

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**May 4, 2023**

**Case # 142-2023**

**A request by A Civil Group (agent), on behalf of Sonya Andreassen-Henderson (owner), seeking to rezone 10.53-acres from R-1 (Single-family Dwelling) to A (Agriculture). The subject 10.53 acres is located at the western terminus of Westwinds Drive north of the Stadium Boulevard and is commonly addressed as 1605 & 1607 Westwinds Drive. A concurrent request (Case # 144-2023) seeks conditional use permit (CUP) approval to allow the applicant to construct a second principal dwelling on the property, subject to approval of this request. The existing single-family dwelling occupying the site is addressed 1605 Westwinds Drive.**

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested rezoning of the subject 10.53-acres to A (Agriculture)

MS. GEUEA JONES: Thank you very much. Before we go to questions of staff, if any of my fellow Commissioners have had any contact with any parties outside of this public hearing, please let us know now. Seeing none. Any questions for staff? Seeing none. I will open the floor to public comment. Please come forward.

**PUBLIC HEARING OPENED**

MR. GEBHARDT: Jay Gebhardt, civil engineer, A Civil Group. You guys got any questions?

MS. GEUEA JONES: Thank you. Any questions? Seeing none. Thank you very much for being here tonight.

MR. GEBHARDT: Thank you.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Commissioner comments. Any comments on the case? Commissioner Loe?

MS. LOE: I do live in this neighborhood, and one asset that I don't think the report quite included is that -- and I think this is a very appropriate one to include on Commissioner Burns last meeting. She will appreciate this. This parcel is adjacent to the County House Trail, which along with the utility easements that runs up the County House ravine and the park -- Kiwanis Park, make up a bit of a wildlife corridor through this area. So having another open parcel, it's sort of a string of pearls, so to speak. And I think the City should actually be cognizant of how they are putting together or locating open parcels so

that we do maintain these wildlife corridors through the city. So I think this is a good addition to that.

MS. GEUEA JONES: Thank you. Any other comments?

MS. BURNS: I'm supportive --

MS. GEUEA JONES: Commissioner Burns?

MS. BURNS: -- of wildlife corridors. So, thank you.

MS. GEUEA JONES: Commissioner MacMann?

MR. MACMANN: As this is Commissioner Burns' final appearance, I think you should make this motion.

MS. BURNS: Well, there is one more after this.

MR. MACMANN: It's the same thing.

MS. BURNS: By all means. In the matter of Case 142-2023, 1605 Westwinds Drive rezoning, I recommend approval of the requested rezoning to the A district.

MR. MACMANN: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner Burns and seconded by Commissioner MacMann. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we please have a roll call.

**Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve; the motion is carried.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our last case of the evening.