



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, September 20, 2018  
5:30 PM

Work Session

Conference Room 1-B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

**Present:** 8 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman and Michael MacMann

**Excused:** 1 - Brian Toohey

#### II. INTRODUCTIONS

#### III. APPROVAL OF AGENDA

September 20, 2018 agenda contents approved without modifications

**Motion to adopt the agenda as presented**

#### IV. APPROVAL OF MINUTES

September 6, 2018

September 6, 2018 work session minutes approved without modification

**Motion to approve the September 6, 2018 minutes without modification**

#### V. NEW BUSINESS

##### A. August 2018 Building Permit Report

Mr. Zenner provided the August building permit reports to the Commissioners for information purposes. Chairman Strodtman indicated that it appeared as though permitting revenues were down for all construction types. There were no additional Commissioner questions or comments regarding the report.

##### B. Rock Quarry Road Stakeholder Group Report

Mr. Zenner opened the meeting and indicated that Richard Stone with the Public Works Department was in attendance to share the findings/recommendations contained within the Rock Quarry Road Report. Mr. Zenner provided a general background relating to why the report was prepared, its regulatory basis as provided for within the UDC's provisions relating to the SR-O (Scenic Roadway Overlay) district, and potential approaches to considering the adoption of the report's recommendations as either an addendum to the Comprehensive Plan, an addendum to the Rock Quarry Road Special Area Plan, or as potential regulatory provisions within the SR-O standards of the UDC.

Mr. Zenner noted that the preparation of the report was the result of Council direction and unlike the Business Loop 70 Corridor Plan would be a candidate for

potential consideration as an addendum to the Comprehensive Plan. If considered an addendum to the Comprehensive Plan the goals and objectives would be used as guidance for future improvement of the Rock Quarry Road corridor and may not have the regulatory strength that the Stakeholder Group desired. Mr. Stone indicated that he had sensed that the Stakeholder Group was desirous to have the recommendations contained within the report more regulatory in nature.

There was general discussion regarding the similarities of the provisions contained within the Report and those that were included within the SR-O standards. Mr. Stone indicated that the changes were generally associated with preserving the natural aesthetic of the corridor when new improvements would be proposed or maintenance would be performed. He further noted that some recommendations proposed the use of alternative materials that exceeded the standard costs used with other types of roads and that funding for those alternatives would need to be authorized as part of the roadway maintenance budgeting process. He further noted that the recommendation to reduce the classification of the roadway was not supported by staff; however, the Stakeholder Group desired the objective be included and it was left in for Council to decide its fate.

Mr. Stone indicated that issues surrounding communication between the varied utility providers about the SR-O restrictions is an issue to ensuring meaningful enforcement of the desired objectives called out in the Report. He recalled that during the drafting of the Report, clearing by an electric utility resulted in the removal of trees which raised concern with Stakeholder Group members. He noted better communication among the varied interests within the corridor would help address future preservation. He also noted that some vegetative screening is actually invasive plants that need to be removed and this also raised concerns.

Mr. Zenner pointed out that one of the objectives of the Report was to result in the development of goals, objectives, policies, and recommendations to guide future land use, transportation planning, and design decisions. He noted that the existing 2002 Special Area Plan for the corridor provided a much broader land use plan for the area than just the immediate corridor that the Report was addressing. Mr. Zenner suggested that the recommendations of the Report may be better considered as an addendum to the Special Area Plan. If such action were taken then any new development within the corridor would be viewed in light of both documents proposed guidance.

Mr. Zenner noted; however, that to just adopt the Report as an addendum to the Special Area Plan may not give the level of guidance desired by the Stakeholder Group. In light of this Mr. Zenner suggested that it may be possible to provide cross-reference between the SR-O requirements and the Special Area Plan as well as the Stakeholder Group Report. There was general Commission discussion on this idea. Several Commissioners indicated that they felt the Report's recommendations should not be isolated to just the Area Plan, but did need to be recognized within SR-O standards to some extent.

As time for discussion was limited, Chairman Strodtman recommended that

additional time be set aside at a future work session to continue this discussion. He recommended that Commissioners review the proposed recommendations of the Report and determine which one, if any, should be contained within the SR-O requirements or if the Report's recommendations should be considered as only an addendum with cross-reference. Mr. Zenner noted that he could accommodate this item on the next work session agenda for October 4. Commissioners indicate this was appropriate.

## **VI. OLD BUSINESS**

No Old Business items discussed

## **VII. NEXT MEETING DATE - October 4, 2018 @ 5:30 pm (tentative)**

## **VIII. ADJOURNMENT**

Meeting adjourned approximately 6:55 p.m.

### **Motion to adjourn**

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