



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, March 23, 2017

7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

MR. STRODTMAN: Good evening. We'll go ahead and call to order our Planning and Zoning Commission meeting of Thursday, March 23, 2017. May I have a roll call, please.

MS. BURNS: Yes. We have eight present. We have a quorum.

MR. STRODTMAN: Thank you, Ms. Burns.

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

Unexcused: 1 - Michael MacMann

II. APPROVAL OF AGENDA

MR. STRODTMAN: Mr. Zenner, are there any changes to our agenda this evening?

MR. ZENNER: No, there are not, sir.

MR. STRODTMAN: Thank you, sir.

III. APPROVAL OF MINUTES

MR. STRODTMAN: Commissioners, we had earlier sent to us the February 23, 2017, Planning and Zoning Committee -- Commission meeting notes -- minutes. Are there any corrections or discussion needed on those minutes? I see none. I'll just do a thumbs up for approval, if we're good with that. If we're all approved?

(Unanimous vote for approval.)

MR. STRODTMAN: Thank you.

IV. SUBDIVISIONS

Case # 17-15

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes and Development, Inc. (owner) for approval of a 19-lot final plat of R-1 (One-family Dwelling District) and PUD (Planned Unit Development) zoned land, to be known as "Barcus Ridge, Plat No. 3". An

associated variance to Section 25-53 regarding creation of tier lots on previously platted property is also requested. The 16.83-acre subject site is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane.

At this time, I would like to ask any Commissioner who has had any ex parte communications prior to this meeting related to this case, Case 17-15, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Thank you.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the final plat for "Barcus Ridge, Plat No. 3", with the requested variance.

MR. STRODTMAN: Thank you. Commissioners, any questions for staff? Yes, Ms. Loe?

MS. LOE: Mr. Smith, I'm just curious why do -- why are tiered lots not permitted on previously platted?

MR. SMITH: Previously platted lots? Yeah. So I think the rationale there is that once a property is developed, the evaluation should occur at the initial platting to determine whether or not tier lots are required, and if that's the case, then they would be permitted. Typically, I think you want to refrain from doing a reevaluation after a subdivision and a neighborhood has been established with a certain type of lot layout to then come back and split, say, a deep lot into two lots that stack -- that are stacked upon each other, which would be your typical residential tier lot kind of configuration. It's not something that's permitted, and I think there's a lot of reasons for that. It's not necessarily inherently -- I would say that it's a general philosophy that stack lots are something you don't necessarily want to see perpetuated without specific reasons, so there are a lot of reasons that you wouldn't want to see those basically repeated over and over. You have service issues with basically long tiers going back to lots that are hidden behind other lots. You have the fact that you are having residential homes stacked upon one upon the other, privacy issues, but I think it's generally just a -- not a best practice in the subdivision world. So they're not necessarily something that are prohibited, but we want them evaluated at the initial stage of platting. I'm sorry. That might be long, rambling answer, but that's generally --

MS. LOE: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? As I see none. This is a subdivision matter. As in past practices, we will open it up. If there's anyone in the audience -- the one individual. If you would like to come forward and give us any relevant information, we would take that at this time.

MR. GREEN: Good evening, ladies and gentlemen. Andy Green with Crockett Engineering, offices at 1000 West Nifong, Building Number One. Crockett Engineering concurs with the staff report, pretty much just to clean up two separate lots, separate the B & Ps for the southern guys and the northern guys so they can all access their lots appropriately. And I'm happy to answer any questions.

MR. STRODTMAN: Commissioners, are there any questions for this speaker? I see none. Thank you, sir. Commissioners, any additional discussion, comments, questions, motions? Yes, Mr. Stanton?

MR. STANTON: As it relates to Case 17-15, I move to approve the final plat for Barcus Ridge, Plat No. 3, with the required variance.

MR. TOOHEY: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for the motion; Mr. Toohey, for a second. Commissioners, discussion on the motion? I see none. We can have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 8-0.

MS. BURNS: Motion carries 8-0.

