

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
February 8, 2024

Case Number 67-2024

A request by Crockett Engineering (agent) on behalf of 2000 Allen Lane, LLC (owner), for approval of a five-lot Preliminary Plat to be known as "Vandiver Commercial." The 18.83-acre subject site is located on the north side of Vandiver Drive at 2000 Allen Lane.

MS. GEUEA JONES: May we please have a staff report?

MR. PALMER: Yes, you may. Thank you, Madam Chair.

Staff report given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the "Vandiver Commercial" Preliminary Plat subject to technical corrections.

MS. GEUEA: 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 any questions for staff on this case? Seeing none. We will open the floor to public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Tim Crockett, Crockett Engineering, 1000 West Nifong. You've seen my presentation and I have nothing further to add. I'm just happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Are there any questions for Mr. Crockett on the platting action? Seeing none. Thank you very much. Any other members of the public to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments? Commissioner MacMann, are you making a comment or --

MR. MACMANN: I have a motion if there are no comments.

MS. GEUEA JONES: I would just like to comment that I -- I am a little -- I understand the traffic study will be done ahead of time. I suspect that the activities of the car lot will be taken into account there. I do think that that traffic study is going to show that there's going to be a problem, and I don't know what the solutions to that problem will be, but we have a Code for a reason, and I am certain that those things will be worked out before any ground is broken. Commissioner Loe?

MS. LOE: I just want to observe, since I've raised the point that Google Maps has apparently labeled the wrong driveway Jolene --

MS. GEUEA JONES: Uh-huh.

MS. LOE: -- and I feel a lot better about the driveway being shown in the proposed plat -- more space for improvements.

MS. GEUEA JONES: Anyone else? Seeing no other comments, Commissioner MacMann, if you would still like to make your motion?

MR. MACMANN: I have a comment and then I have a motion. Comment for staff, and I repeat it to this other gentleman here. I do find the car carrier disgorgement happening on public right-of-ways to be problematic, and particularly in this case, and we might want to review that at some time. That said, on the matter of Vandiver Commercial Preliminary Plat, Case 67-2024, with minor technical corrections, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commission Carroll, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Mr. MacMann, Ms. Carroll. Ms. Geuea Jones, Ms. Placer, Ms. Wilson. Motion carries 7-0.

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

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