

## **MINUTES**

### **PLANNING AND ZONING COMMISSION MEETING**

**DECEMBER 18, 2014**

#### **COMMISSIONERS PRESENT**

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

#### **I) CALL TO ORDER**

DR. PURI: Planning and Zoning Commission Meeting for December 18, 2014 will come to order, please.

#### **II) APPROVAL OF AGENDA**

DR. PURI: Any adjustments to the agenda? Mr. Zenner is going to present a year in review; is that --

MR. TEDDY: He would like to do that. We didn't have time in work session, as you know.

DR. PURI: Uh-huh.

MR. TEDDY: So he would like -- he did add some slides in the --

DR. PURI: Okay. We'll put that under Comments of Staff at the end --

MR. TEDDY: That's just fine.

DR. PURI: -- if he can keep it brief.

MR. TEDDY: We'll note that too. We'll see if I'm successful.

#### **III) APPROVAL OF REGULAR MEETING MINUTES**

- **December 4, 2014**

DR. PURI: Commissioners?

MR. STANTON: Move to approve the minutes.

DR. PURI: Mr. Stanton moves to approve the minutes.

MR. REICHLIN: I'll second it.

DR. PURI: Mr. Reichlin seconds it. We'll just have a thumbs up.

(Unanimous vote for approval).

DR. PURI: Okay.

#### **IV) PUBLIC HEARINGS**

##### **Case No. 15-38**

**A request by the City of Columbia to revise Chapter 29 (Zoning) of the City Code as it**

**relates to the placement and permitting procedures applicable to group homes for the mentally or physically handicapped.**

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

Staff report was given by Mr. Tim Teddy of the Planning and Development Department.

Staff recommends approval subject to the Commission agreeing that a conditional use procedure is appropriate for allowing two group homes adjacent to each other.

MR. LEE: Mr. Teddy, would those minor revisions you are talking about, would that come back before this Commission?

MR. TEDDY: Well, our intent would be to just simply make the change. However, we could provide a copy back to the Commission just so you at least know that that had been done, and then you should have you -- should you have some kind of concern about that, you could certainly contact us. But this would keep it moving to the Council.

MR. LEE: When you say minor revisions, what do you mean by that?

MR. TEDDY: Well, I'm saying this sentence right here, they're not quite satisfied with it. They want to have some further discussion with it, so that's --

MR. LEE: They --

MR. TEDDY: So that's what would change.

MR. LEE: They being Great Circle?

MR. TEDDY: Yes. Yes, sir.

MR. LEE: Okay.

MR. TEDDY: Everything else that I have described to you will remain intact, unless you all want to change some of these things.

MR. LEE: Okay. Thank you.

MR. TEDDY: Yeah.

DR. PURI: Commissioners, any other questions? Mr. Reichlin?

MR. REICHLIN: Just a brief one. So if a group home presently that's not within 1,000 feet of another possible group home, are they on a conditional use permit at this time?

MR. TEDDY: No, sir. Group homes are permitted so long as they meet the 1,000-foot spacing criteria. And so this would introduce -- the conditional use is a way of examining an exception.

MR. REICHLIN: Okay. Thank you.

DR. PURI: Go ahead, Ms. Burns.

MS. BURNS: Mr. Teddy, how long, if you know, has the current existing group home been operating in that capacity?

MR. TEDDY: I would ask them to -- I don't know. We didn't look up their documentation, so I would ask them to respond to that.

DR. PURI: Any other questions of the staff, Commissioners?

MR. STRODTMAN: I --

DR. PURI: Mr. Strodman?

MR. STRODTMAN: Would there be a scenario where one of these homes could be destroyed, in whatever capacity, and combined into one larger structure with the same density?

MR. TEDDY: One building, eight occupants, two guardians or house parents would be the rule. So if a larger structure is erected in place of two, that would be the rule.

MR. STRODTMAN: Okay. Thank you.

DR. PURI: Any other questions of the staff? Okay. Seeing none. We will open the public hearing.

#### **PUBLIC HEARING OPENED**

DR. PURI: Anybody wishing to speak on this matter, please approach the podium, state your name, address and address the Commission.

MR. MONEY: Hi. My name is John Money. I am the vice president and chief facilities officer for Great Circle. I live at 16848 County Road 1050, St. James, Missouri 65559.

DR. PURI: Do you want to raise that mic up a little bit because of the transcript?

MR. MONEY: Is that better?

DR. PURI: That's better.

MR. MONEY: I do have handouts of the presentation, if that would be helpful for anyone. I can leave them here or pass them out.

MR. TEDDY: Mr. Zenner will take care of that for you.

MR. MONEY: I just wanted to speak on behalf of Great Circle tonight regarding the proposal Mr. Teddy just reviewed. Just to tell you a little bit about who we are as Great Circle -- and some of you may know us as Boys and Girls Town of Missouri. We have been in the Columbia community for many years, and, in fact, in 2001, is when we formally had a presence here when we combined with Comprehensive Human Services to take Front Door, which was an existing residential service in the community. We have been serving kids in the -- in this Columbia -- Boone and Cole County regions for many, many years in our facility in St. James, which is across the state, and we really needed and wanted to be a part of the Columbia community. So in 2004, we had purchased land, and we have an operation on Bearfield. So for 10 years, we've been operating that location. And in 2009, we merged with an organization in St. Louis and really changed the name -- the organization was Edgewood Children's Center and merged with Boys and Girls Town of Missouri to provide statewide services across Missouri and all of the regions. And we've really grown and developed in providing services for kids and families in residential and community-based services and education services in all of our campuses and regions. So, you know, what is Great Circle? Great Circle is an organization where we really champion for those that are struggling with difficult circumstances, and embracing them, and providing them an opportunity for purpose in their lives and some empowerment and trust. We trust and we believe in the kids and families that we serve, and we want them to believe in themselves as well. And so really on a big picture, we serve 12,000-plus kids, families, individuals. Lives are touched every year, and it's growing as our services continue to grow. One of the things that we believe in, and our staff believes in, and those who are associated with us, we have core values that we follow and we make our decisions based upon the