MR. STRODTMAN: Thank you, Ms. Burns. Recommendation for approval of that final plat will be forwarded to City Council.

Move to approve the final plat for Barcus Ridge, Plat No. 3, with the required variance.

Yes: 8 - Burns, Harder, Loe, Rushing, Russell, Stanton, Strodtman and Toohey

Case # 17-73

A request by Fleet Specialties Real Estate, LLC (owner) for a three-lot replat of C-P and C-3 zoned property. The 3.36-acre subject site is located on the east side of Old 63, between McAlester Street and Gordon Street.

Our next case, Case 17-73. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to this case, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed final plat.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Commissioners, are there any questions for staff? I see none. I'll open the floor. This is a subdivision matter, but as in past practices, if there is anybody in the audience who would like to come forward, we will take that at this time. I see none. Commissioners, any discussion on Case 17-73? Yes, Ms. Loe?

MS. LOE: This seems like housekeeping. It's supported by staff, so if there is no discussion, I'll make a motion for approval of Case 17-73, approval C.E. Harr Plat 2.

MS. RUSSELL: Second.

MR. STRODTMAN: Thank you, Ms. Loe, for that motion, and a second by Ms. Russell. Commissioners, any discussion on the motion that's on the table? I see none. Ms. Burns, when you're ready for a roll call.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton,

Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr.

Harder. Motion carries 8-0.

MS. BURNS: Motion carries 8-0.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval of a three-lot replat will be forwarded to City Council for their recommendation.

Make a motion for approval of Case 17-73, approval C.E. Harr Plat 2.

Yes: 8 - Burns, Harder, Loe, Rushing, Russell, Stanton, Strodman and Toohey

Case # 17-84

A request by GRD Properties, LLC (owner) for a final minor plat to create a single C-3 (General Business District) zoned lot, to be known as BMW Plat No. 1. The 4.97-acre subject site is located on the east side of Beverly Drive, between I-70 Drive SW and Bernadette Drive.

Moving on to our last case, Case 17-84. At this time, I would like to ask any Commissioner who has any ex parte communications prior to this meeting related to this case, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed final plat.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Commissioners, are there any questions for staff?

MS. RUSHING: I do want to say that's a beautiful sidewalk.

MR. MACINTYRE: Take another look at it for you. Very nice.

MS. RUSHING: That's a good place for it, too, along -

MR. STRODTMAN: Yes. It definitely needed the sidewalk. I see no questions. As is -- this is a subdivision matter, if there's anyone in the audience that would like to come forward and give the Commissioners any relevant information, we'll take that at this time. I see none. Commissioners, any discussion, additional questions? Ms. Russell?

MS. RUSSELL: Again, housekeeping. So in the case of 17-84, BMW Plat No. 1, a final minor plat, I move to approve the proposed final plat.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Ms. Russell. And I'm sorry -- Ms. Rushing -- sorry. I was listening to --

MS. RUSHING: It's a lot like Russell.

MR. STRODTMAN: -- both sides of the ears. We have a motion on the table, Commissioners. Is there any discussions needed on this motion? I see none. Ms. Burns, when you're ready for a roll call.

MS. BURNS: Yes. Thank you.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton,
Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 8-0.**

MS. BURNS: Motion carries 8-0.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation will be forward to City Council for their consideration.

Move to approve the proposed final plat of 17-84, BMW Plat No. 1.

Yes: 8 - Burns, Harder, Loe, Rushing, Russell, Stanton, Strodtman and Toohey

V. COMMENTS OF THE PUBLIC

There were no comments from the public.

VI. COMMENTS OF THE STAFF

MR. STRODTMAN: Mr. Zenner? Mr. MacIntyre?

