

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 19, 2023

Case Number 181-2023

A request by Simon & Struempfh Engineering (agent), on behalf of Zafar Ahmad (owner) for approval of a 12-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as Mataora Subdivision Plat 4. The approximately 3.06-acre subject site is located north of Ria Street and east of Nick Court and included the address 1501 Ballenger Lane.

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 preliminary plat to be known as "Mataora Subdivision Plat 4".

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with the parties to this case outside of this public meeting, please disclose so now. Seeing none. Are there questions for staff? Commissioner Dunn?

MR. DUNN: One question for you. In this subdivision area, you know, do you know the diameter of the water main actually in this?

MR. ZENNER: If I am not incorrect, the minimum water main diameter that we have a six-inch, and I believe these may be eights.

MR. DUNN: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? I have a quick one. Even with the utility easement running through the middle of Lots 6 and 1, there is still sufficient buildable area; is that correct?

MR. ZENNER: That would be correct. I mean the -- the typical setback will come from the easement line then, so along the -- at least Lot 1, which is the most impacted by that utility easement, the setback line, the western line of that utility easement becomes the actual realistic setback for the developments of the house is going to be tucked further back. That is the one lot out of this development, while it has sufficient acreage to support a duplex, without a relocation of that utility line, it is likely going to be developed with a single-family home set further back on the lot.

MS. GEUEA JONES: And you can put driveways over the easement?

MR. ZENNER: That is correct.

MS. GEUEA JONES: Okay.

MR. ZENNER: The driveway, you're just going to not put an actual, livable, occupiable structure

over it.

MS. GEUEA JONES: Got it. Thank you. Seeing no further questions for staff. While this is not advertised for public hearing, we traditionally do take public comment. If there are any members of the public to comment on this case tonight, we would accept that now.

PUBLIC HEARING OPENED

MS. GEUEA JONES: I know you know the drill, but I'm going to do the whole thing. Name and address for the record. Please speak into the microphone. Three minutes for a group, six for -- or six minutes for a group, three minutes for an individual.

MR. SIMON: Yes. Keenan Simon, 1516 Business Loop 70 West. Sorry. Man, we just moved our office. I was, like, what is our address? I'm the civil engineer that is representing the client, so if you have any questions, comments, concerns, I can address that at this time.

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

MR. SIMON: Yeah.

MS. GEUEA JONES: Any other member of the public to comment on this case, please come forward. You need to come forward if you're --

MS. COLEMAN: No. I don't need to come forward.

MS. GEUEA JONES: I'm sorry. You -- if you're going to speak, you need to come up to the podium. And just state your name and address for the record so that we'll have on the transcript.

MS. COLEMAN: Julie Coleman, 402 Joey Drive. All I ask is if people could use their outside voice when they speak into the microphone. I had trouble hearing the last gentleman, and I'm having trouble hearing several of you.

MS. GEUEA JONES: Thank you very much for that comment. We'll do our best. We want to make sure everyone can participate. Anyone else? Seeing none.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Is there a motion that someone would like to make? Commissioner MacMann?

MR. MACMANN: I have a motion, no questions or concerns? In the matter of Mataora Subdivision Plat 4, preliminary plat, Case 181-2023 -- that's Case 181-2023 -- thank you, Commissioner Stanton -- I move to approve.

MR. STANTON: Second.

MR. DUNN: Second.

MS. GEUEA JONES: Approval is 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, Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier. Motion carries 9-0.

MS. CARROLL: We have nine votes to approve. The motion carries.

MS. GEUEA JONES: Thank you. Are there any other motions related to that case? Seeing none. That recommendation will be forwarded to City Council.