core values that we believe in. We are a nonprofit, private organization. We build facilities based on the opportunity for donor funds that believe in our programs as well. And all decisions that we make, we really follow these core values. And a few of them that, you know, I listed in here -- and I could talk for a long time. I know this is brief, so I will be very brief. But integrity is one that kind of stood out to me as far as in an organization in Columbia. We have a proven track record of taking an organization, developing a piece of property and serving kids in this community in a variety of fashions. We have locations and community-based service operations on the Vandiver location, and our Bearfield campus is residential and education services that continue to grow. We do what we say we do and we've done that with this transitional living group home. The key to that group home is providing an opportunity for these young youth -- so then residential care, you reach a certain age and it's a supervised living environment. These are kids that are aging out that are transitioning out that are in this community. They will be members in the community. And this is a transitional program so that we can continue to have our arms on them, a slight touch. It is a supervised program. These kids are 16 to 20 years old. We are licensed by the State of Missouri. The specific group home is licensed by the State of Missouri. Also, we are accredited with a joint commission, and not only do we follow the local code for fire and safety regulations, but we are also regulated by the State. So there is some significant investment that we put into these programs to make sure that the facilities that we have are approved at all of those levels with those regulations, and people looking over our shoulder to make sure we are doing things at the highest value and protection for the kids and families we touch. And it is a supervised program. We have staff that are there. There is never kids that are alone in that community home, but they have a lot more freedom because they are transitioning into adulthood into the community. We want them to have the jobs; we want them to get the education and have a little bit more of the freedom. It's not like kids going to college and having free reign. This is a program that is supervised, and we feel it's a highly successful and beneficial program for these youth to have an opportunity and to have some purpose and some success in the community. Parole sources continue to ask us to expand those programs, and we've been looking for these homes for many years. To find an opportunity that really fits for the programs that we have is difficult to find the perfect fit in the community. We think this home really matches the existing home that we have. Columbia is their home. They are going to be in this community one way or the other, and we would like to be able to help support them and help the success rate go higher. I included in this presentation just a map that has a little bit of a diagram. I know Mr. Teddy showed that already, but this is an ideal opportunity for our organization and these kids. So the 1026 location is really our only close neighbor that you can see, and that is the home that came up for sale after we purchased the 1022 home. And we've had kids in the 1022 home since, I believe, it's May. We put \$95,000 of investment into that program to meet all of the standards that the State and joint commission require for us. So we had a time period after purchase to get that up to speed that's appropriate for the kids. It was really dilapidated before we bought it, so we feel we bring something to the community to increase the value of the home, and we feel it's maybe above and beyond the expectations of normal residential, but it still has residential value even if this were to go to another -- back to that in the future. The 1026 home is ideal. It gives the kids -- the young adults that are there a little bit

of an environment to have some peace and tranquility when they go back to their own private room, but they have woods in the back and a variety of different parks that are nearby and not a lot of action in that neighborhood. The -- this is the front face of the home. We did not pick the color, but as part of our renovations, we may consider doing something different. But that is a solid home. It still would require some renovation and some investment on our part. The location to the southwest view, you can see there are no neighbors adjacent right next to that that are very visible. The other side goes down -- I'll point to that vehicle that you -- and there is two other homes on that corner. Those are -- have signs for rental homes, so they're rental properties. We really have limited interaction with the neighbors and we really -- this is an excellent opportunity for our organization. We are here to answer any questions that you might have, and Rebecca Nowlin is also a speaker. She is vice president overseeing the residential services in this state and can answer any specific questions you might have about who we are, what we do and our programs. Do you have any questions I can answer at all?

DR. PURI: Commissioners, any questions of this speaker? Ms. Burns?

MS. BURNS: I had asked -- apparently you've been operating about 10 months in the current location; is that correct?

MR. MONEY: I think 10 months is about right. Yes.

MS. BURNS: And what is the length of occupancy, if you -- I mean, having only operated 10 months, I don't know if everybody has been there since day one, but the limited -- or the length of occupancy for your residents?

MR. MONEY: So it really varies. It's based on their individual situation and circumstance. Some of these kids come with a plan that is really close to getting back into maybe a family member situation; some of them their family members are not the right place for them, and they need full independence. And so every situation is a little bit unique and different. Now, we've had these kids in other independent supervised programs, but not to the extent of the group home.

MS. BURNS: Okay. Thank you.

DR. PURI: Any other questions, Commissioners? Thank you, sir. Oh, one question. Ms. Loe?

MS. LOE: You appear to be outside the 2,000 feet of existing group homes. You are not -- are you aware of any other group homes that are looking within the area that might be within 2,000 feet?

MR. MONEY: I am not aware of any others.

MR. TEDDY: Ms. Loe, if I can interject, we looked at our existing inventory and we measured to the nearest, and I believe it was over 3,300 feet would be the distance travelled to get to the nearest neighboring group home.

DR. PURI: Go ahead, Mr. Lee.

MR. LEE: Mr. Money, does Great Circle object to any of these conditions that Planning wants to put on you?

MR. MONEY: No. And we're really relying on the Commission -- or the City to tell us how best to go about this. So if there is any mentioned disagreement or variance, it is only minor wording that is beyond me for protection from a legal-to-legal perspective. I -- we've been very pleased to work with the

City regarding this opportunity, and I don't have objections to anything that has been recommended.

