

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MO
OCTOBER 5, 2023

COMMISSIONERS PRESENT

Ms. Sharon Geuea Jones
Mr. Anthony Stanton
Ms. Valerie Carroll
Mr. Michael MacMann
Ms. Peggy Placier
Ms. Shannon Wilson
Mr. Matt Ford

COMMISSIONERS ABSENT

Ms. Sara Loe
Mr. Zack Dunn

STAFF PRESENT

Mr. Pat Zenner
Ms. Rebecca Thompson
Mr. Tim Teddy

I. CALL TO ORDER

MS. GEUEA JONES: I will now call this Thursday, October 5th, session of the Planning and Zoning Commission to order.

II. INTRODUCTIONS

MS. GEUEA JONES: Commissioner Carroll, may we have a roll call?

MS. CARROLL: Commissioner Ford?

MR. FORD: Here.

MS. CARROLL: Commissioner Wilson?

MS. WILSON: Here.

MS. CARROLL: Commissioner Loe? Commissioner Stanton?

MR. STANTON: Here.

MS. CARROLL: Commissioner Dunn? Commissioner MacMann?

MR. MACMANN: Present.

MS. CARROLL: I am here. Commissioner Geuea Jones?

MS. GEUEA JONES: Here.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Here.

MS. CARROLL: We have seven; we have a quorum.

MS. GEUEA JONES: Thank you.

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Are there any changes to the agenda, Mr. Zenner?

MR. ZENNER: No, there are not.

MS. GEUEA JONES: Thank you. Is there a motion to --

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton.

Thumbs up approval of the agenda, please?

(Unanimous vote for approval.)

IV. APPROVAL OF MINUTES

MS. GEUEA JONES: We all received a copy of the September 21st regular meeting minutes.

Are there any changes or adjustments to the minutes?

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton.

A thumbs up approval of the minutes?

(Six votes for approval; one abstention)

MS. GEUEA JONES: Unanimous with Commissioner Wilson abstaining.

V. PUBLIC HEARINGS

Case Number 261-2023

A request by the City of Columbia to amend Sections 29-1.11(a) [Definitions], 29-2.3 [Base Zoning Districts], 29-4.1(a), Table 4.1-1 [Dimensional Summary Table], and 29-4.1(b) [Special Dimensional Standard or Measurements] of Chapter 29 of the City Code (Unified Development Code). The amendments proposed will revised the definition of "lot", create a definition for "lot, substandard", and create dimensional standards that would allow substandard lots not considered "legal" located in the R-1, R-2, and R-MF districts to be platted and potentially issued a building permit for a single-family dwelling.

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 proposed text changes as presented.

MS. GEUEA JONES: Thank you, Mr. Zenner. Are there any questions for staff?

Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. This question is for legal. Ms. Thompson, do you want four motions on this?

MS. THOMPSON: You could make one motion. I would just ask that you reference all of the sections that are being amended by that motion.

MR. MACMANN: Understood. Thank you very much.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will now open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public that would wish to speak on this case, please come forward. I know I don't have to tell you, but name and address for the record, please?

MR. TOOHEY: Yeah. Yeah. Good evening. My name is Brian Toohey. I drew the short straw, and I'm representing the Columbia Board of Realtors tonight. So our Board of Directors thinks this is great. We applaud the Commission for coming up with this solution. Also the City staff. This has actually been a problem since 2017 when eliminating the ability to build across lot lines, so we think this is a good solution to deal with these types of lots, so -- and hope you guys approve this because we think you guys did a great job with this one. Thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much, Mr. Toohey. Any other members of the public to speak on the text changes? Going once, twice. Okay. In that case, we will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments on the text changes?
Commissioner Stanton?

MR. STANTON: The previous speaker was a -- my favorite antagonist while he was on the Board, and it's strange that I agree -- that he agreed, that we're on the same page on something, and I do support this -- this work that staff has done with the text changes, and I plan to support it.

MS. GEUEA JONES: Thank you very much. Any other Commissioner comments?
Commissioner Carroll?

MS. CARROLL: Yeah. I just wanted to say I think this is something that we've all seen as a problem and something that we've been wanting to work on for some time. I think of this amendment as an important first step and I'm glad that we can take it. I look forward to doing more work on this topic in the future as time allows.

MS. GEUEA JONES: Thank you. Commissioner MacMann?

MR. MACMANN: Madam Chair, may I be allowed the discretion to ask legal a question?

MS. GEUEA JONES: Please go ahead.

MR. MACMANN: Thank you. Ms. Thompson, the way these things are written, will this take effect immediately or will there be a delay; do you know?

MS. THOMPSON: It would take effect immediately upon Council approval of it.

MR. MACMANN: All right. That's -- that's good news because a lot of the neighborhoods and

people who want to build things, too. Thank you very much.

MS. GEUEA JONES: Any other Commissioner comments? Seeing none. Would someone like to make a motion? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. In the matter -- when I -- when I mess this up, please correct me. In the matter of UDC text change -- whoops, whoops, whoops.

MR. ZENNER: It should be -- let me go back.

