



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, February 7, 2019
7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

MS. LOE: We will call the February 7 Planning and Zoning Commission Meeting to order.

MS. LOE: Ms. Burns, may we have roll call, please.

MS. BURNS: Yes. We have nine; we have a quorum.

MS. LOE: Thank you, Ms. Burns.

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

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

MS. LOE: Mr. Zenner, were there any changes to the agenda?

MR. ZENNER: No, there have not been, ma'am.

MS. LOE: Thank you. May we have approval of agenda? Any motion?

MS. RUSSELL: So moved.

MR. MACMANN: Second.

MS. LOE: Thank you. Second by Mr. MacMann. Can we get thumbs up on approval?

(Unanimous vote for approval.)

MS. LOE: It looks unanimous.

Thumbs up approval of Agenda.

IV. APPROVAL OF MINUTES

January 24, 2018 Regular Meeting

MS. LOE: Everyone should have gotten the January 24 meeting minutes. Were there any changes or edits to those minutes?

MR. STANTON: Move to approve.

MS. LOE: Thank you, Mr. Stanton.

MR. STRODTMAN: Second.

MS. LOE: Thank you, Mr. Strodtman. Thumbs up approval?

(Unanimous vote for approval.)

MS. LOE: It looks unanimous.

Thumbs up approval of minutes.

V. SUBDIVISIONS

Case # 32-2019

A request by Brush & Associates (agent), on behalf of SBSR II Properties, LLC (owner), for approval of a 33-lot revised preliminary plat to be known as "Woodsong Subdivision Preliminary Plat". The revised preliminary plat will replace the previously approved 43-lot preliminary plat known as "The Coliseum". The subject 13.49-acre tract is located at 4515 St. Charles Road.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the revised preliminary plat to be known as "Woodsong Preliminary Plat," subject to addressing minor technical corrections prior to forwarding the plat to Council for final approval.

MS. LOE: Thank you, Mr. Palmer. Before we move on to Commissioners' questions, I would like to ask if there is any Commissioner who has had any ex parte prior to this meeting related to Case 32-2019 to please disclose that now so all Commissioners have the same information to consider on behalf of this case. Seeing none. Are there any questions for staff? I see none. We will move on to public comments.

PUBLIC HEARING OPENED

MS. LOE: If anyone from the public would like to come forward and provide us information related to this case, you would be welcome to do so. I see none. I'm going to close public comment period.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. MacMann?

MR. MACMANN: This seems relatively straightforward and Mr. Palmer is going to address some of these minor technical errors. Given that, and if none of my fellow Commissioners have questions, I have a motion.

MS. LOE: We would welcome that.

MR. MACMANN: In the matter of Woodsong Subdivision revised preliminary plat, Case 32-201, I move for approval.

MS. RUSSELL: Second.

MS. LOE: 2019.

MR. MACMANN: Thank you.

MS. LOE: Second by --

MS. RUSSELL: Second.

MS. LOE: Ms. Russell. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

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

Rushing,

Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr.

Stanton,

Mr. Strodman. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MS. LOE: Successful vote. Recommendation for approval will be forwarded to City Council. That closes our subdivision section of the meeting.

In the matter of Case 32-2019 Woodsong Subdivision revised preliminary plat, motion to approve.

VI. PUBLIC COMMENTS

MS. LOE: We'll move on to public comments. Seeing none, we will move on to staff comments.

