Council's consideration.

There was additional discussion regarding what potential evaluation criteria could be considered as the Commission held its hearing. Mr. Zenner again reminded the Commissioners that the purpose of the meeting was to make recommendation on the appropriateness of adopting the Plan as an element of the Comprehensive Plan - not to propose revisions to the Plan that would potentially make it more acceptable. It was reiterated by some Commissioners that the Loop needed attention and the Plan represented a method by which to make changes that would be beneficial for its future.

Mr. Zenner noted that the staff report would provide a broad overview of the Plan's contents and would identify internal review comments that were requested from City departments whose operations may be impacted by the Plan's proposed improvements/land uses.

**B. Comprehensive Plan 5- year Update - Land Use Map Updates**

Due to time constraints this item was not discussed.

**VII. NEXT MEETING DATE - September 6, 2018 @ 5:30 pm (tentative)**

**VIII. ADJOURNMENT**

Meeting adjourned approximately 6:55 p.m.

**Motion to adjourn**