

My name is Christiane Quinn from 719 W Broadway, and this is my Public Comment/Statement in regard to Case # 216-2025, since I can not be present on the public hearing schedule for July 24, 2025.

In June I received a postcard about a “final consideration” for the City Council meeting of August 18, 2025 about a property adjacent to mine. I contacted the Kirtis Orendorff, a Planner for the City of Columbia via email about what was that. Originally I thought it was about rezoning, but after a few emails I found out that is about the property owner moving the lot line (making a bigger lot) so he can “demolish and rebuilt his home” due to integrity of the foundation of the house. So I went to investigate and find out that 105 Meadow Lane is a lovely 1935 home. Please see link below with pictures.

105 Meadow Lane

https://www.zillow.com/homedetails/105-Meadow-Ln-Columbia-MO-65203/58701264_zpid/

It is easy to see that it is not the real reason behind that. This particular property owner also owns the home (713 W Broadway) next to mine (719 W Broadway) that is directly on the south side of 105 Meadow Lane. Actually, when he bought that house he said it was for his son. This property owner is known in Columbia for buying older homes, take them down and build apartments.

When he bought the property next to mine, he “remodeled” a 1930s home to something totally new, not historical anymore. It was a nightmare for 3 years of construction. He used the property to park his construction equipment, and making major cleaning over the weekends with power wash from 8 am until 9 pm without stop.

Kirtis explained that originally he tried to pull a building permit in order to rebuild the home on that lot. But they were not able to issued a permit because the legal description of their lot didn't meet the standards of the currently adopted city code. In order to remedy this, a subdivision action would be required in order to grant the property "legal lot" status. Their proposed solution is to request a subdivision action. With that he can widen the access driveway, for sure not for the little house, but for apartments later. He always used the property on W Broadway to access the back house on Meadow Lane, why now different? He always has behind intentions with his developments.

With that I decided to contact our Neighborhood Association and the CoMo Preservation groups to take a look on this issue. As a property owner of a historic home in town, I do not like to see any old home being demolished for no good reason, besides real-estate speculation. Columbia is now in the process to have some guidelines on how to deal with that. City Council approved a Consultant to work on this. Property owners should not just let a house sit empty, to deteriorate and then come with excuse to demolish. And in this case it is clear that it is not about the house, but to have a new “village subdivision” in his back property.

As I am writing this Public Comment, I found out that the aspects of this request for this site have changed, and the applicant is now requesting a design adjustment waiving the dedication of public right-of-way and the construction of sidewalks along Meadow Lane. Really? The whole Meadow Lane does not have any sidewalk on any side. Again, one more way to pull a bunny from the hat. The issue still the same to replat the properties, and now with P&Z involved. For a demolition permit is just a matter of time.

So with this written comments I would like to request the Planing and Zoning Commission to put a hold and wait. We need to stop putting down perfect fine older homes for apartments buildings. We need to stop putting down well establish old trees that are on those properties. The City of Columbia should embrace heritage and incentive restoration, not “remodeling” that will take all the character of the old property. City Council should not be voting on a final approval of a replat, without any guarantee that this property will not turn into a new subdivision. A 1,242 sq ft property is perfect as a starter home, and this one has a 0.43 acre lot, plenty big. It is clear that raising the lot size to 0.63 acre is because he will do something else, not built a house there.

Christiane Quinn