

**MINUTES  
PLANNING AND ZONING COMMISSION  
OCTOBER 9, 2008**

**COMMISSIONERS PRESENT**

Mr. Jeff Barrow  
Mr. Neil Cady  
Ms. Vicki Curby  
Ms. Ann K. Peters  
Mr. Steve Reichlin  
Mr. Glenn Rice  
Mr. Doug Wheeler

**COMMISSIONERS ABSENT**

Ms. Helen Anthony  
Mr. David Brodsky

**2) APPROVAL OF MINUTES**

MR. BARROW: You've all received copies of the minutes of our last meeting. Are there any changes, amendments, corrections?

**Mr. Cady moved for approval of the minutes of the September 18, 2008, meeting; seconded by Mr. Rice. Unanimous voice vote for approval.**

MR. BARROW: Are there any commissioners who will need to abstain from any of the business items tonight? Very well.

**3) SUBDIVISION**

**08-71 Broadway Marketplace Plat 2 - a final plat of a minor subdivision, located on the north side of Trimble Road, east of Brickton Road, containing approximately 6.59 acres.**

MR. BARROW: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the proposed final plat, subject to all of the technical corrections being made prior to the plat being placed on a City Council agenda.

MR. BARROW: Thank you, Mr. Bondra. Are there any questions? This is not a public hearing, but if there is anyone here who would like to give the commission more information, I would invite him to speak. I see Mr. Reed is here. If you have any questions, we can ask him. Yes?

MR. WHEELER: Is this the piece that's currently being graded?

MR. REED: It's on this --

MR. BARROW: State your name and --

MR. REED: My name is Tim Reed; I'm a land surveyor with Engineering Surveys & Services. It is on the southern edge of the tract that lays west of the Broadway Marketplace Shops -- Sam's, Lowe's -- where they're constructing detention basins right now, yes.

MR. WHEELER: Thank you.

MR. BARROW: Thank you. Yes, Ms. Curby?

MS. CURBY: Do these right-of-ways at the front of the property on Trimble Road allow for the widening of that road, because, right now, the way it's set up, you have to merge in and then get back, and

you're in two lanes and then you become one lane, and then you become two lanes just right at the west edge.

MR. BARROW: Mr. Reed, would you like to answer that?

MR. REED: Actually, the City Public Works Department contacted our office and discussed that problem, and improvements to that street are currently being constructed to widen that street.

MR. BARROW: Thank you.

MR. REED: Thank you.

MS. CURBY: Thank you. That's good news.

MR. BARROW: Further discussion, questions? Yes?

MR. CADY: I think this is pretty straightforward. I make a motion that we recommend approval of the plat.

MR. BARROW: Subject to the --

MR. CADY: Yeah. Subject to the correction from Public Works or any comments being addressed before it's submitted to the Council.

MR. REICHLIN: I'll second that.

MR. BARROW: It's been moved and seconded. Is there discussion on the motion? Are you ready?

MR. WHEELER: Yes.

MR. BARROW: Let's have a roll call, please.

MR. WHEELER: A motion has been made and seconded to recommend approval of Broadway Marketplace Plat 2 - a final plat of a minor subdivision, located on the north side of Trimble Road, east of Brickton Road, containing approximately 6.59 acres, with the added provisions of the City's -- subject to all the technical corrections by Public Works prior to going to City Council.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Rice, Mr. Wheeler, Mr. Barrow, Mr. Cady, Ms. Curby, Ms. Peters, Mr. Reichlin. Motion carries 7-0.**

#### **4) VARIANCES**

##### **08-73 A request for a variance to Section 25-43 of the Subdivision Regulations regarding East Broadway right-of-way - Broadway Trio Subdivision - Final Plat.**

MR. BARROW: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the variance to Section 25-43 of the Subdivision Regulations, which would require an additional three feet of right-of-way to be dedicated along the East Broadway frontage.

MR. BARROW: Thank you, Mr. Bondra. Are there any questions? 1825, is that when Columbia

was incorporated?

MR. BONDRA: That was when the Town of Columbia was established.

MR. REED: I think it was actually 1821.

MR. BONDRA: Yeah. Between --

MR. REED: It's close.

MR. BONDRA: I think the plat, maybe, is recorded in 1825.

MR. TEDDY: It's been a slow process then.

MR. REED: Yeah.

MR. BARROW: Thank you. Is this a public hearing or --

MR. BONDRA: No.

MR. BARROW: No? I would invite anyone who has any additional information to speak. Seeing no one. Commissioners? Yes, Mr. Cady?

MR. CADY: Yeah. We run into these quite a bit. I just wish in the future that something like this could be done administratively and not have to come to this level and to the Council for variances. But I think it's pretty straightforward and I make a motion to recommend approval of the variance.

MS. CURBY: I'll second that.

MR. BARROW: It's been moved and seconded. I tend to agree with your comment on that.