MR. LEE: Okay. Thank you.

DR. PURI: Any time frame for you, like what you need for those last lines that changed -- how long that legal review would take?

MR. MONEY: I imagine a matter of maybe another day, if that -- or an hour. I don't think as we are -- time frame for any changes in the description of that last document --

MR. TEDDY: As quick as we can. I know they wanted to meet with us this afternoon -- Ryan Moehlman and myself have been working on this on the Staff side. Mr. Moehlman is assistant city counselor. I think as soon as we can arrange the meeting, we will be able to get it done.

MR. MONEY: The clarification of a few items is all it really was. It wasn't any major change. A very minor clarification and I wish I could speak to the clarification more, but I know Mr. --

DR. PURI: Okay. Thank you. Anybody else wishing to speak on the matter can approach the podium.

MS. NOWLIN: Good evening. My name is Rebecca Nowlin. My address is 7220 South Highway 163, here in Columbia, Missouri 65203. As John said, I'm the vice president and chief program officer of residential treatment services for Great Circle. Before I was given that title last January, I was the director of the Columbia campus for nine years. In that role I oversaw the residential treatment programs, day services and the transitional living program. I started the group home and the transitional living program in Columbia. I was the one who searched for several years actually to find the perfect location. We looked everywhere in Columbia and Boone County for a -- for the right spot until we found this. I have a great love and passion for this population in ensuring that they are not ignored or unjustly judged and to ensure that they become tax paying members of our society. And I also have a great love of this community and ensuring that my children have a safe place to grow up. So I'm just here today to answer any questions that you may have about this project from a program perspective.

DR. PURI: Commissioners, any question of this speaker? Mr. Lee?

MR. LEE: Ms. Nowlin, do the kids age out at 20?

MS. NOWLIN: Well, some of the -- the children have to age out by their 21st birthday. If -- and some of them do and some of them don't. It just depends on the circumstances.

MR. LEE: All right. Okay. Thank you.

DR. PURI: Mr. Strodtman, you had a question?

MR. STRODTMAN: Staff made reference earlier that maybe this would be a male/female -- would that be the situation that you guys are looking at or would they continue to be mixed coed, I assume?

MS. NOWLIN: It's not coed now.

MR. STRODTMAN: Okay.

MS. NOWLIN: What we would like -- it's just males right now. What we would like to do is make the second property for females, so they could have the same opportunities. This really -- I mean, we -- from, you know, the proximity to jobs, to a bus line, to shopping, to school, it is the perfect location for our

kids, and it is also safe for them because they are really -- I know some people worry that they are sort of criminals, but they are not. They are much more likely to be victimized. So it is a safe place for them to be and we just want to have the same opportunity for girls.

MR. STRODTMAN: Thank you.

DR. PURI: Any other questions of this speaker?

MR. TILLOTSON: I --

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: I just have an educational question because I'm not real familiar with the group home environment. You've got eight boys in this house.

MS. NOWLIN: Uh-huh.

MR. TILLOTSON: How many bathrooms?

MS. NOWLIN: Three.

MR. TILLOTSON: Do they each have their individual sleeping quarters?

MS. NOWLIN: It's kind of a combination. There are some that have their own room, and there is a few that share. There's -- but at the most there is two in a room and we just make that based on clinical decisions and what is in everyone's best interest.

MR. TILLOTSON: Thank you.

MS. NOWLIN: Some people prefer -- you know, it's just safety and things like that.

DR. PURI: Any other questions? Ms. Lee?

MS. LOE: One --

DR. PURI: I mean, Ms. Loe.

MS. LOE: -- final question. This would be a group home for foster care or mentally, physically handicapped?

MS. NOWLIN: Well, both, really. I mean, almost all of these youth have cognitive and pretty significant developmental delays. Some of them have physical handicaps, such as -- you know, one of the reasons why children are placed both in our residential and our transitional living program is because of our proximity to the University. And we have -- I mean, it is everything from sort of Juvenile Diabetes to some of our children grew up in poverty and have lead -- exposure to lead and are dealing with long-term health consequences of that, things like that.

DR. PURI: Mr. Lee?

MR. LEE: Ms. Nowlin, as I recall from my earlier experience with Boys and Girls Town, most of these kids have no place else to go.

MS. NOWLIN: Right. These kids have no appropriate placement.

MR. LEE: Yeah.

MS. NOWLIN: And, I mean, I always say they are headed towards adulthood at 90 miles an hour, and, I mean, they just didn't have the background that other children do, in addition to the sort of challenge they have. So we have, you know, trained staff plus clinical staff who are there all the time.

MR. LEE: Thank you.

DR. PURI: Any other questions? Seeing none. Thank you. Anybody else wishing to speak on this matter? Please approach the podium, state your name and address. You have three minutes.

MR. HOUSER: Hello. My name is Adam Houser. I live at 4025 Grace Ellen. I hate to be against Great Circle or anything they do. I think they do a great thing and community group homes are necessary, but the problem is the way our City defines group homes. Right now, you know, it could have up to eight sex offenders living in a group home. We currently have one on Grace Ellen Drive that has four sex offenders that is 800 feet from a school. So what assurances do we have that, you know, at another date, two homes will come together in the same situation and they could have 16 drug and alcohol sex offenders living in them? That's my biggest concern.

DR. PURI: Commissioners, any questions of this speaker? Seeing none. Anybody else wishing to speak on this? Seeing none.

### **PUBLIC HEARING CLOSED**

DR. PURI: Discussion, Commissioners? Mr. Tillotson?