MR. ZENNER: Yes. If it were -- we're trying to see what we have here. We didn't take some things out from a previous presentation. Would you like us to give it to you again? You know, it's been such a short meeting, I need to figure out what filler material we can put in here. Oh, well, we'll talk about floodplains again and then basically -- your next meeting. It's April 6, by the way. And it will be a regular meeting, like usual. We'll do our work session and we'll try to wrap up discussion from the UDC that we didn't get to this evening, and then talk about moving forward with particular projects that the Commission had asked to discuss after Council had completed its work, and then projects also that we need to be dealing with as it relates to your general work program for 2017. The majority of that will still be dominated by cleanup activity for the UDC, but

we do have some other projects that we'd like to bring forward to you. As well you will receive in your work session agenda for this April 6 meeting a link to the 2018 Capital Improvement Program. It is that time of year again. We will have that just as a discussion item on the agenda. If you can, look at the link when you receive your agendas. We will be looking at scheduling speakers as we have in the past -- Public Works, utilities, and then Parks and Recreation to come and provide an overview of the projects that they have upcoming for the April 23rd meeting, I believe -- the second meeting in April. I can't remember the date. And then you will be asked to have a final recommendation at the first meeting in May. And we'll go back over that again on the 6th; we're just giving you a heads up. The Capital Improvement for 2018 will be being discussed initially by just the Commission on the Commission on the 6th of April and you'll have a link to that document. You only have one item on your April 6th agenda. And, you know, we -- we're trying to get a second one, but the applicant asked this evening to have it on tonight's agenda, so I couldn't balance the agenda out. It is a public hearing item and it is something that you probably have heard about if you watch the news. It is the Columbia College master plan update. It does include some of the material that Mr. Jarvis -- that I saw at least last night, talking about a potential future residence hall on their campus and then some other buildings that they are looking at incorporating or making modifications to. So that is the only public hearing. As we have done in the past with Columbia College, as well as Stephens College, as part of our zoning code, the higher -- institutions of higher education are required to have a master plan reviewed and then approved by City Council in order to be able to proceed through a building permitting process with not being in compliance with the underlying zoning. So that is the purpose behind the master plan process that we require for these higher academic institutions. The University of Missouri, as we have discussed in the past, is exempt, being an entity of the state, and that is why we do not do a master plan review with them. But that is the only item we have on the agenda, and the only highlights that I wanted to provide you this evening were that of the CIP and then our discussion as it relates to our pending items with the UDC. It was pleasure to see many of you at our Council meetings as we went through the process. Just so the public, if they watch, yes, I am relieved that we are done with the process, but the real work now is beginning, and that is the implementation of the Code itself. We have -- still working some issues with our own internal staff and are looking forward to the opportunity to have some projects that we actually can apply the new Code to. We have not yet had an application cycle deadline that has occurred. That will be actually this coming Monday, so projects that you will receive towards the end of April, the beginning of May, if I recall correctly, will be those that are subject to the new development code. So we will be changing terminology, we will be changing some references and things that you see in your staff reports as a result of that, and we are going to continue to gingerly move through this process as we all are learning together, the industry, as well as our staff, as to how we react to new proposals under the new Code. But again, thank you for your efforts, your attention to the details, as well as your attendance at the Council meetings. It was greatly appreciate. I think we have begun a wonderful process of being able to modernize and move our community forward with our Code. But with that, I am finished for this evening, and I appreciate your attention.

VII. COMMENTS OF THE COMMISSION

MR. STRODTMAN: Yes, Ms. Burns?

MS. BURNS: I just wanted to -- to follow up with what Mr. Zenner said as far as a thank you to staff and to the Council and to this Commission for all the work that took place over the past years on the Development Code. I did want to point out that at the Council meeting on Monday, there was a discussion as we move forward with this about

establishing possibly a task force or a blue ribbon commission to look at items of the Code that might sent back to a particular body, and I would just hope that those items would be sent back to the Planning and Zoning Commission. I think we're all ready to roll up our sleeves and continue the good work that we've done. I think we've operated as a team and are knowledgeable about the Code, and it makes sense that it would come back to this particular entity. I'd like to keep a successful process in place and I think that we were successful. And, of course, understanding that we would accept correspondence, public hearing input testimony from any interested parties, but that the idea if things are to be referred back to a body, it would be referred back to Planning and Zoning.

MR. TOOHEY: I would agree with every comment that was just made.

