



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

---

Thursday, March 19, 2020  
7:00 PM

Regular Meeting

Council Chambers  
Columbia City Hall  
701 E. Broadway

---

#### I. CALL TO ORDER

MR. TOOHEY: I'd like to call the March 19th, 2020 City of Columbia Planning and Zoning Commission coronavirus edition to order.

**Present:** 7 - Tootie Burns, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodman, Brian Toohey and Valerie Carroll

**Excused:** 2 - Sara Loe and Michael MacMann

#### II. INTRODUCTIONS

MR. TOOHEY: May I have a roll call, please.

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

#### III. APPROVAL OF AGENDA

MR. TOOHEY: Mr. Zenner, any changes to our agenda?

MR. ZENNER: No, there are not, sir.

#### IV. APPROVAL OF MINUTES

##### March 5, 2020 Regular Meeting

MR. TOOHEY: Okay. Approval of the minutes. Commissioners, you have received the

March 5th, 2020 minutes from --

MS. RUSSELL: I move to approve the minutes.

MR. STANTON: Second.

MR. TOOHEY: All those in favor, can I get a thumbs up.

(Unanimous vote for approval.)

MR. TOOHEY: Spectacular.

**Approve March 5, 2020 minutes as presented**

**V. TABLING REQUESTS**

**Case # 76-2020**

A request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc (owner) for approval to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(The applicant requests that this item be tabled to the April 9, 2020 Planning and Zoning Commission meeting).**

MR. TOOHEY: Mr. Zenner, any additional information?

MR. ZENNER: No, there is not.

MR. TOOHEY: Okay. As in our past practices, this is not a public item, but if there is anyone here that came out tonight for Case Number 76-2020, either for or against the tabling request, you are welcome to come forward and speak at this time. Seeing none. Any further discussion on this tabling request? Mr. Stanton?

MR. STANTON: I'd like to entertain a motion. I move, as it relates to Case 76-2020, I move to table until the April 9th, 2020 Planning and Zoning Commission meeting.

MS. RUSSELL: Second.

MR. TOOHEY: Thank you, Ms. Russell. All those in favor -- oh. Roll call.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll. Motion carries 7-0.**

MS. BURNS: Seven to zero, motion carries.

MR. TOOHEY: Okay. Our second case is also a tabling request.

**As it relates to Case 76-2020, move to table until the April 9th, 2020 Planning and Zoning Commission meeting.**

**Yes:** 7 - Burns, Rushing, Russell, Stanton, Strodman, Toohey and Carroll

**Excused:** 2 - Loe and MacMann

**Case # 77-2020**

A request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc (owner) for approval of a conditional use permit to allow both a Light Vehicle Service and Repair use on an M-N (Mixed Use-Neighborhood) zoned property for a gas station and convenience store, and to allow a drive-up as an accessory use to a financial institution (bank). The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(The applicant requests that this item be tabled to the April 9, 2020 Planning and Zoning Commission meeting).**

MR. TOOHEY: Any other information, Mr. Zenner.

MR. ZENNER: There are not. The case number is 77-2020, and I apologize. It should have been April 9th not 19th as the tabling date, as you have written -- as you have read.

MR. TOOHEY: Oh, that's my fault. You're right.

MR. ZENNER: No. It is April 9th. It is April 9th. The slide is incorrect.

MR. TOOHEY: Oh, okay. Okay. All right. Thank you, Mr. Zenner. Again, this is not a public item, but if there is anyone here that came tonight for this case, either for or against the tabling request, you are welcome to come forward and speak on this item. Seeing no one. Any further discussion on this tabling request?

MR. STANTON: I'd like to entertain a motion. I move, as it relates to Case 77-2020, this item be tabled till the April 9th, 2020, Planning -- Planning and Zoning Commission meeting.

MR. STRODTMAN: Second.

MR. TOOHEY: Thank you for the second. Ms. Burns, will you call the roll.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll. Motion carries 7-0.**

MS. BURNS: Seven to zero, motion carries.