MR. TILLOTSON: I'll take a little bit of discussion. I am personally all for it. I think it is great. I see no opposition to it in on my part and I would love to support it. The problem I have is I don't like putting my name on something that is not complete, and I would prefer to see the Commission table this until it is all completed, brought back to us and passed with our 100 percent blessing.

DR. PURI: Ms. Loe?

MS. LOE: I'm just -- I am trying to understand that the -- right now, the language distinguishes between group homes for foster care and group homes for mentally or physically handicapped. I mean, it's identifying those in two different line items.

MR. TEDDY: Right.

MS. LOE: And the language you showed us --

MR. TEDDY: Right.

MS. LOE: -- highlighted in pink was adding language from mentally or physically handicapped. And if you can go over that again, just why are we distinguishing between different group homes for different purposes or different uses.

MR. TEDDY: Well, it may be something we change with the general update too because it is kind of cumbersome when you're over classifying something. But we think that Great Circle's operation meets the second term, which is for mentally and physically handicapped. That's a fairly broad spectrum of conditions. You can have persons that have emotional issues, learning disabilities, mental -- what is termed mental retardation in our code still, but mental handicaps or disabilities, physical disabilities -- illness would qualify.

MS. LOE: Maybe -- could you put the language back up or are you just saying that some of these conditions only apply to those group homes then? That's what I'm not clear on.

MR. TEDDY: No. I think we -- that captures what Great Circle --

MS. LOE: I understand you are talking about Great Circle. I'm not -- does everything that is being added also apply to group homes for foster care?



MR. TEDDY: That's a separate line. And as you can see, that's not qualified any way in the ordinance. See, the group homes --

MS. LOE: That's what I was asking.

MR. TEDDY: Okay.

MS. LOE: Because in the language --

MR. TEDDY: Yeah. You see there's not the qualifying phrase --

MS. LOE: -- we have in our packet does not qualify --

MR. TEDDY: -- subject to the following conditions.

MS. LOE: -- this.

MR. TEDDY: So --

MS. LOE: So foster care cannot do two on one property. The only group homes that can combine are ones for mentally or physically handicapped.

MR. TEDDY: They're the ones that currently are subject to the 1,000 foot --

MS. LOE: The way the code is written --

DR. PURI: Mr. Ryan --

MR. TEDDY: Do you want clarification --

MS. LOE: -- any group home.

MR. MOEHLMAN: I think --

DR. PURI: You have to approach the podium and speak there.

MR. MOEHLMAN: Sure thing.

DR. PURI: Okay. So she can transcribe your thoughts.

MR. MOEHLMAN: I think you address your question. So in the --

DR. PURI: State your name and address for the transcriptionist, who will need it.

MR. MOEHLMAN: Sure. Ryan Moehlman, Assistant City Counselor, office at 701 East Broadway. So in the current zoning code, the group homes for foster care is an as-of-right use without the 1,000 foot limitation. I think it was included in this draft to just give context within the zoning code. But the limitations that are -- that we are talking about don't apply to it. So the 1,000 -- the original 1,000-foot limitation that is currently in the code only applies to group homes of handicapped persons. It doesn't apply to the foster homes; so therefore; these don't need to be addressed to that particular use.

MS. LOE: So this is the only type of group home to be restricted?

MR. MOEHLMAN: Yeah. Well, unless there is other group homes within the -- within the definitional standards that I'm not aware of.

MR. TEDDY: Yeah. Written for this one.

MS. LOE: There are no other restrictions on any other group homes?

DR. PURI: I think Ms. Loe --

MR. MOEHLMAN: Well, if they are not listed within the R-1 district, then they are not allowed, so --

MS. LOE: I understand that.

DR. PURI: I think, Ms. Loe, you are trying to ascertain the fact that the 1,000-foot restriction, is it just for mentally and physically handicapped group homes? Is that what you're trying to ascertain or does it apply to other homes too?

MS. LOE: Yes.

DR. PURI: And the 2,000 foot that we are amending, does that only apply to mentally handicapped group homes and it does not apply to any other type of group home; is that correct, Mr. Teddy?

MR. TEDDY: Just a moment and I'll -- if you will bear with me, I'll --

DR. PURI: That's what we are trying to verify.

MR. TEDDY: -- go to the section in the ordinance. And I'm sorry I didn't give you the full text. We usually just extract out that portion. So here's how the uses are listed in R-1. You have group homes for foster care, full stop, that's permitted use; you have group homes for mentally or physically handicapped under the following restrictions; and then you have that fairly lengthy language. And then that's the end of group homes. The next defined use is home occupations, which is an entirely -- that's a home-based business. So it's those two in the R-1 district. So there are some other types of residential care facilities in other districts, but no I don't believe they are subject to the 1,000-foot --

MS. LOE: Thank you.

DR. PURI: Okay. Any other discussion? Mr. Strodman?

MR. STRODTMAN: No. I'm sorry.

DR. PURI: Mr. Reichlin?

MR. REICHLIN: I intend to support the staff's position and I applaud the work that Great Circle does. And I think that what I've seen of the campus that some of these children are coming from has gone through major changes over the last several years for the positive. And just allowing for this type of use in a more residential setting seems like an appropriate transition for these individuals.

DR. PURI: Do you agree with Mr. Tillotson's remarks about a complete concise document before we vote or are you okay with the way it is?

MR. REICHLIN: Personally, I'm fine with accepting the staff's position, but perhaps we ought to take that through the motion process and resolve that issue --

DR. PURI: Okay.

MR. REICHLIN: -- before we go forward.

DR. PURI: Mr. Lee?

