

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 9, 2022

Case Number 156-2022

A request by Andersen Engineering (applicant), on behalf of Sunshine Family Home Center, LLC (owner), seeking approval of a major PD amendment. The intent is to allow the existing site to be used as a "family daycare center". The subject property is located northeast of the intersection of Holly Avenue and Andy Drive, and is addressed 2207 Holly Avenue. (This request was tabled at the May 19, 2022 Planning Commission meeting.)

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the requested Statement of Intent, PD Plan to be known as Sunshine Early Care and Education Center, and the associated design exception to Section 29-4.4(e) and Table 4-4.4.

MS. LOE: Thank you, Mr. Kelley. Before we move on to questions of staff, I would like to ask any Commissioner if they've had any ex parte related to this case to please share that with the Commission so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? We're well versed in this this go-around. Thank you, Mr. Kelley. With that, we'll open up the floor to public hearing.

PUBLIC HEARING OPENED

MS. LOE: If you can please give you name and address for the record.

MR. WOOTEN: Good evening. Tom Wooten with Anderson Engineering, 4240 Phillips Farm Road. I think Brad has covered everything from the last time we were here a few weeks ago, and I believe we have addressed all of the concerns from that meeting, and I believe we're in a good place. And I can answer any questions if you have any.

MS. LOE: Thank you. Any questions for this speaker? Nice. Thank you.

MR. WOOTEN: Thank you.

MS. LOE: Any additional speakers?

MS. TADZHIBAYEV: Ruzana Tadzhibayev, 20 – or sorry --1908 Southeast Trails Drive, and I'm also in agreeance with Tom Wooten and Brad Kelley, and I'm just here for questions.

MS. LOE: Any questions for this speaker. Commissioner MacMann?

MR. MACMANN: Just a -- just a little follow-up. Just -- I'm going to ask you to say what you just said. We worked it all out. Right?

MS. TADZHIBAYEV: I believe so.

MR. MACMANN: Okay. And you're happy with how this is going to go and the commitments and all that stuff?

MS. TADZHIBAYEV: We have set plans in place for a fundraiser thing and things like that to make sure we meet everything within the next three years.

MR. MACMANN: All right. I think we're about to go in a good direction for you here.

MS. TADZHIBAYEV: Thank you.

MS. LOE: Any additional questions? Commissioner Geuea Jones?

MS. GEUEA JONES: Not to belabor the point, but I know we raked you over the coals a couple of weeks ago. I think this is a really good result. You've done it the right way, and I think it will be of benefit to that neighborhood for a long time. So thank you.

MS. TADZHIBAYEV: Thank you.

MS. LOE: Thank you. Any additional speakers? If not, we will close public hearing.

PUBLIC HEARING CLOSED

MS. LOE: Commission comments? Commissioner MacMann?

MR. MACMANN: I think we have a question –

MS. LOE: Commissioner Burns, did you raise your hand?

MS. BURNS: I was going to make a motion, if Michael would let me.

MR. MACMANN: I was going to ask a question of staff, if this needed to be couched in a certain way, given where we had been before. Ms. Burns, please, by all means.

MS. BURNS: Thank you. In the matter of Case 156-2022, Sunshine Daycare, a major PD amendment, I recommend approval of the Statement of Intent, the PD plan, and the associated design exception.

MR. MACMANN: Second.

MS. LOE: Moved by Commissioner Burns, seconded by Commissioner MacMann. 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: Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Wilson, Ms. Loe. Motion carries 9-0.

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

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