VII. STAFF COMMENTS

MR. ZENNER: You have a meeting on February 21. We will have a regular work session at 5:30 and then we will have our regular meeting at 7:00 p.m. Work session topic will be the Scenic Rock Quarry Overlay and we will hopefully be able to continue to move forward on that. You were provided the spreadsheets from the last meeting. If you would, as we had discussed during that last work session, consider the commentary and the identification of those items that are policy or not policy in the -- in the lens of is it an issue that is appropriate just for the Scenic Rock Quarry Overlay or is it an issue that is more applicable to all scenic road overlays that may be created in the future in addition to Rock Quarry. What we would like to try to arrive at is part of the Commission's analysis and comment that you provide to City Council is that differentiation. Is the issue that is being raised by the Rock Quarry Stakeholder Group report something that is just specific to their corridor or is it something that may be globally specific to any future scenic road corridor that may be created here in the City. We do have a couple of other issues probably that we would like to discuss on coordinating between that 2002 Special Area Plan and some of those items that we may want to tie off and further clarify amongst the Commission and staff. That would be an item that we could also discuss as well as this upcoming work session. So if you can be prepared in that respect, we would greatly appreciate it. We will let the Scenic Rock Quarry Road representatives that were at our

last meeting also be aware that it will be placed on this next agenda. They may or may not be able to attend, but I believe it is important for us as a Commission to move forward to try to take some action due to the fact that they are eagerly awaiting it to get to Council. And then we will, as we discussed this evening in work session, will notify our stakeholder group as it relates to the short-term rental item, that we will be producing a revised public hearing draft of the proposed regulations that were last updated December 13th of 2018. That meeting that will be held on March 7th will not be a public hearing, a vote. It will be a public hearing for additional comment, and we will be taking care of that also between this meeting and then preparing for the March 7th meeting. But we will then bring back the actual short-term rental regulations for further discussion probably at either -- at the second meeting in March after we've had additional public comment. We'll have some comprehensive plan material, I believe, at the beginning of March. The only item you have on your February 21st agenda is it's another one-item request. This is for Gentry Estates. This is a rezoning that is off of the intersection -- southeast intersection of Bethel and -- not Vawter -- Nifong. I apologize. Wow. So it's Bethel -- southeast corner of Bethel and Nifong directly across from the First Community State Bank and the new dental offices. This is where Gentry Estates, the multi-family senior housing is located. The property that is in question is that which is in front of it, which is currently a planned zone. The requested rezoning is actually to take the property of planned zoning designation and place it into a combination, if I am not incorrect, M-OF, M-C and M-N, which is consistent generally with the existing planned district zoning that is on the property. So this is -- while this is the only item on the agenda, this particular piece of property is subject to a development agreement right now that does have certain triggers and other criteria within it that deal with the roadway segment that you see here in the eastern portion of this tract. Mr. Smith is going to be presenting this to you at the 21st's meeting, as well as the applicant, which is ES&S on behalf of Jeffrey Smith Investments are the property owners for this. They will be here also to provide an overview and a presentation. We will have this item on the agenda, and that is the only item we will have to discuss that evening. Hopefully, it will not be an extensive meeting, but there is some information that will have to be conveyed here. With that, we do not have anything else. I would like to thank the Commissioners for coming out this evening given the weather and allowing us to have a productive discussion as part of our work session that will allow our staff to pursue forward with making some revisions at this point to the December 13th version of the short-term rental regulations.

MS. LOE: Thank you, Mr. Zenner.

VIII. COMMISSIONER COMMENTS

MS. LOE: Any Commissioner comments? Mr. MacMann?

MR. MACMANN: I have a request of staff and I think from all of us. I don't know if we took names and e-mail addresses this evening, but I would request that in the future at the work session if we could -- because there were some folks who weren't there previously -- we could do -- continue to do that as far as we're moving forward with this.

MR. ZENNER: And I apologize, Mr. MacMann. We didn't -- we should have set that out.

MR. MACMANN: I just didn't think of it till --

MR. ZENNER: So I thank you very much and we will definitely have a sign-in sheet for the next meeting.

MR. MACMANN: All right. Thank you.

IX. NEXT MEETING DATE - February 21, 2109 @ 7:00 pm (tentative)

X. ADJOURNMENT

MR. MACMANN: With that in mind and my fellow Commissioners, I move that we adjourn.

MS. LOE: Thank you.

MR. STRODTMAN: Second.

MS. LOE: Second by Mr. Strodman. We are adjourned.

(Off the record.)

(The meeting adjourned at 7:24 p.m.)

Move to adjourn