MR. LEE: I am very much in favor of this and I somewhat agree with Mr. Tillotson that we ought to table it and come back, but I believe that since we don't meet again until late January?

MR. ZENNER: January 8th.

MR. LEE: January the 8th. Well, then that sets group -- sets them back by at least some period of time. And so I would think that we ought to go ahead and pass it as is.

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: If we table this -- or if we passed it tonight, when would it be in front of the City

Council?

MR. TEDDY: Intro and first reading, their first January meeting, and then their second January meeting, which is the day after Martin Luther King day for consideration for action --

MR. ZENNER: January 20th.

MR. TEDDY: Thank you. The 20th of January. If it would help Commissioners that have concerns about this late change, I can at least show you and walk you through the language we responded to so you can kind of see the difference. Would that be helpful?

DR. PURI: I think, Mr. Teddy, the idea is just that when the Commission is passing a document --

MR. TEDDY: Yeah.

DR. PURI: -- they want to pass what is going to be shown to the Council. You're having them pass this document with the ad lib change.

MR. TEDDY: Right.

DR. PURI: So all the explanations and, you know, the clarifications you are giving have no meaning until it is in writing in black and white, so the Commission is what is stamping it.

MR. TEDDY: Understood.

DR. PURI: So that's -- that's their point. I think -- I don't think they have any lack of confidence in you, you know, approach, they are just signing their name to it and that's what they feel that --

MR. TEDDY: I understand it. I just -- if it helps, we will show you language that Great Circle would prefer and then show you what the staff drafted in response.

DR. PURI: Do we have a motion then, gentlemen and women?

MR. TILLOTSON: Before we make a motion, I would like to say, just to reiterate, I think this organization is awesome. I'm not arguing any of that. I'm just trying to not put my name on something that could get changed and then all of the sudden it goes -- I personally believe the language as the staff has made it, I think any person that's having to use a group home, whatever their life has dealt them, has a mental challenge. So that's why I don't just see how the staff's language could be -- have any bearing or why you all would want to change that. That's what I can't understand.

DR. PURI: You can approach the podium and make a clarification if you would like. Just restate your name. That's all you have to do.

MR. MONEY: My name is John Money with Great Circle. I -- personally, and I may be going out on a limb, but I'm fine with the language, and a delay for us is a significant delay. We may lose the contract of this home and this opportunity. I think it is wordsmithing in clarification of that -- that paragraph, and I -- we weren't given the perception that it was going to be a major change or any kind of change. But -- yeah, but this is under contract until the end of January, and we were pushing it with the seller to try and get this done, so delays are very significant to me and I'm willing to say do it as is just in regard to that. Otherwise, I think we may lose it. Thank you.

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: That makes me feel very good. Even if the staff does see the need to change it now, at this point I'm comfortable with your acceptance.

DR. PURI: Mr. Ryan?

MR. MOEHLMAN: So legal staff is confident that the ordinance functions as is, so if -- if, you know, Community Development would support a change, legal staff thinks that it can function and is appropriate for approval tonight.

DR. PURI: Thank you.

MR. TILLOTSON: With that said I make a motion to approve as recommended by Staff.

DR. PURI: Mr. Tillotson makes the motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton seconds. May we have roll call, please.

MR. STRODTMAN: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton. Motion carries 9-0.**

MR. STRODTMAN: Planning and Zoning's recommendation for approval will be forwarded to City Council.

DR. PURI: Okay. Comments of the public?

**V) COMMENTS OF PUBLIC**

DR. PURI: Seeing none. Comments of staff?

**VI) COMMENTS OF STAFF**

MR. ZENNER: Well, we've made it through another year. Your next meeting will be January 8th of 2015. We hope you all have the opportunity to have a wonderful and joyous holiday during our next couple of weeks that we have off. When you come back, however, we'll have a couple of additional items that we will need to cover. We will have our regular meetings on January 8th, both work session and our regular Planning Commission Meeting, and then we will have our next set of meetings on the 22nd of January. We will be repeating the same work session regular meeting. Your items for the January 8th agenda are as they show here in front of you. Two subdivision actions, Boone Medical Park Plat 2 -- this is down on the southeast corner of Forum and Nifong Boulevard. This is the medical facility across from Wood Lake -- or Wood Park down there. And then The Crossing's EPC, this is the church, The Crossing, and they are into their final plat of the development surrounding their property or their campus there off of Grindstone Parkway. Two pretty routine platting actions, and then you have two public hearings. I can tell you right now the only reason that 14-180 shows up is because it was tabled to the January 8th meeting, and it was tabled for the second time by the applicant. We are in the process of continuing to work with the applicant, and there will be a third request to table this project, and that will be made by Staff, and we will provide you an explanation at the January 8th meeting. But the applicant has consented and is desiring Staff to present that on their behalf since we have to at this point. And then T-Cat Investments, this is a rezoning that was mentioned to you this evening in passing, off of Forest Avenue and Providence Road, just in the northwest corner of that particular property, and it is a rezoning from R-1