**As it relates to Case 77-2020, move that this item be tabled till the April 9th, 2020, Planning and Zoning Commission meeting.**

**Yes:** 7 - Burns, Rushing, Russell, Stanton, Strodtman, Toohey and Carroll

**Excused:** 2 - Loe and MacMann

**VI. PUBLIC HEARINGS****Case # 63-2020**

A request by A Civil Group (agent) on behalf of McRob Investments, LLC (owner) for a Planned Development Plan (PD Plan) and a revised statement of intent (SOI) for lots 29, 30, 50, 51 and 52 of Mikel's Subdivision. The "Jackson-Sexton Artisan Industries PD Plan" includes the entirety of the approximately 1.17-acre property, which is split-zoned PD (Planned Development) and M-C (Mixed- Use Corridor). The property has frontage on both Sexton Road and Jackson Street, to the north of Mikel Street and south of the Business Loop, and is addressed 715 and 713 W. Sexton Road and 610 Jackson Street.

MR. TOOHEY: Mr. Zenner, can we have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the Jackson-Sexton Artisan Industries PD and Landscaping Plan and the associated revised Statement of Intent.

MR. TOOHEY: Thank you, Mr. Zenner. Before we continue, I would like to ask any Commissioner who has had ex parte communications prior to this meeting related to Case Number 63-2020, please disclose that now so that all Commissioners have the same information to consider on behalf of this case before us. Anyone? Perfect. Anyone have any questions for staff? Ms. Carroll?

MS. CARROLL: The 46 parking spaces, is that the minimum parking spaces that would be required by UDC?

MR. ZENNER: That is slightly over what the minimum is. However, given the nature of the site and the potential mix of uses, because we cannot control that it would just be artisan industry that would occupy the buildings, we wanted to error on the side of greatest caution, so the 46 is the maximum amount that would be permitted, but the likelihood of them being possibly used if the building were to be -- both buildings were to be completely artisan industry is unknown. M-C zoning does allow for a whole gamut of other commercial uses; therefore, we had to plan for the worst. A portion of the easternmost building, as we understand it, is -- two of the four bays are going to be allocated out to a landscaping company. They have parking areas that are identified on the plan if you have looked at it in detail that actually are shown as being potentially fenced in in order to secure their equipment. The remaining six bays then may be used for other retail purposes, other than artisan industry. And if we had a brew pub or we had something else which would be considered artisan industry, that could generate a significant amount of traffic in our mind, though the site right now as parked would not be creating a neighborhood parking problem. So reductions of parking could spill that off into

the neighborhood, which is what we would like to avoid, as well.

MR. TOOHEY: Any other questions? Okay. At this point, we'll go ahead and open the public hearing.

**PUBLIC HEARING OPENED**

MR. TOOHEY: If anyone would like to come forward to give any relevant information in this case, please come forward. Apparently, we have none, so we'll go ahead and close the public hearing.

**PUBLIC HEARING CLOSED**

MR. TOOHEY: Commissioners? Ms. Russell?

MS. RUSSELL: I have a motion. In the case of 63-2020 regarding Jackson-Sexton Artisan Industry PD Plan and SOI revision, I move to approve the PD Plan and SOI revision.

MR. STANTON: Second.

MR. TOOHEY: Thank you, Mr. Stanton, for your second. Any discussion? Seeing none, Ms. Burns -- oh, sorry.

MS. CARROLL: I was raising my hand. Did you have discussion, Anthony?

MR. STANTON: No. I was looking at Ms. Russell, wondering why she didn't let me get the motion in.

MS. BURNS: Got your name down.

MS. CARROLL: Okay.

MR. TOOHEY: Ms. Carroll, do you have any -

MS. CARROLL: Yeah. I'm just -- I'm not sold on the plan in light of the cap I think that we want less surface parking. I think that the trends have been not to plan for peak level parking, not to plan for the most parking, but to not -- but to plan for regular intensity of parking demands, and I'd -- I'd like to see that reflected in the future. I do like this plan, so it -- it's kind of a tough sell. That -- that's the choice that I'm weighing now.

MR. TOOHEY: Any other discussion? Ms. Burns?