MR. MACMANN: I'm going to pass the marijuana regulations again.

MS. THOMPSON: Mr. MacMann, I'm going to jump in here. I will ask to, in addition to whatever the slide says -- I'm not sure if it says it -- but also ask for minor technical corrections to remove that foot note on the --

MR. MACMANN: Understood. Mr. Zenner, if you could go back to the previous page, I will not read the header.

MR. ZENNER: Please do not.

MS. GEUEA JONES: Is the case number correct?

MR. MACMANN: Is the case number correct?

MS. GEUEA JONES: No, it is not.

MR. ZENNER: No, it is not. It's 261-2023.

MR. MACMANN: Okay. I'm going to do this with two pieces of data in front of me. In the matter of Case 261-2023, UDC text amendment, proposing text amendments as presented changing the following sections of the UDC: Section 29-1.11 [Definitions], Section 29-2.2(a) {Base Zoning Definitions}, Section 29-4.1(a) [Dimensional Summary table], and, finally, Section 29-4.1(b) {Special Dimensional Standards or Measurements}, I so --

MS. GEUEA JONES: Subject --

MR. MACMANN: -- subject to minor technical corrections -- thank you, Madam Chair -- I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting yes: Mr. Ford, Ms. Wilson, Mr. Stanton, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier. Motion carries 7-0.

MS. CARROLL: We have seven votes, the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That ends our cases for the evening.

VI. PUBLIC COMMENTS

MS. GEUEA JONES: Is there any public comment that anyone would like to make to the Commission? Seeing none.

VII. STAFF COMMENTS

MS. GEUEA JONES: Staff comments?

MR. ZENNER: Your next meeting will be on October 19th. It will be proceeded by a work session at which we will be representing the residential cottage district for rediscussion and probably occupying our entire meeting with that. We do have several cases. There were supposed to be multiple cases on this evening's agenda. Unfortunately, due to one being a technical issue and the other being the applicant was not prepared, both of those will be forwarded -- brought forward to the 19th's meeting. So on October 19th, you will be discussing four total projects. Our first subdivision in a while is a preliminary plat. This is at 1501 Ballenger Lane and includes property that was formerly part of Fire Station 5 up off of Ballenger and Ria Streets in this particular area. The fire station property was recently subdivided, and the excess property that is north of Ria is what this particular subdivision plat includes, along with former right-of-way that was Old Ballenger Lane, and so this will be a continuation of an existing duplex subdivision to the west which will have public street access out on Ballenger just north of Ria, so that will be coming forward to you. And then we have three public hearings that will be on the agenda: The annexation or the permanent zoning for 3705 Gibbs Road. This is the multi-zoned large acreage tract that we had talked about previously. We have a PD plan amendment for the Starbuck's out at the Fairview Marketplace Walmart at 2901 West Broadway. And then we have another major plan amendment down at Cherry Hill, one of the last remaining undeveloped lots at Cherry Hill is proposing a new development plan, and therefore, it is classified as a major amendment. To familiarize yourself with these locations, the Ballenger property is on your left, our Gibbs Road request on your right, and that is inclusive of those three different zoning designations, R-1 to the north, which is the largest area, R-MF in the center of the property, and then that R-MF is surrounded by R-2, which, based on the concept plan, is proposed to be developed with cottage-style housing. So that is what this request will be about, and again, this is the permanent zoning. The annexation will accompany it at the Council level. And then our other two projects, the two PD amendments, our Starbuck's project. This is really some exterior parking lot modifications to improve the cue space for the current drive-through, as well as a drive-through window adjustment, along the eastern side of the building, as well as revisions to the SOI in order to clean up the project since we have changed our procedure for statements of intent. And then the far-right picture is our Cherry Hill property down there at Flagstone Drive, and that entrance into Cherry Hill, basically, the last developable parcel, if I am not incorrect, in the Cherry Hill development. With that, that is all we have for this evening. Thank you very much for your time.

MS. GEUEA JONES: Thank you.

VIII. COMMISSIONER COMMENTS

MS. GEUEA JONES: Are there any Commissioner comments? Mr. MacMann?

MR. MACMANN: I have a question of Mr. Zenner, if you'll allow me leave.

MS. GEUEA JONES: Please.

MR. MACMANN: The Cherry Hill, is that -- that's the last -- that's a commercial lot. Right?

MR. ZENNER: If I am not incorrect, it originally had commercial in the lower level, but I believe it also had residential. It was a mixed-use building.

MR. MACMANN: Like the rest, yeah.

MR. ZENNER: Like the rest. And the proposal, if I am not incorrect, this is Mr. Palmer's project, but the proposal, if I am not incorrect, is for an entirely residential building -- a multi-story residential structure.

MR. MACMANN: Okay. There is up the street from that. Thank -- I participated in that project. Thank you very much.

IX. ADJOURNMENT

MR. MACMANN: Madam Chair, if my fellow Commissioners have no other questions, comments, or concerns -- I don't see any -- I move to adjourn.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Without objection, we stand adjourned.

(The meeting was adjourned at 7:28 p.m.)

(Off the record.)