

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**January 4, 2024**

**Case Number 41-2024**

**A request by Simon & Struempf Engineering (agent), on behalf of A Good Start, Inc. (owner), for the approval of "A Good Start PD Plan" proposing the development of a daycare center and an indoor recreation or entertainment physical fitness center. The 1.79-acre subject site is located at the northeast corner of East Richland Road and Grace Lane, and includes the address 5401 E. Richland Road.**

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

Staff report was given by Mr. Kiaan Ahamed of the Planning and Development Department. Staff recommends approval of the proposed "A Good Start PD Plan" and associated Statement of Intent.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any member has had outside contact with the parties to this case, please disclose so now. Seeing none. Any questions for staff? Seeing none. Well done. We'll now open the floor to public comment.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Anyone here to speak on this case? Please state your name and address for the record, speak into the microphone, all that stuff.

MR. SIMON: Yes. Keenan Simon, 1516 Business Loop 70 West. I'm the civil engineer for this project. If you have any questions, I can -- I'm here to answer them now.

MS. GEUEA JONES: Any questions for Mr. Simon? Seeing none.

MR. SIMON: All right. Thank you. Apparently, you did well, as well. Anyone else to speak on this case? All right. Any Commissioner comments?

MS. CARROLL: I think there's someone to make comment on the case.

MS. GEUEA JONES: Oh, sorry. I'm so sorry.

MR. WRIGHT: I'm the property owner right next to where you all are --

MS. GEUEA JONES: Can you state your name and address for the record? I'm sorry.

MR. WRIGHT: 547 East Richland Road.

MS. GEUEA JONES: Great.

MR. WRIGHT: I'm the property owner right next to the -- the plan. So I was wondering, is there a way I could look at the site plan? I'm a carpenter, so I kind of am interested in, you know, what all it will look like. And it's an apartment complex -- triplex, so I want to make sure that --

MS. GEUEA JONES: All of the documents are attached to the agenda, so you can find those online through the Como.gov website, and you can look at all the same stuff we have to look at, and that does include a site plan.

MR. WRIGHT: I just wanted to make sure.

MS. GEUEA JONES: Yeah. It does. Sure. Thank you. Oh, sorry. Any questions? We've got some questions for you, sir. Would you come back?

MR. WRIGHT: Sure.

MS. GEUEA JONES: Commissioner Stanton, go ahead.

MR. STANTON: The engineer is sitting behind you.

MR. WRIGHT: Okay.

MS. GEUEA JONES: Wait. One more. Sorry. Commissioner Dunn?

MR. DUNN: Yeah. I was just going to ask -- so I actually live off of Hunley Court, very close to you, in one of the duplexes over there. I'm just curious. Do you have any reservations, you know, with the proposed plan, being a daycare and an entertainment facility or physical fitness center?

MR. WRIGHT: No. But I kind of wanted to talk to someone about the -- the entrance that I have. So it's a shared entrance, but it's kind of, like, in a loop, so I don't know who to talk to about that. So I don't know if --

MS. GEUEA JONES: I think staff may have an answer for you, a partial.

MR. ZENNER: That particular entrance, sir, is not being impacted, so that will remain as your own private access. We have -- we have previously restricted access to this particular corner lot from Richland Road, so the driveway entrance that is proposed is as far north on Grace Lane as possible to remain on this particular site, and that will be the only access in and out of the project site in the future.

MR. WRIGHT: Okay. So I wanted to, like, kind of, you know, build more privacy around, you know, the acre and a half that I have, so that -- that's why I was, like, concerned about that because I don't know if I could purchase it or, you know, kind of talk to somebody about it.

MR. ZENNER: That would be an issue to probably raise with the project engineer as something that they potentially would be able to address. It will be required to be landscaped according to our landscaping and screening standards, and those details are shown on the site plan that is included with the Commissioner's packet.

MR. WRIGHT: Como.gov. Right?

MS. GEUEA JONES: Yeah.

MR. WRIGHT: Okay.

MS. GEUEA JONES: Yeah. And either the planning staff or Mr. Simon can help you find it if you call in the morning. Or the site plan on the big screen won't be -- you won't be able to see as much as you would if you looked at it on a phone or tablet or something; you know what I mean? But yeah, it's all available, and Mr. Simon, I'm sure, will take your contact information.

MR. WRIGHT: Thank you.

MS. GEUEA JONES: Thank you. Okay. Anybody else before I look away again? Okay. Seeing none.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Now Commissioner comment. Any Commissioner comment?  
Commissioner Stanton?

MR. STANTON: If my colleagues have no other questions, I would like to propose a motion.

MR. DUNN: Second.

MS. GEUEA JONES: I believe we're ready for that.

MR. STANTON: In case 41-2024, Good Start PD Plan, I move to approve the PD Plan.

MR. DUNN: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner Stanton and seconded Commissioner Dunn. Is there any discussion on the motion? Seeing no -- oh, sorry. Commissioner Dunn, go ahead.

MR. DUNN: Yeah. I'll just add, you know, living in this neighborhood, you know, it's a vacant lot of land. It's -- I've always kind of had a question of what's going to go there. So knowing it's going to be daycare and a physical fitness center, I mean, I think it's a great use. I don't think it's going to add a lot of traffic. There's not a lot of traffic at that intersection anyways currently. So, yeah, I think it's a great project.

MS. GEUEA JONES: Any other discussion on the motion?

MS. CARROLL: Yeah.

MS. GEUEA JONES: Commissioner Carroll?

MS. CARROLL: Sorry. I view this plan very positively. I think it's a good amendment to the existing PD Plan. I like this use. It's rather a lot of parking, but I find that the plan of the parking lot makes a lot of sense for a daycare. Daycares can be a traffic -- drop-off time, but it seems to be well planned for that. And so I intend to support this.

MS. GEUEA JONES: Any other discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, could we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Dunn, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton. Motion carries 8-0.**

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

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council where they will also get a chance to vote on it.