to O-1. We will have that one for you as well on the January 8th agenda. To give you a little bit of context where these properties are located should you not be familiar with them: Boone Medical Park, the EPC Crossing Plat -- and it is the highlighted red parcel that is off of Southland Drive. This is a single-family lot that was left out of the replat for the much broader Crossing Church Campus Plat that we had done previously. They are bringing that parcel now, I believe, into the main campus for the church. Then the two rezoning actions, a very familiar picture here for 14180, that is the Somerset Village Project, the ground under construction at the time was the high school and then immediately to the north of that is Battle Elementary, which is under construction today. And then your Forest Avenue T-Cat Investments property rezoning. We were going to cover some items this evening in our work session, and I'll be a little bit bold and brief as it relates to this. This is your 2014 year-end review. Buckle your seats and hold on because we are going to go fast. We had some membership changes during the year. We did our farewells to Commissioners Vander Tuig and Mr. Wheeler. Mr. Wheeler, our 10-year veteran, many of you had an opportunity to work with him. However, in the departure of our two, we welcomed two more on board, and that is Ms. Burns and Ms. Russell. It has been a pleasure to have them added to the ranks of the Commission, and they can add their insights to each of our meetings. We also introduced Clint Smith, our newest planner who replaced Matthew Lepke to the Commission. And tonight, you have met Ryan Moehlman, who is our newest addition to the overall team on helping us with the legal representation and legal matters from our City's legal department. You convened 21 work sessions for a total of 31 1/2 hours of meetings. Some of you probably thought they lasted longer than that. And we only cancelled three work sessions. Quit nodding, Mr. Lee. I saw that. We also convened 24 regular Planning Commission meetings, which is, I think the first in a number of years. We did not cancel a meeting due to the lack of a quorum, which was something that we had experienced a couple of years ago as a challenge, nor due to the lack of any business, which has typically been our reason for cancelling meetings. So with that said, it was a very busy and fulfilling year. We will get to that as we move through. Again, from a leadership prospective, we reelected your leadership for our Commission. Dr. Puri is our chairman in his second term. Mr. Reichlin and Mr. Strodman in their second terms as vice chair and secretary, respectively. As we turn the planning cube, your plan accomplishments. You adopted your 2014 work program in February of 2014. Two of you attended the Smart Growth conference in Denver. That was Ms. Loe and Mr. Stanton, along with one of our staff members, and got educated on what makes communities grow wisely and smartly. We introduced you to the Columbia code update process. This is our major overhaul to both our subdivision and our zoning codes. We are currently in Module 2, and we will be having Module 3 presented to us early to mid-January for staff evaluations, and then the moving forward to another public forum on that in the first quarter. We reviewed your capital improvement program for the City of Columbia, and you offered comments and recommendations to the key staff and the individuals engaged in that process. We also offered recommendations on TAP applications -- and that's not to play TAPS, that is basically our TAP applications -- Transportation Program funds. And this is something that Ms. Bacon presented to us as it related to some opportunities we had from the State and MoDOT. Your regulatory accomplishments, you have taken action, as many of you probably know, on the interim C-2

regulations after much long and drawn-out debate. We have a set of interim standards for downtown now that will be replaced by our form based code standards that are in our development code update upon its adoption. You took action on the accessory dwelling unit regulations after some significant involvement through work sessions, and the guidance of Mr. MacIntyre, one of our planners on staff, as well as input from neighborhood activists as well. It was a significant accomplishment and one that actually fulfilled a goal and an objective of the Columbia Imagine Comprehensive Plan. And you have also taken action this evening -- you can tell I was already thinking you were going to take action on our group home standard change. And that is being forwarded to the Council this evening. So some of the highlights on those text changes that you have done and the regulatory accomplishments. Comprehensive plan accomplishments, we heard tonight during work session our neighborhood planning process, and it is ready for launch, as Mr. MacIntyre said, in January of next year. We will begin what we believe to be hopefully a long process producing neighborhood plans that help to focus at a much more parcel specific level planning opportunities for our neighborhoods that do not already have neighborhood plans in place. We've gone over the plan implementation matrix. Ms. Bacon spent quite some time with you on that. It is ready to be presented now to Council in February of 2015, and I actually have with me this evening to distribute to you, since Ms. Bacon was not able to join us tonight, the actual final matrix for you to review and provide any additional comments back to her on -- full color, 11 by 17, so you don't need to pull the magnifying glass out. You have reviewed the infrastructure scorecard and the process. Mr. Smith has been working on that. He didn't go to Washington; he decided to stay here and try to present it to you, and we will hopefully have that to you sometime in a more complete fashion by mid-first quarter. That is a process, as you are well aware, from how we have discussed that, it's going to take a number of folks to get involved and engaged in that internally. First, to get some meaningful evaluation criteria and processes, and then we will actually move into possibly more policy related discussions with you as we move through this year. We have also had the review of several regulatory changes -- proposed changes that effect our environmental aspects of the City, and those dealt with our steep slopes and the temporary abeyance process that was proposed by the County and has basically not been enforced at this point until the City desires to do something similar. We are in the process on that, and that is a project that we will bring back to you again this coming year as we move a couple of additional projects forward. And then we reviewed our planning process, how we do engagement with our community, through what process, how often, how do we advertise, how do we bring to the public what's going on within the confines of City Hall and happens before the Planning Commission here on these bi-monthly meetings. We completed that presentation in March and really didn't make any changes to our process because it is really not quite broken. And until we see that we need to make changes to react, either hearing from you as Commissioners or from the public, we are going to let this process continue to work as it has for the last couple of years. Council has had some actions that have taken some impact on how the Commission operates. And I didn't know how to really phrase this, but I thought this may be the most diplomatic way. The Commissioner's terms, as many of you were aware earlier this year, were reduced from five to four years. The original discussion talked about reducing them to three. Ms. Burns and Ms. Russell were the

