

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MO
MAY 23, 2024

COMMISSIONER PRESENT

Ms. Sharon Geuea Jones
Ms. Valerie Carroll
Ms. Sara Loe
Ms. Peggy Placier
Ms. Shannon Wilson
Mr. Anthony Stanton
Mr. Michael MacMann
Mr. Zack Dunn

COMMISSIONERS ABSENT

Mr. Matt Ford

STAFF

Mr. Pat Zenner
Mr. Jesse Craig

I. CALL TO ORDER

MS. GEUEA JONES: I will now call the May 23rd, 2024 meeting of the Planning and Zoning Commission to order.

II. INTRODUCTIONS

MS. GEUEA JONES: Commissioner Carroll, may we please have a roll call. I took your pen. We're just all stealing things tonight.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Here.

MS. CARROLL: Commissioner Ford? Commissioner Wilson?

MS. WILSON: Here.

MS. CARROLL: Commissioner Loe?

MS. LOE: Here.

MS. CARROLL: Commissioner Stanton?

MR. STANTON: Present.

MS. CARROLL: Commissioner Dunn?

MR. DUNN: Here.

MS. CARROLL: Commissioner MacMann?

MR. MACMANN: Present.

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

MS. GEUEA JONES: Here.

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

MS. GEUEA JONES: Excellent.

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Are there any changes or adjustments to our agenda tonight, Mr. Zenner?

MR. ZENNER: No, there are not, ma'am.

MS. GEUEA JONES: Is there a motion to approve the agenda?

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval moved by Commissioner MacMann, seconded by Commissioner Stanton. Thumbs up approval of the agenda?

(Unanimous vote for approval.)

MS. GEUEA JONES: Unanimous. Thank you.

IV. APPROVAL OF MINUTES

MS. GEUEA JONES: We all received a copy of the minutes from our last regular meeting. Is there any changes or adjustments? Seeing none.

MR. MACMANN: Move to approve. Move to approve.

MR. DUNN: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Dunn. Can I get a thumbs up approval of the minutes.

(Seven votes for approval; one abstention.)

MS. GEUEA JONES: Unanimous, with Commissioner Geuea Jones abstaining. Excellent.

V. PUBLIC HEARINGS

Case Number 149-2024

A request by Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, P1316 LLC, and Discovery Business Center LLC (owners), for approval of a PD Plan amendment to "The Kitchen & Discovery Offices" to revise the building area of proposed site improvements, add dwelling units to building 2, and adjust parking requirements. This revised PD Plan will be known as The Kitchen & Discovery Offices. The approximately 10.64-acre subject site is located northwest of the intersection of Endeavor Avenue and Discovery Parkway and includes the address 3701 Discovery Parkway.

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 PD Plan revisions to "The Kitchen & Discovery Offices PD."

MS. GEUEA JONES: Before we go to questions for staff, if any members of the Commission

would like to recuse themselves in this case, please do so now.

MR. STANTON: Madam Chair, I choose to recuse myself on this case.

MS. GEUEA JONES: You are excused. Thank you. If any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none, are there questions for staff? Commissioner MacMann?

MR. MACMANN: FYI, I know Jack Cardetti, and we BS with each other, but we have not discussed this case.

MS. GEUEA JONES: Very good. Any questions for staff? Seeing none. We'll go to Public Hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to discuss this case, please come forward. You know the drill.

MR. STEPHENS: Sure do. Hello. Jesse Stephens, Crockett Engineering, 1000 West Nifong. Pat explained everything I think you need to hear about this. I don't have a formal presentation for you. We do continue to talk with Pat and we're actively looking for ways to make the build-out of Discovery Park easier, so that -- there will be stuff forthcoming on that. One thing I will point out on -- we're -- the oval area that was removed as future parking, this is still a phased development, so don't expect that particular area of parking to be built until the building at Lot 3A gets built. So we're still trying to concentrate on, you know, phased build-out concentrating with the buildings that are being built. So with that, I'll answer any questions you might have.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner MacMann?

MR. MACMANN: Just real quick for public information. Jesse, how long do you expect the build-out to take? Do you have clients?

