

MINUTES

PLANNING AND ZONING COMMISSION MEETING

AUGUST 21, 2014

COMMISSIONERS PRESENT

Mr. Steve Reichlin
Mr. Rusty Strodman
Mr. Bill Tillotson
Mr. Andy Lee
Ms. Sara Loe
Mr. Anthony Stanton
Ms. Lee Russell

COMMISSIONERS ABSENT

Dr. Ray Puri
Ms. Tootie Burns

I) CALL TO ORDER

MR. REICHLIN: I'll call the August 21st, 2014 Planning and Zoning Commission Meeting to order.

II) APPROVAL OF AGENDA

MR. REICHLIN: At this time I'll take any adjustments to the agenda or approval thereof.

MS. RUSSELL: I move to approve the agenda.

MR. STANTON: Second.

MR. REICHLIN: That was Mr. Stanton as second. We'll take a thumbs up on that.

(Unanimous vote for approval)

III) APPROVAL OF REGULAR MEETING MINUTES

MR. REICHLIN: Then the next item will be approval of the regular meeting minutes from August 7th, 2014. If anybody has any issues with those minutes -- I was absent. Seeing none. All in favor, say aye. Opposed, same sign.

(Unanimous voice vote for approval)

MR. REICHLIN: The minutes are approved. That leads us to our first item of business.

IV) PUBLIC HEARINGS

Case No. #14-134

A request by Shelter Enterprises, LLC (owner) on behalf of The Kroger Co. (applicant) for approval of a major amendment to the "Gerbes Super Store C-P Plan" to include a fuel station. The 1.6-acre redevelopment area is located on the south side of West Ash Street, approximately 130 feet west of Clinkscales Road. (A request to table this item to the September 4, 2014 meeting has been submitted)

MR. REICHLIN: If Staff has anything that they care to add, we'll entertain that at this time.

MR. MacINTYRE: No. No further comment from Staff.

MR. REICHLIN: So then it is up to us to approve the tabling. So if anybody wants to make a motion to --

MR. LEE: Make a motion to approve --

MR. REICHLIN: Mr. Lee?

MR. LEE: -- the tabling.

MR. REICHLIN: A motion to table to the September 14th meeting.

MS. LOE: Second.

MR. REICHLIN: Ms. Loe seconds. Take a roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Ms. Russell, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion carries 7-0.

MR. STRODTMAN: The request to table to September 4th has been approved.

MR. REICHLIN: Thank you, Mr. Secretary.

Case No. 14-135

A request by Tammy Mangold (owner) to annex approximately 2.1 acres of land into the City of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located approximately 800 feet west of Thompson Road, and is addressed 4097 Thompson Road.

MR. REICHLIN: 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 R-1 zoning.

MR. REICHLIN: Are there any questions of the staff? Thank you very much, Mr. MacIntyre. I just want to -- just for record state that this is a public hearing item. Seeing nobody here, we'll just go through the formality.

PUBLIC HEARING OPENED

MR. REICHLIN: Opening public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Closing public hearing. Comments of Commissioners? Mr. Lee?

MR. LEE: It seems to me this is pretty straightforward. There is nothing controversial about it.

The staff has recommended approval, so I make a motion that we approve it.

MR. STANTON : Second.

MR. REICHLIN: Mr. Stanton seconds it. A motion has been made and seconded. May we have a roll call, please.

MR. STRODTMAN: Yes, sir. This is for Item 14-135.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Ms. Russell, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion carries 7-0.

MR. STRODTMAN: A recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Okay. That closes the public hearing portion.

V) COMMENTS OF PUBLIC

MR. REICHLIN: Obviously, there won't be any comments of the public. Comments of the staff?

VI) COMMENTS OF STAFF

MR. ZENNER: Your next meeting will be September 4th, and we do have a number of items on that agenda. However, prior to getting to those items -- or we'll get to them now. You have two subdivision items and two public hearing items, one of which is the deferred item that was for the Gerbes Super Store C-P plan. We have a repeat of something that you have previously seen, and this is the Alpha Chi Omega subdivision and the Alpha Chi Omega C-P plan and rezoning that was off of Tiger Avenue directly across from Stankowski Field. This was an item that the Planning Commission had unanimously recommended approval of, which was to allow for a creation of a surface parking lot to support the sorority that was immediately to the southwest. That request was denied by City Council. After the denial the applicant went forward to the Council members to explain what the purpose behind that request was and two meetings ago at the end of the Council's regular agenda, Council agreed to allow that application to be resubmitted within the one-year period with additional information. So what will be coming forward to you on September 4th is the additional information that was provided to Council to provide justification for it to be reconsidered. And we will present that to you at that time. What I can tell right now is it is the same site plan and the same general parameters; we just have some additional supporting documentation. So that will be your dual item -- subdivision and rezoning combined into one. And then the two new public hearings that you have will be Gerbes, and then Lot 5A for Red Oaks Subdivision. This is the development that is across from the Grindstone Walmart. This is for a C-P plan approval for a Plaza Tire Store immediately to the west of the recently approved Break Time gas station and the south side of the primary access road within the development. You do have a meeting on the 4th, a regular work session starting at 5:30 and a regular meeting starting at 7:00 p.m. And then we do have a regular meeting scheduled at the end of September as well. So that is our meeting schedule for the month of September. Maps for your projects. Again, our Alpha Chi Omega C-P plan and rezoning request just to the southwest -- or northwest of Stankowski field, and then the Gerbes Super Store plan, which is what you just tabled, and, of course, then Lot 5A out at Red Oak. That is all that we have to offer you this evening. Thank you very much.

VII) COMMENTS OF COMMISSIONERS

MR. REICHLIN: Thank you, Mr. Zenner. I'll entertain comments of Commissioners? Anyone -- oh, Mr. Lee? I'm sorry.

MR. LEE: I would just like to comment on the Council's changes to C-2 zoning. I find it disturbing that Council would go ahead and make those changes despite a number of objections by this Commission -- members of this Commission. Not all -- I don't know who all, but I know a number of people did object to that and I find it ridiculous that City Council is going to spend \$150,000 to hire outside consultants to tell us about zoning changes that we need to make. Let's go ahead and change C-2 zoning now instead of waiting for comments of Clarion and Ferrell Madden.

MR. REICHLIN: Thank you, Mr. Lee. Anybody else? I'll entertain a motion for adjournment.

MS. RUSSELL: So moved.

MR. TILLOTSON: Second.

MR. REICHLIN: Mr. Tillotson. Thank you very much for coming out.

VIII) ADJOURNMENT

(The meeting was adjourned at 8:00 p.m.)