

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 24, 2024

Case Number 233-2024

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC, (owner), seeking approval of a 4-lot Preliminary Plat of IG (Industrial General) zoned property, to be known as lots "Fike Subdivision, Plat 1A". The proposed preliminary plat represents a revision to Lot 1 of the 2022 final plat entitled "Fike Subdivision Plat 1". The approximately 5.3-acre subject site is located east of the roundabout for E. Prathersville Road and Highway 763, and includes the address 1365 E. Prathersville Road.

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the preliminary plat Fike Subdivision, Plat 1A, subject to technical corrections.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. Thank you very much. We will now open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is there any member of the public that is here to comment on this case tonight? If so, please come forward.

MR. FULLER: Good evening. My name is Ryan Fuller; I'm with McClure Engineering. We're the consultant working with the -- the Fikes on this plat.

MS. GEUEA JONES: Would you state your address as well? Sorry.

MR. FULLER: 2001 West Broadway.

MS. GEUEA JONES: Thank you.

MR. FULLER: The staff report does a pretty good job of, I think, highlighting all of the important things for you all to know when making your recommendation tonight. I would just add that as part of the preliminary plat, we looked at the location where this access easement or ingress/egress easement would be located on Prathersville Road. We found that sight distances were a concern, and so that is how we landed on the location that's really the -- the only spot on Prathersville Road along the frontage of this property where adequate sight distances could be met for safe traffic flow. Happy to answer any other questions you have, but nothing else from me.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none.

Thank you very much.

MR. FULLER: Thank you.

MS. GEUEA JONES: Are there any other members of the public that are here to speak tonight?

Seeing none. We will close public hearing and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any comments from Commissioners on this case? There aren't any comments? Commissioner Stanton?

MR. STANTON: Pretty cut and dried to me. I would entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Fike Subdivision Plat 1A, preliminary plat, Case 233-2024, I move to approve pursuant minor technical corrections.

MS. WILSON: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton and seconded by Commissioner Wilson. Is there any discussion on the motion? Seeing none. Commissioner Williams, when you are ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Wilson, Mr. Walters. Motion carries 8 to 0.

MR. WILLIAMS: There are eight yeses and one absentee, so the motion passes.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.