MR. STEPHENS: Yeah. So for obviously The Kitchen and Lot 1A, the corner building are -- will be done this year. The building 2, hopefully later this summer that gets started. It will probably take a year, year and a half to build. But we don't have any formal plans yet on the buildings at 3A and 4A, but hopefully there will be some movement on that in the near future, but --

MR. MACMANN: So they're probably 18 to 24 anyway?

MR. STEPHENS: Yeah. Right. You can expect those three buildings to get finished out in due course, not -- we don't know yet exactly what's going to go on 3A and 4A, so --

MR. MACMANN: All right. Thank you very much.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much. Anyone else from the public here to speak on this case? Seeing none. We'll close public hearing and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners do not have any more questions or comments, I have a motion. In the matter of Case 149-2024, PD Plan revision for 3701 Discovery Parkway, I move to approve.

MR. DUNN: Second.

MS. GEUEA JONES: Approval was moved by Commissioner MacMann and seconded by Commissioner Dunn. 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: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 7-0 with one abstention.

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

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

VI. PUBLIC COMMENTS

MS. GEUEA JONES: Are there any general public comments this evening? Seeing none.

VII. STAFF COMMENTS

MS. GEUEA JONES: Commissioner Zenner, may we have some staff comments?
Commissioner Zenner. I did it again. I don't know why I do that sometimes. I get in the habit. Mr. Zenner?

MR. ZENNER: That's all right. I haven't quite elevated myself to that state yet, and I'm -- I'm -- I'll wait for many years. Your next meeting will be June 6th. We do have a regular work session scheduled for 5:30. We will have our regularly scheduled 7:00 p.m. meeting. Schedule your vacations now because you do not have a meeting on June 20th. We will, however, at this point, have a work session unless I am otherwise informed that you all have decided to take me up on taking your vacation and we don't have a quorum. So June 20, no regular meeting, but we do have a work session scheduled unless I am informed otherwise by a majority of your Commissioners not being present. So your upcoming cases for June 6th will be a design adjustment. This is at the northwest corner of Veterans United Drive and State Farm Parkway. This is presently an undeveloped property immediately north of the Veterans United campus and east of the future Thompson Autism Center on the MU medical complex property. It is a ten-lot residential development that is being proposed at this -- or not residential development -- a ten-lot development that is inclusive of office -- nine office lots and one multi-family zoned lot. You approved the preliminary plat at the last Planning and Zoning Commission meeting. The design adjustment was discovered as a part of the final plat review and construction plan review for the northernmost lot of that ten lots, and it does necessitate a design adjustment, and it is a design adjustment that is not common. This is a design adjustment that deals with street standards. So Mr. Kunz will be giving the staff report on this and there's some overlap between our CATSO major roadway plan and some other road

classification-related issues that have made this design adjustment necessary, and I will let Mr. Kunz explain the finer details of that, but that is why this is on the agenda. So the preliminary plat right now is being held until the final plat and the design adjustment have been -- or at least the design adjustment has been addressed, and we do have a development agreement that goes along with that preliminary plat, as Mr. Kunz indicated at our last Planning Commission meeting. Then the following two items, as you can tell, are the same address, two different actions. We've got a permanent zoning which precedes the preliminary plat. The applicant -- this is for the Central Humane Society's new facility for their kennel and the shelter. It is currently Boone County R-S zoning at the corner of Brown Station and Rangeline. They are seeking to take the entire acreage to M-C. Mr. Kunz, as well, will be giving you these two staff reports. So those are your items, your three items. We will do each as an individual vote, but we will present the Brown School Road request concurrently with one another. Just so we know where they are, your State Farm property, the two identical, but differently titled maps for our Brown School Road. As many of you may have been aware, Monday night, Council did consider appointments to the Planning and Zoning Commission for terms expiring May 31, as well as the vacated position by Mr. Dunn, and it is Mr. Dunn's last meeting this evening. It would be remiss of staff to not thank him for his service. The interesting outcome of Monday night's meeting was two of the three positions were appointed, the third they could not get a vote on after four rounds of voting. So they have extended to the June 3rd Council meeting the appointment of the remaining expiring term, which would be, depending on how you want to look at it, either Ms. Geuea Jones' or Mr. MacMann's term, but one of those terms has been filled, as well. So we will be having joining us on June 3rd Thomas Williams, as well as Carl Bessinger. Those are two newest Commissioners, so they will be joining us on the 6th of June. I will be sending out a welcome e-mail to them top of next week. With that, that is all we have to offer this evening. Again, no meeting on June 20th -- no formal 7:00 p.m. meeting on June 20th, so take your vacations if you would like, and we will look forward to seeing you then in two weeks.