last two Commission members to be appointed to full five-year terms. The four-year term limits will begin in 2015. So we will work through that as we move forward to this next year for the appointments and from there on will be four-year terms. You approved a 2015 budget -- or Council did, I should say, and they did not increase your budget over FY14. Fortunately, that still affords an opportunity to send Commissioners to Smart Growth, as well as leaves a little money in the bank should something come up locally that is interesting and that we would like to either send Commissioners to or if we would acquire any type of materials that may have value to you as Commissioners for educational purposes. It also did preserve your ability to have meals at every one of your work sessions. To point out, and I think many of you were aware, you are the only board or commission in the City that is actually fed. And we have been able to maintain that in the budget for the last six years since I have been here, and we hopefully will be able to maintain it in the coming future. And then Council also established the Scenic Rock Quarry Road Overlay Committee. Some of you were here at the time that we made the changes to the Scenic Road Overlay. Mr. MacIntyre worked on those to address particular issues associated with the road that were identified, and Mr. Stanton is the Commission's representative on that committee. It is not being manned by the Community Development Department; it is actually being manned by our Public Works staff. And the result of that is based on the fact that the improvements that occur within that corridor need to run really through the CIP process, and that's what that committee was really intended to evaluate. Plan revisions, however, we do have Rock Quarry Area Plan, as you are well aware, probably. Those would come through us. You still are the body that would review amendments to those types of plans. You, however, would not necessarily be engaged in the committee work, except through Mr. Stanton, as the Commission's representative. Turning the cube again. So what did we do? What were your applications? And this is actually a very interesting graphic. This only captures what came before you as the Commission. It does not capture in totality what the City's staff in Community Development Planning and Zoning actually processed for the year. But this is the activity that you have been engaged in. Eighteen final plats; 15 rezonings and development plans -- a huge chunk of your time. Development plans just in and of themselves, nine of those. Preliminary plats -- I would have expected much less given the financial crisis and the other economic issues that was had within the city, but when we went through this and we looked at what we had actually accomplished for the year, four preliminary plats came out. The last item on this is your annexations and your permanent zoning. And that is how we grow as a City; that is how we bring in new lands. We took through the Planning and Zoning Commission, four annexation and permanent zoning requests. We had an additional three to four on the agenda that could have been closed out this year. Three were removed -- they were withdrawn. They were premature. We have one that is still pending, and that is the Somerset Village annexation and permanent zoning. So these are your applications. This is what we brought before you for the Commission, and this is what we spent the majority of our time on, other than the text changes and the work sessions for priorities within the Comp Plan. But when you look at it by the numbers, we added about 150 acres of land, almost a quarter of a square mile -- small number, but that's not all that small given that we have had some years where we have added a tenth. We annexed an additional -- we have 127 acres, which is the Somerset

Village, which is a pending request. It would have been handled had we been able to have gotten to it this year. So that number would have gone up significantly. Thirty-five percent of your rezoning cases were for C-P or O-P zoning. Seventeen percent of them were for PUDs. That number is significant and interesting because what it shows is we still have a reliance and a default position to go to planned zoning districts, something that the development code update is trying to alleviate since planned districts are often very cumbersome, very time consuming to administer and very time consuming to basically be able to get through the approval process. The next numbers may be even more telling: Sixty-five percent, 15 of our rezoning cases that involved a rezoning, including a development plan. That number clearly indicates that the development industry and those that want to come forth to City Council or the Planning Commission are learning that it is more beneficial to present both plan and rezoning requests simultaneously, not use the option that exists within the code to seek land use entitlement, i.e. rezoning and then come later with a development plan. The tables have turned significantly. You have to show it to be able to get your zoning is what that number shows to me at least. And then 46 percent of all of the cases that we have reviewed resulted in new development or construction, and when I make this statement, it has to deal with we took through development plans, and we took through final plats, all of which result in either lot creation or actual physical building creation or building development on land that was already zoned. So 46 percent of all of our cases have resulted in new development occurring, which is what we see throughout the City if you drive around and as we have presented to you in the development permit reports monthly. Three hundred and seventy-four preliminarily platted lots were created this year. That was just out of those four preliminary plats that you reviewed this year -- 374 lots. That is a stock that will then carry over. A portion of it was whittled away when you look at the next number, 66 lots were created through the final plats that we created. You think about that. There were 18 final plats; only 66 final platted lots came out of that. That means our average lot or our average number of lots per plat were about three, maybe five. It's real low. So we've got a carryover of 374 lots that were shown to you this year that are pending for development next or in subsequent years. There is a stock building back up and there is hope as a result that this number -- these two that I see, that we are turning the corner on the overall economic issues that we have seen in the past. We are starting to see preliminary plats coming in, meaning people are desiring to move forward. Now, we also have -- just with the new budget year, we have received probably almost half of what we may have projected for our total capture of projects in the first two and a half months of a new budget year. So very promising as it looks for 2015. When we do this review next year for you, I -- probably it is on the tip of your tongues, if not, you're bored, but you probably want to know how does this compare to 2013. I unfortunately ran out of time and was not able to get that for you. We will next year, however, give you that comparison though.

MR. STRODTMAN: Had me on the edge of my seat.

MR. ZENNER: So that is your year in review, and that was a little bit longer then I know you wanted, but I've got one more item that I would like to show you all. As many of you are all aware, this is the City's Webpage. If you've ever gone to [www.gocolumbiamo.com](http://www.gocolumbiamo.com), you will come to the main page of the City of Columbia's Website. On this main page, you will notice that there are eight icons in the center



of that page, along with the tabs at the very top. The one icon I want to point out to you all, and I want to point out to our viewers in TV land is basically the map icon. We have been busy with our GIS department this year in order to try to stay ahead of technology. And the demands that most people ask of us is what's on your agenda? Where do you have development? Can we look at the applications that you have received because we want to try to get in touch with the developer so we can maybe get in the door before anybody else does to do their construction plans or something along those lines, as well as it was somewhat in order to address a goal and objective that Mr. Teddy had established for me years ago when I started here and I just drug my feet. I needed to create something that would make us compete with the County at how they do their case management and get the County folks to be able to see what the County staff is up to. We created a viewer -- a map viewer to where anyone within the community, including the Commission, themselves, to go and they can look at what is on our agenda and what we have reviewed. And it is under the maps icon under the view the community dashboard. I never realized until it was told to me that the text underneath each of these icons is actually a hyperlink. So you click on the text and it will take you to a real cool looking map. Now, I won't click on the text underneath the icon because I can't get it to work that way on this screen, so I created another one. And it will take you to -- if you click on the community dashboard, it will take you to a screen that looks like this. And this screen basically will give you all of our -- should have -- it will give you all of our different types of developments that we've got within the City, and if you will click on a parcel of land --

MR. TEDDY: A highlighted parcel.