MS. BURNS: And, Ms. Carroll, I appreciate your comment. I think working in an artist industry, there are times when you need additional parking if you have a show or an opening or an installation, and I know we don't know exactly what's going to be going into these businesses and the landscape company. I don't think 46 parking spaces -- I know where I work, we don't have enough parking and it's a consideration when we have an event or an opening or an installation. So I think since it fits within the parameters of the UDC, I'm willing to support this.

MR. TOOHEY: Mr. Stanton?

MR. STANTON: Plus it prevents that parking from spilling into the neighborhood, which would probably cause a big hoopla if they had to have a big event, so I'll support it.

MR. TOOHEY: Anyone else? All right. If no further discussion, Ms. Burns, will you please call the role.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll. Motion carries 7-0.**

MS. BURNS: Seven to zero, motion carries.

MR. TOOHEY: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to the City Council for their consideration.

**In the case of 63-2020 regarding Jackson-Sexton Artisan Industry PD Plan and SOI revision, move to approve the PD Plan and SOI revision.**

**Yes:** 7 - Burns, Rushing, Russell, Stanton, Strodman, Toohey and Carroll

**Excused:** 2 - Loe and MacMann

## VII. PUBLIC COMMENTS

MR. TOOHEY: If anyone from the public wishes to come forward and speak, you are welcome to do at this time. Apparently, there is none.

## VIII. STAFF COMMENTS

MR. TOOHEY: Mr. Zenner, do you have any brief comments you would like to make on behalf of the staff tonight?

MR. ZENNER: Your next meeting is scheduled for April 9th. As I have communicated to you up to this point, there are six items on that agenda. We have a final plat with a design adjustment. This is for Columbia Corners, corner of Clark Lane and St. Charles Road. We have the Cottages at Evergreen Place, which is a preliminary plat up off of Ballenger. And then you have your two tabled items from this evening, which is a permanent zoning tied to an annexation next to the Elks Lodge, and then the conditional use for the gas station and the drive-through on that same property. We have an ADU request, which requires a conditional use permit off of Greenwood, and then a rezoning request on a

R-MF lot off of North Sixth Street to rezone that to R-2 to allow it to be able to be developed with an affordable housing unit. Just so you can familiarize yourself with the properties in question, the Columbia Corners property on your left, the Cottages at Evergreen Place on your right. And then our two parcels out at Elk Park Drive next to the Elks Lodge, and then finally the remaining items on that agenda, South Greenwood and then the North Sixth Street lot. Given the absences I have this evening, as well as intended absences for the following meeting, it would appear that we will be a quorum minimum. Is there anyone else that will potentially be gone for this April 9th meeting? This will be the last meeting that this Commission will have until May 20th after our

suspension of all Board and Commission meetings is processed. And I will say that that -- the April 9th meeting is scheduled as of today. We have no idea what will happen here over the next several weeks and, therefore, it is possible that this meeting may be cancelled, but I'd like to have an idea if there is anybody that will not be in attendance at this point and, if not, we will confer with Ms. Loe, who is absent this evening, as well as Mr. MacMann, to find out if he will be attending also to determine if we will or will not have a quorum issue.

## IX. COMMISSIONER COMMENTS

MR. TOOHEY: All right. Commissioner comments? Anyone have any comments?  
Ms. Burns?

MS. BURNS: Yes. I appreciate staff's flexibility in the April 9th meeting, and understanding that things change hour-to-hour, day-to-day. So I hope that we will be able to check in closer to that meeting and assess the situation as far as what recommendations are and what individual Commissioners are feeling comfortable with.

MR. TOOHEY: I'd also like to thank the Commissioners for taking the time to appear tonight under these unusual circumstances. So with that, anyone want to say anything else?

## X. NEXT MEETING DATE - April 9, 2020 @ 7:00 pm (tentative)

## XI. ADJOURNMENT

MR. TOOHEY: Ms. Russell?

MS. RUSSELL: I'd like to move to adjourn.

MR. STANTON: Second.

MR. TOOHEY: Thumbs up to adjourn?

(Unanimous vote for approval.)

MR. TOOHEY: We are adjourned.

(The meeting was adjourned at 7:20 p.m.)

**Move to adjourn**