MS. GEUEA JONES: Thank you. We will go to Commissioner comments.

VIII. COMMISSIONER COMMENTS

MS. GEUEA JONES: Commissioner Dunn, would you like to start?

MR. DUNN: Absolutely. Thank you so much. You know I reflect on this last year here in Planning and Zoning, and I have a lot to be thankful for. This has been a tremendous learning opportunity for me, and, you know, to say that this hasn't been challenging would be a lie, but, you know, with all challenges comes great growing opportunities and so I'm grateful to have that. You know, I definitely want to say thank you to all of the staff here at City of Columbia that works with the Planning and Zoning Commission. I know that you guys have to put in a lot of late nights, a lot of long hours, and you do a lot more work than what we directly see here. So I just want to say thank you for all the hours that you guys spend helping prep us for -- for these meetings. I also want to thank City Council. You know they were the ones that nominated me, and so, you know, thank you for their vote of support and

confidence. Hopefully I did them justice with their nomination and, you know, while I'm sad that my time here wasn't a full term, I'm definitely grateful for the time that I had. But also, I think most importantly, I really want to thank the fellow Commissioners that I served with. They've been some of the most tremendous people that I've had an opportunity to work with, some of the brightest minds that I've had an opportunity to work with, and, you know, this wouldn't have been half of an enjoyable experience without you guys, so I just want to say thank you for all your comradery, all of their, you know, taking the time to help educate me and pushing me to be better. So I just want to say thank you, guys, to that. And I think the last thing I just want to say is just kind of a challenge for our Commissioners, for staff, for City Council, you know. Columbia is going to continue to grow. This is an amazing city and with any city's growth, it's also going to become more expensive. And as we think about affordability of housing or affordability of services that the City provides, you know, I think that it's important to keep at the forefront and prioritize that because it's a lot easier to make things more expensive, and it's not easy to make things more affordable, and that's the hard work that needs to be done. And so I hope that everybody working on that issue keeps that at the forefront. Thank you.

MS. GEUEA JONES: Thank you. Are there any other Commissioner comments for the evening?
Commissioner MacMann?

MR. MACMANN: If we have no other comments, I have a motion.

MS. GEUEA JONES: Well, I'll -- then I'll do my thing.

MR. MACMANN: Move to adjourn.

MS. GEUEA JONES: No. No. No. No. Let me say my thank you.

MR. MACMANN: Oh, I'm sorry.

MS. GEUEA JONES: I thought you were --

MR. MACMANN: No. No. No. I missed -- I didn't hear you. I didn't anticipate you. My apologies. I'll hold that.

MS. GEUEA JONES: Thank you, Commissioner Dunn. It's been great working with you, and I wish you were not leaving our fair city, but you will be greatly missed and hopefully we'll have cause to see each other in the future. I suspect we will.

MR. DUNN: I think so.

MS. GEUEA JONES: All right. With --

MS. PLACIER: Yeah. And perhaps there's another Planning and Zoning Commission you might --

MS. GEUEA JONES: Perhaps.

MR. DUNN: I may have suggested that to my wife.

MS. GEUEA JONES: All right. Now, Commissioner MacMann, you may do --

IX. ADJOURNMENT

MR. MACMANN: If we're sure and I'll have my glasses on and can hear you, that none of you

have any more comments, I move to adjourn.

MS. GEUEA JONES: Is there a second? Commissioner Dunn, did you second that?

MR. DUNN: Second.

MS. GEUEA JONES: There has been a motion to adjourn made by Commissioner MacMann, seconded by Commissioner Dunn. Without objection, we will stand adjourned.

(Off the record)

(The meeting adjourned at 7:33 p.m.)