

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
MAY 19, 2022

Case Number 157-2022

A request by SSE (agent), on behalf of Hinkson Avenue Properties, LLC (owner), for a one-lot plat of approximately 0.46-acres addressed 1706 Hinkson Avenue. The purpose of the platting action is to bestow legal lot upon the property. The property is zoned R-MF (Multiple-family Dwelling District) and is located within the Benton Stephens UC-O (Urban Conservation Overlay) district.

MS. LOE: May we have a staff report, please.

Staff report was given by Ms. Rachel Smith of the Planning and Development Department. Staff recommends approval of the final plat of "Hinkson Estates Plat 1" subject to minor technical corrections.

MS. LOE: Thank you, Planner Smith. Before we move on to questions of staff, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission at this time so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Planner Smith -- having to say that twice and mean two different people is always strange to me. When the notifications are sent to neighboring properties, are they sent to the address of the property owner, or to the physical address itself?

MS. SMITH: So we use the assessor's database, and it goes to the owner of record of the property.

MR. MACMANN: All right. That's fine. I don't have any more questions at this time. I do have a question of -- before we get any further, I have a question of legal. I made -- seen this staff recommendation I made, and it was approved the motion, the last one, and I did not include including minor technical corrections. Are we okay, or do we need to redo that?

MS. THOMPSON: With the last case?

MR. MACMANN: Correct. How about we move forward, and you can let us know if we need to do that before we leave this evening.

MS. THOMPSON: Yeah, I will. Once we get through the cases, I'll let you know, because we can go back to that one and --

MR. MACMANN: All right. Because I just -- I don't want to -- the Xs and Os and Is and Ts to not be correct.

MS. THOMPSON: I appreciate the concern.

MR. MACMANN: All right. Thank you, much. Thank you for the diversions from our mission there. Madam Chair, thank you.

MS. LOE: Any additional questions for staff? If there are none, we will open up the floor to public -- maybe one last minute. Commissioner Carroll?

MS. CARROLL: Sorry. I just -- was Benton Stephens Neighborhood Association contacted?

MS. SMITH: Yes. And I will note, too, that this is a public meeting, not a public hearing, but knowing the sensitivity of this neighborhood, we sent property owner letters in addition to postcards when only postcards was required.

MS. CARROLL: All right. Thanks.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Just a little point of order for Commissioner Carroll. The effectiveness of that neighborhood association has been diminished. Yeah. Okay. All right. I just wanted to let you know that.

MS. CARROLL: That's part of why I asked, and to get an idea if there was any response, because I know that he is not able to respond as he used to be.

MS. LOE: Any additional questions for staff? If there are none, we will open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If anyone has any comments that they would like to share on this case, please feel free to come up to the podium. If there are none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission comment? Commissioner MacMann?

MR. MACMANN: If my fellow Commissions have no comments or questions or concerns, I would like to make a motion. In the matter of 1706 Hinkson Avenue final plat, Case 157-2022, with minor technical corrections, I move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Moved by Commissioner MacMann, seconded by Commissioner Geuea Jones. We have a motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please.

Roll Call Vote (Voting "Yes" is to recommend approval.) Voting Yes: Ms. Loe, Ms. Burns, Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve, the motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council.