



**CITY OF FARMINGTON**  
110 WEST COLUMBIA STREET FARMINGTON, MO 63640

**PLANNING AND ZONING**  
**MINUTES OF MEETING**

The Planning and Zoning Commission of the City of Farmington met in regular session November 9, 2020 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri, 63640.

**CALL TO ORDER**

**ROLL CALL**

At 5:30 p.m., the roll was called with the following members present: Chad Follis – present; Ashley Krause – absent; Marvin Lee – present; Chris Morrison – present; Adrienne Spiker – present; Jessie Williams – absent; Chuck Koppeis Jr. – present; Larry Lacy – absent; Garrett Boatright – absent.

Guests present were: Tim Porter and Kristen White.

**ADDITIONS AND DELETIONS TO AGENDA**

**MINUTES OF PREVIOUS MEETING**

A motion was made (C. Morrison) and seconded (M. Lee) to approve the October, 2020 meeting minutes, with a roll call vote as follows: Chad Follis – aye; Marvin Lee – aye; Chris Morrison – aye; Adrienne Spiker – aye; Chuck Koppeis Jr. – aye.

**PUBLIC PARTICIPATION**

Mark Medley, owner of 420 Wellington Place, addressed the Commission to explain his opposition to the amendment (Case PUD-20-003). He asked the applicant, Burgess, if the subdivision doesn't have access through Wellington, can it be developed. Burgess responded yes. Medley also stated that there were 2 entrances planned initially, and neither were through Wellington. Burgess confirmed that it was originally planned that way. Medley asked Burgess if the Dunning land was still for sale, and Burgess responded yes. Medley reiterated that the covenant should not be broken at Wellington to allow for the amendment.

Chastity Krodinger, owner of 413 Wellington Place, addressed the Commission on behalf of Wellington Place to explain her opposition to the amendment (Case PUD-20-003). She asked if clarification was given after the previous meeting on whether Burgess could go ahead with the plan to turn the lot into part of the road that goes into Summerlin without the approval of the Commission. Tim Porter responded that the City's attorney did give an opinion on it, and it cannot happen without the Commission's approval. Krodinger stated that she is concerned with the road causing traffic and changing the dynamic of the neighborhood.

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**OLD BUSINESS**

- 1. Exception for stand-alone accessory structures on lots of record for bus stops.

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue but no action was taken. A motion was made by (C. Morrison) and seconded by (M. Lee) to postpone any decisions on the case until the next meeting. The Commission voted unanimously in favor of this motion.

- 2. Discussion of “C-3: Neighborhood Commercial” minimum lot requirements.

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue but no action was taken. A motion was made by (C. Morrison) and seconded by (M. Lee) to postpone any decisions on the case until the next meeting. The Commission voted unanimously in favor of this motion.

- 3. An amendment to the zoning ordinance definition related to electronic changeable message signs and prohibition thereof in Historical Districts.

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue but no action was taken. A motion was made by (C. Morrison) and seconded by (M. Lee) to postpone any decisions on the case until the next meeting. The Commission voted unanimously in favor of this motion.

- 4. An application for an amendment to Planned Unit Development for Summerlin at Wellington Place (A Resubdivision Of Part Of “The Villas At Butterfield Gardens Amended Plat -5 And Lot 9 Of Wellington Place Phase 2) (Case PUD-20-003). The property is currently zoned as “R-3”, Single-Family Residential/Planned Unit Development Zoning District And “R-2”, Single-Family Residential. Submitted by Farmington Home Builders

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue.

The following questions were asked:

- 1. Does the development substantially increase traffic hazards or congestion? Chad Follis – yes; Marvin Lee – yes; Chris Morrison - yes; Adrienne Spiker - yes; Chuck Koppies Jr. - no.
- 2. Does the development adversely affect the character of the neighborhood? Chad Follis – no; Marvin Lee – no; Chris Morrison - no; Adrienne Spiker - no; Chuck Koppies Jr. - no.
- 3. Does the development substantially increase fire hazards? Chad Follis – no; Marvin Lee – no; Chris Morrison - no; Adrienne Spiker - no; Chuck Koppies Jr. - no.



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4. Does the development adversely affect the general welfare of the community? Chad Follis – no; Marvin Lee – no; Chris Morrison - no; Adrienne Spiker - no; Chuck Koppies Jr. - no.
5. Does the development overtax public utilities? Chad Follis – no; Marvin Lee – no; Chris Morrison - no; Adrienne Spiker - no; Chuck Koppies Jr. - no.
6. Will the development be in conflict with the City’s Comprehensive Plan? Chad Follis – no; Marvin Lee – no; Chris Morrison - no; Adrienne Spiker - no; Chuck Koppies Jr. - no.

A motion was made by (C. Morrison) and seconded by (A. Spiker) to forward to City Council with an unfavorable recommendation and set for Public Hearing, with a roll call vote as follows: Chad Follis – nay; Marvin Lee – aye; Chris Morrison – aye; Adrienne Spiker – aye; Chuck Koppies Jr. – nay.

**NEW BUSINESS**

1. An application for a utility easement at 1424 Old Fredericktown Avenue (Case EAS-20-011).

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue. A motion was made by (C. Morrison) and seconded by (C. Follis) to forward to City Council with a favorable recommendation, with a roll call vote as follows: Chad Follis – aye; Marvin Lee – aye; Chris Morrison – aye; Adrienne Spiker – aye; Chuck Koppies Jr. – aye.

2. Discussion of Amending Table A (Land Use Table) regarding zones where hospitals can be located and to allow for use of manufactured homes for use as a dwelling unit or office space for hospital staff or ancillary staff (air ambulance).

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue. A motion was made by (C. Morrison) and seconded by (C. Koppies) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows: Chad Follis – aye; Marvin Lee – aye; Chris Morrison – aye; Adrienne Spiker – aye; Chuck Koppies Jr. – aye.

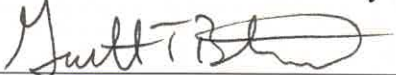
**OTHER NON-AGENDA TOPICS**

**PLANNING AND ZONING COMMISSION**

**STAFF**

**ADJOURN**


141 A motion was made (C. Morrison) and seconded (M. Lee) to adjourn the meeting. The  
142 Commission voted unanimously in favor of this motion.

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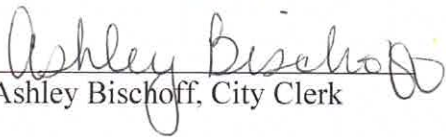
145 Garrett Boatright, Chairperson

12-14-2020

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Date Approved

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148 Kristen White, Development  
149 Services Coordinator

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152 Ashley Bischoff, City Clerk  
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