MR. ZENNER: -- a highlighted parcel of land -- and this is a request that we currently have pending, it will tell you anything you want to know about that parcel, basically. We have an application that is on this -- and the little caret up here will move you through the applications. Case status, if it says AC, it means it's an active case. And you will notice there is a case type. PDZ means a planned district zoning, so it's a rezone and planned district plan. They give you the case number, which is how we file everything in our office, so if you or a citizen wants to ask anything about the file, they use this case number. And we can find it for you, or if you are so inclined and you really want to know what is going on, or you just don't want to pick up the phone, you just click on the application link. And that application link will take you to everything that we have in our file -- I need to cancel that. Okay. It will take you to everything that we have in the file that was submitted along with this application. It will tell you who the developer is, how you can reach him, and how you can reach his project engineer. It will tell you their shoe size and, you know, everything else that you want to know. And then if you are really, really interested and you are patient enough, you will get a copy of the development plan. And you may never need to call our offices to ask us anything. I only wish. But, nonetheless, this is the tool that we have created that tracks every single one of those cases that we went over this year before the Planning Commission. All of 2014 activity is in this program now. And if you click on an item that actually has had other board action, the hyperlinks below or adjacent to each of the following criteria: The board report, which would be the Commission; your Council material, which would be the Council report; and then the Council ordinance that approved or disapproved that action all will be available directly from this screen. There is no reason -- if somebody is looking to try

to find out what the ordinance was that approved; was it approved; and what was the discussion and what were the minutes that went along with that discussion, there's no reason for the community to call us if they have access to the computer and if they are just looking for that general information. It's not that we don't want them to call, but this is a way though that we felt would be the easiest and most efficient way for them to obtain that information without having to feel as though they were imposing upon City staff to find it for them. We are continuing to make modifications to this. We will be adding some additional links here in the coming year that will allow people to go directly -- if it's a subdivision action, to the recorded subdivision plat directly from this screen, so you can see how the property is laid out. And if it's a development plan, you will be able to have access directly to the approved development plan from this screen as well. The benefit to this versus anything other search engine that we have, the actual ordinance and all of its attachments, meaning the statements of intent, the design parameters for planned districts, all of that is included in these links. You cannot normally find them through what a general search on the City's Website will find. So we have -- we have one-upped what we have currently today and put it into a package that we hopefully will have used by the public by those that are interested in development activity in the community. But this is a wonderful tool. We are adding pieces to this as well within the department for our other divisions, and the public should just be aware that the community dashboard will be expanded to not only include our planning cases, it will also be building into it building permit data, land disturbance data -- all of that will actually be coming online probably here in 2015, as well. We are definitely driving the interface more towards GIS-driven opportunities as well as linking it to other material that already exists, so we are not having to continue to recreate the paper file. And ultimately, we will see this hopefully as the tool that we use when we go to more of an electronic interface for all of our application and submissions as well. But with that, that is all I have to offer you for this evening. Again, it has been our pleasure to have an opportunity to spend a year with you working through these projects. We will bring forward to you in January the 2015 work program. 2015 looks to be probably as interesting a year. We will be working more towards Comprehensive Plan implementation, and then hopefully have some more interesting projects for you to get your hands and your teeth into. Thank you for your time.

DR. PURI: Thank you, Mr. Zenner. Comments of the Commissioners?

## **VII) COMMENTS OF COMMISSIONERS**

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: I would just like to say Merry Christmas and Happy Holidays to the audience, our television viewers, the news media, the staff. We -- these people are amazing. They really go way above and beyond to keep us straight and educated. Merry Christmas -- and fellow Commissioners, as well, Happy New Years.

DR. PURI: Go ahead, Mr. Lee.

MR. LEE: I would echo Mr. Tillotson's comments, but I would also like to commend Staff on all the hard work that you guys do on a daily basis down here to make our job easier. Thank you very much.

DR. PURI: Mr. Stanton?

MR. STANTON: On Case 15-12, I had a question. Can I -- can I call you about it?

MR. TEDDY: Read the dashboard.

MR. STANTON: Happy holidays, Staff. Great job. Great job.

DR. PURI: That was good, Mr. Stanton. I think you had Mr. Zenner for a second there.

MR. ZENNER: I don't remember what 15 -- what 15-12 was, you know. I sleep with my case numbers, you know, in a file folder next to my bed.

DR. PURI: I would like to wish you all a Merry Christmas and a Happy New Year. All the accomplishments that you have mentioned on the slide year in review, the 24 meetings and all business carried as usual without a cancellation of a meeting, it happens with the cooperation of Staff, as well as Commissioners. I would like to thank all the Commissioners for taking the pain to being at each meeting. It is very helpful. And also for taking the pain to cover in case there is a quorum issue. Thank you very much. And Staff, thank you very much for all the hard work that you do.

**VIII) ADJOURN**

DR. PURI: We're adjourned.

(The meeting was adjourned at 8:13 p.m.)