MR. CADY: Yeah. I wish there was a way that it could be done administratively, and it just saves not only our side, but both -- you know, the applicant, too, so --

MR. BARROW: Further discussion? If we talk more, we can be here for fifteen minutes instead of ten. Okay. Roll call, please.

MR. WHEELER: The motion has been made and seconded to recommend approval of a request for a variance to Section 25-43 of the Subdivision Regulations regarding East Broadway right-of-way - Broadway Trio Subdivision - Final Plat.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Rice, Mr. Wheeler, Mr. Barrow, Mr. Cady, Ms. Curby, Ms. Peters, Mr. Reichlin. Motion carries 7-0.**

MR. BARROW: Thank you.

## **5) COMMENTS OF STAFF**

MR. BONDRA: The next meeting is October 23rd, two weeks from tonight, and you have two public hearings, and you've already determined that they're both routine. One is establishing permanent zoning on some property on the east side of Bethel Church Road that's being annexed into the City to connect to the City sewer. The other one is establishing some C-P as permanent zoning and rezoning part of a tract that's already in the City. It's a property on the south side of I-70 Drive S.E. and west of the Lake of the

Woods interchange. And then at your November 6th meeting, a month from now, you've got two public hearings, which you need to determine as a commission as to whether or not they're routine or complex. The first one is a rezoning from R-1 to O-P, planned office, and it's located along the northwest side -- and this map is wrong. It says Woody Lane, and that was actually changed to Woodard Drive, so it's on the northwest side of Woodard Drive. Our technician is making a new map, but I didn't get it on this slide. We've had a concept review on a plat of this property and talked about this rezoning. I believe the applicant has met with the neighbors. We have not -- or I have not gotten any calls from any neighboring property owners. Well, I take it back. I did get a call from an out-of-town property owner who owns property immediately to the west, right here, just asking some questions about the proposal, but not necessarily objecting to it. So, we think this can probably be routine. We don't know of any major controversy. There are no plans for the property, they simply want to rezone it O-P, and have a statement of intent approved and try and market it as an office site.

MR. CADY: I would think it would be routine.

MR. BARROW: Routine till it comes up?

MR. CADY: I think it would be routine.

MR. RICE: Yeah.

MR. BARROW: Okay. Routine.

MR. BONDRA: And the next one is property that was before you, I think, last spring or this summer. The Academy Village C-P Plan is on the -- well, it's on the south side of Green Meadows Road. This is --

MR. TEDDY: Both sides.

MR. BONDRA: Yeah. I guess it's on both sides. These are some remnants of MoDOT right-of-way, Tracts A and B, that the applicant is asking to zone or rezone to C-P, and then Tract C is kind of a remnant of O-P zoning that the applicant is asking to rezone to C-P. And, again, we have not heard of any controversy over this. We think it can be routine.

MR. BARROW: Routine?

MR. CADY: Routine. Routine.

MR. BARROW: Yeah.

MR. BONDRA: That's all I had. One other thing I'd like to mention is, most years, you cancel your second meeting in November because of the conflict with Thanksgiving. This year, your meeting is on the 20th and Thanksgiving isn't until the 27th, so you can probably have the meeting -- the second meeting in November. So, far, we don't have anything scheduled for that, but just wanted to let you know that so you can plan on that.

MR. CADY: Mr. Bondra, did I see it publicized in the paper about the roadway revisions to CATSO? Is that on the 23rd -- our next meeting?

MR. TEDDY: Yes.

MR. BONDRA: Oh, yes. Yes, it is.

MR. TEDDY: Yes. This would be the first of several that would be considering amendments already made to the CATSO Major Roadway Plan for an update of the City's Major Roadway Plan. We're going to start with the Rangeline corridor, and then a whole list of existing county roads that would all be classified as collectors for purposes of mapping, and then also to consider removing the unbuilt section of Cunningham from the Major Roadway Plan between Bray and Rollins.

MR. CADY: And that's at our next meeting?

MR. TEDDY: Yes, sir. Yes.

MR. BONDRA: Yeah. I'm sorry. I neglected to add that one to the list on the 23rd. That's all I have.

MR. BARROW: Thank you. I don't see any reason to cancel the meeting on November 20th. We could at least have a work session. Our agendas are getting pretty slim.

MR. REICHLIN: As long as we have something to do.

MR. BARROW: Yeah.

MR. CADY: Yeah.

MR. BARROW: Well, if there's nothing on our -- if there's no business, then -- all right.

**6) COMMENTS OF COMMISSIONERS**

MR. BARROW: Ms. Curby? Mr. Cady?

MR. CADY: I just want to go on record, I may be absent at the next meeting on the 23rd. I'll know about a week from now, so --

MR. BARROW: Very well.

MR. CADY: Okay.

MR. BARROW: Further comments?

**7) COMMENTS OF VISITORS**

There were no comments from visitors.

**8) ADJOURNMENT**

The meeting adjourned at 7:15 p.m.

(Off the record)

**Doug Wheeler – Acting Secretary**

**Jeff Barrow - Chair**