City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, February 21, 2019 **5:30 PM**	**Work Session**	**Conference Room 1-B** **Columbia City Hall** **701 E. Broadway**

I. CALL TO ORDER

Present: 9 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey and Michael MacMann

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

No changes to agenda were proposed

Accept agenda as presented (unanimous voice vote)

IV. APPROVAL OF MINUTES

February 7, 2019 Work Session

No modifications to the February 7, 2019 minutes were offered.

Approve Febraury 7, 2019 minutes as presented (unanimous voice vote)

V. NEW BUSINESS

A. January 2019 Building Permit Report

Mr. Zenner provided the report to the Commissioners for information purposes. Mr. Zenner confirmed that the Commissioner's did not have difficulty accessing the on-line links that were provided in the staff report. No Commissioner indicated an issue with accessing the links. Mr. Zenner further explained the new monthly permit summary and noted that the format was generated from the new software package. There was limited additional discussion about the report.

VI. OLD BUSINESS

A. Rock Quarry Road Stakeholder Report - Follow up

Mr. Zenner introduced the topic and indicated that Chairman Loe had updated the staff's comparison spreadsheet, distributed at the January 24 work session, with a new column entitled "RQR Special Area Plan". The updated spreadsheet was projected on the "big screen" and utilized throughout the meeting discussion. Chairman Loe explained the purpose of the additional column and noted that several of the recommended actions within the Stakeholder Report were also found as "goals and objectives" of the Special Area Plan. Chairman Loe indicated that for tonight's meeting the goal was to try to identify what recommendations presented by the Stakeholder Group should be considered specific to just the Rock

Quarry Road SR-O or should be considered as more global additions to the SR-O regulations and become applicable to not only the Rock Quarry Road SR-O, but to all future roadways designated as SR-O's.

Following these instructions, Mr. Zenner facilitated the Commission's discussion relating to each of the recommended actions that were within the spreadsheet. There was significant discussion by the Commissioners with a consensus reached on what designation should be applied to each of the recommended actions. As part of the discussion, Commissioners indicated that the language used within several of recommendations actions would need to be modified to make them more globally applicability. Mr. Zenner asked that the Commissioners not "wordsmith" the statements at this point, but rather hold off on preferred text till the actual public hearing. Identifying what category each of the recommended actions fell within would help guide future discussion as the Commission formulated its recommendation on the Stakeholder Repot that would be presented to Council.

The Commission's discussion identified approximately an equal amount of recommended actions that could be considered global and specific. Commissioners raised concerns about the funding and the people resources it would take to complete many of the recommendations within the Report. Mr. Zenner noted that part of the Commission's recommendation on the Report's contents could speak to this concern.

Due to the depth of the discussion, the Commission was unable to complete it assessment of the entire spreadsheet. The Commission ended its discussion with concluding that the proposed enforcement recommendations were not supportable as offered by the Stakeholder Group given the City already had enforcement mechanisms in place to address violations. Furthermore, Commission had concern about the diversion of limited resources to this specific corridor of road versus other areas of the City. Mr. Zenner suggested that revisions to the existing regulations may assist in mitigating the concerns expressed by the Stakeholders that resulted in the recommended actions.

Mr. Zenner indicated that he would place this item on the next work session agenda so that the discussion and categorization of the recommended actions could be completed. He noted that once the Commission completed the categorization task it could direct staff as to how to prepare for the required public hearing. The Commissioners indicated that the proposed plan to wrap up its discussion on the topic was appropriate.

VII. NEXT MEETING DATE - March 7m 2019 @ 5:30 pm (tentative)

VIII. ADJOURNMENT

Meeting adjourned approximately 6:55 p.m