MR. STANTON: Second that.

MS. RUSSELL: And I'll third that.

MR. STRODTMAN: Well, not be left out, I also would say ditto. I would agree with you 100 percent that I think we, along with others, have more knowledge than the majority of our citizens, and I think it would be only appropriate for us to be able to continue our discussion. And we -- we even said at the beginning that we wanted another chance at some of the topics, so we did have quite enough time. Yes?

MS. LOE: And I think you've hit on -- in the continued discussion in that we -- we have several items, even though we agreed as a group to move forward in a certain direction, we have a history of discussion on several topics that, if those should come back to us, I think it would be valuable to bring the insights that we brought with the public discussion to -- back to those and reinvestigate what that discussion was and reevaluate how we take it forward.

MS. RUSHING: And I think at least one of those topics, we can bring forward ourselves if, you know, we want to propose -- I don't know that it's a change. It would be in addition to the Code.

MR. STRODTMAN: Thank you, Ms. Rushing. Commissioners, any additional comments? I just have one last one. I'd like to welcome Mr. Caldera to our meetings. Mr. Caldera comes from the City Law Department, and we look forward to working with you going forward, and welcome to the P & Z Commission meetings. Commissioners, I would look for -- Mr. Zenner?

MR. ZENNER: I am remiss. I was thinking we were going to have an additional meeting with Mr. MacIntyre. I have not notified any of you. I have our Historic Preservation Commission that we were going to be losing a staff member and reducing our -- our fold by one. Steve is not one that likes a lot of attention placed on him and I

really don't want to put much on him, but I want to acknowledge the fact that Steve has been a significant contributor to our department over the last, I believe, 11 years, has been instrumental in a lot of our projects that we have worked on that define the focus for our community from our long-range planning perspective. Steve was a critical component to our East Area Plan planning activity and then several sections of our City's Comprehensive Plan, as well as an instrumental portion of our staff as we went through the Development Code internal staff evaluation, as well as he is a stalwart plan reviewer that is detail oriented, as many of you have had an opportunity to experience in your time on the Commission. He has accepted a job back in Canada, in Surrey, British Vancouver, and in the Vancouver area, and as well as he and his family are going to be heading back home, in essence. Both Jackie, his wife, and himself are both from -- Jackie, especially, from Vancouver, and then Steve from the Northwest Territory further north, but they met, if I understand correctly in Vancouver and then came here. So we are going to miss him greatly, and we have not yet determined when we will be advertising for the position, so you may get to hear more of me. You may get to see more of Mr. Palmer, but, nonetheless, we thought we may have him for one additional meeting, but as we were just reviewing the calendar, we've got a couple of projects that probably won't make the deadline for the April 6 meeting, so we'll probably give him the day off and let him go home and enjoy his family, and then enjoy the time that he has before he leaves our wonderful community of Columbia where he has contributed greatly to our -- our efforts as a planning department. With that, Steve, I appreciate greatly your efforts and wish you the best of luck as you move forward.

MR. STRODTMAN: Any final words, Mr. MacIntyre? Here's your chance.

MR. MACINTYRE: It's been a pleasure knowing all of you and working with you on occasion. And yeah, I hope things go well and continue to move forward in a positive fashion, so thank you.

MR. STRODTMAN: Yeah. Well, thank you for the 11 years, and I know what it's like to go home, so it's -- even though going north, you may miss the summers in the Midwest, but we appreciate everything you've done for our community and we will miss you.

VIII. NEXT MEETING DATE - April 6, 2017 @ 7 pm

IX. ADJOURNMENT

MR. STRODTMAN: Commissioners, if there is no further discussion, I would take a motion for adjournment and a second, if anyone would like to, or we can --

MS. RUSSELL: So moved.

MS. RUSHING: So moved.

MR. STRODTMAN: And I would say Ms. Russell, and Ms. Rushing. Thumbs up?

(Unanimous vote for approval.)

MR. STRODTMAN: Have a wonderful evening.

(Off the record)

(The meeting adjourned at 7:32 p.m.)

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