

MINUTES

PLANNING AND ZONING COMMISSION MEETING

NOVEMBER 6, 2014

COMMISSIONERS PRESENT

**Dr. Ray Puri
Mr. Steve Reichlin
Mr. Rusty Strodman
Mr. Bill Tillotson
Mr. Anthony Stanton
Ms. Tootie Burns
Ms. Lee Russell**

COMMISSIONERS ABSENT

**Ms. Sara Loe
Mr. Andy Lee**

I) CALL TO ORDER

DR. PURI: The Planning and Zoning Commission will come to order, please. It's November 6th, 2014.

II) APPROVAL OF AGENDA

DR. PURI: Approval of agenda. Thumbs up? Everybody okay with that?
(Unanimous vote for approval)

III) APPROVAL OF REGULAR MEETING MINUTES

- **October 23, 2014**

DR. PURI: Approval of the minutes of October 23, 2014.

MR. REICHLIN: I have one correction.

DR. PURI: Mr. Reichlin has a correction.

MR. REICHLIN: There was a mention made erroneously on my part and I apologize for it. Rather than saying Ms. Lee, I was supposed to say Ms. Russell.

DR. PURI: That is on page 2?

MR. REICHLIN: On page 2. It's the vote for the moving to table one of the items that we dealt with last week.

DR. PURI: Okay. Approval with the change made? Is everybody okay with that?

MR. STANTON: Second.

DR. PURI: Thumbs up?

(Unanimous vote for approval)

DR. PURI: All right.

IV) TABLING REQUEST

Case No. 14-168

A request by Crockett Engineering (agent) on behalf of Roth Dudley Kent Etal 1/2 and Wendeling Development, LLC (owners) to rezone approximately 1.80 acres of land from R-3 PUD (planned residential) and O-P (planned office) to O-P (planned office) and obtain approval of an

O-P development plan/preliminary plat to be known as “River Region Credit Union”. The subject site is located at the southeast corner of Huntridge Drive and Carter Lane. (A request to table this item to the November 20, 2014 meeting has been submitted. This is the 2nd request to table. The item was previously tabled on October 9).

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department.

Staff recommends approval of the tabling request.

DR. PURI: Commissioners, any question of the staff? All right. May we have a motion?

MR. TILLOTSON: I motion to approve the tabling until November 20th.

DR. PURI: Mr. Tillotson making the motion.

MS. RUSSELL: I'll second that.

DR. PURI: Okay. Ms. Russell, second. May we have roll call, please.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.

MR. STRODTMAN: The motion to table has been approved.

DR. PURI: All right.

V) SUBDIVISION

Case No. 14-194

A request by Crockett Engineering (agent) on behalf of Susan and John, Jr. Williamson (owners) for approval of a 51-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as “Barcus Ridge”. The approximate 46-acre subject site is located between Route K and Old Plank Road immediately south of Arrowhead Lake Drive.

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department.

Staff recommends approval.

DR. PURI: Commissioners, any questions for Mr. Zenner? Do we have a motion? A subdivision item does not require public hearing input, unless you want input.

MR. TILLOTSON: Motion to approve Case 14-194.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second; Mr. Tillotson, first. May we have roll call, please.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.

MR. STRODTMAN: The motion for approval will be forwarded to City Council.

DR. PURI: All right.

VI) COMMENTS OF PUBLIC

DR. PURI: Comments of the public? Seeing none.

VII) COMMENTS OF STAFF

DR. PURI: Comments of the staff?

MR. ZENNER: Well, your next meeting will be November 20th. It may not be as short as this, but, however, prior to that meeting, we do have our co-consultants for the Development Code Update coming into town. They will be here November 13th, which is next Thursday. We will be having a public forum to go over Module 2, which is our section that deals with dimensional standards, as well as the proposed form-based code for downtown, as well as subdivision design requirements. The meeting is, again, at 6:30, here in City Hall. We will have both Clarion and Ferrell Madden, our form-based code consultants, here on hand to address the public and explain what was -- what is in Module 2. So that is on the 13th, and all are welcome to attend. The Code is available for public review at this point -- Module 2, as well as Module 1's materials are still up at our Community Development page on the City's Website at gocolumbiamo.com. On the November 20th agenda we have no subdivision items, and it would appear from this list that we have a lot of public hearing items; however, Items No. 170 through 173 may be withdrawn. We are currently awaiting a response from the applicant as it relates to those annexation and rezoning requests. There is an issue associated with the expansion or the completion of Harvester Road that may require that these projects be pulled off of the agenda and handled at a later date yet to be determined. The Somerset Village project, which is the large scale annexation and rezoning of 127 acres to the west of the Battle Elementary and Battle High School, at this point we are working with the applicant as it relates to technical items still. So that may be withdrawn as well or delayed again. It was to be heard on the October 23rd agenda, and was requested to be tabled to the November 20th meeting in hopes that we would have all of the outstanding issues resolved. At this point we are unsure if that will occur. So the only two items that you may end up with are River Region Credit Union, the item that you tabled this evening, and then Negwer Warehouse & Office. This is an M-P development plan up off of -- on the north side of town, and it is basically an industrial park immediately to the east of our asphalt plant up in that area. I'm drawing a complete blank. Here's your map associated with the projects, just to give you a graphic representation. Again, our River Region project, the annexation request off of Harvester that may be withdrawn thereby reducing our agenda for the 20th, the Somerset Village project, which you are all probably familiar with -- the high school being the parcel is that shown under development in this graphic, and then Tower Industrial Park -- or the Negwer Office Development there off of Tower Drive North and Prathersville Road. Those are the items for the upcoming 20th agenda. When the agenda is produced, the withdrawals or the requests for tabling will obviously be identified at that point. If you have any questions, I'm more than happy to answer them; otherwise, that is all we have to offer you tonight.

DR. PURI: Thank you, Mr. Zenner.

VIII) COMMENTS OF COMMISSIONERS

DR. PURI: Comments of the Commissioners? Seeing none.

IX) ADJOURN

DR. PURI: We're adjourned.

(The meeting was adjourned at 7:15 p.m.)