



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 February 8, 2021 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: Garrett Boatright – present; Brad Kocher – present; Chuck Koppeis Jr. – present; Ashley Krause – absent; Larry Lacy – present; Marvin Lee – absent; Chris Morrison – absent (arrived later); Adrianne Spiker – present; Matthew Stites – present; Jessie Williams – absent.

Guests present were: Tim Porter and Kristen White.

ADDITIONS AND DELETIONS TO AGENDA

Garrett Boatright reported an addition to the Agenda of “Minutes of November 2020 Meeting” as Old Business Item Number 1 and “Revised Wording on Electronic Changeable Messaging Sign Bill” as Old Business Item Number 2.

A motion was made (G. Boatright) and seconded (B. Kocher) to accept the agenda as amended.

MINUTES OF PREVIOUS MEETING

A motion was made (B. Kocher) and seconded by (L. Lacy) to approve the January 11, 2021 meeting minutes, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Adrianne Spiker – aye; Matthew Stites – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

1. Minutes of November 2020 Meeting.

A motion was made (C. Morrison) and seconded by (B. Kocher) to approve the November 9, 2020 Meeting Minutes, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Adrianne Spiker – aye; Matthew Stites – aye.

2. Revised Wording on Electronic Changeable Messaging Sign Bill

Tim Porter, Development Services Director, presented the revision to the Commission but no action was taken.

NEW BUSINESS

1. An application for Rezoning at 418 North Washington Street (Lot 14) (Case REZ-20-007). The property is currently zoned as “R-3: Single-Family Residential” with a proposed zoning of “C-1: Central Business District”. Submitted by Kevin D. Govro on behalf of the Estate of Wilfred L. Govro.

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 (G. Boatright) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye.

2. An application for a Planned Unit Development of Presbyterian Farms 607 Pine Street (Case PUD-21-001). The property is currently zoned as “R-1”: Single-Family Residential. Submitted by Linda Bishop on behalf of Presbyterian Children’s Homes & Services.

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

Joe Koppeis, owner of 1000 Eleven South, Columbia, Illinois, addressed the Commission to explain that he is in favor of the planned unit development. He stated that he does not have ownership of the project, but he owns an adjacent property and is trying to help the Presbyterian Children’s Home meet their needs. He also stated that he thinks the Presbyterian Children’s Home would be agreeable to common sense changes.

Vicky Pinkston, owner of 534 John David Drive, addressed the Commission to explain that she is concerned with how far the cottages would be from her property, the amount of people coming and going, and safety. She also suggested a possible privacy fence to help with her concerns.

Adrian Eckhoff, owner of 546 John David Drive, addressed the Commission to explain that he has the same concerns as Ms. Pinkston, and he would also like to see a privacy fence to help with these concerns.

Howard Montgomery, owner of 550 John David Drive, addressed the Commission to explain that he is concerned with people possibly getting into his pool, the affect this could have on his insurance, the drain in the back of his home, and the need for a privacy fence.

David Jirik, owner of 531 James Court, addressed the Commission to explain that he is concerned with the affect this will have on drainage, the need for a privacy fence and tree trimming, and prior issues homeowners in the area have had with kids playing near their fences.

L. Lacy stated that there is space for a linear detention basin.

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A motion was made by (G. Boatright) and seconded by (C. Morrison) to forward to City Council with a favorable recommendation and set for Public Hearing, with the consideration of adding privacy fencing along the north and west side of the property, stormwater issues on the northwest corner, and with a setback that matches the other buildings, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye.

1. An application to Vacate a portion of a utility easement at 502 Sun Valley (Case VAC-21-002). The property is currently zoned as “R-2”: Single-Family Residential. Submitted by Dan Combs.

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue. A motion was made by (L. Lacy) and seconded by (G. Boatright) to forward to city council with a favorable recommendation, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye.

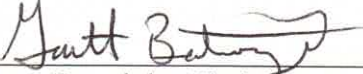
OTHER NON-AGENDA TOPICS

PLANNING AND ZONING COMMISSION

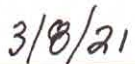
STAFF

ADJOURN

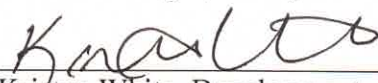
A motion was made (C. Koppeis) and seconded (L. Lacy) to adjourn the meeting. The Commission voted unanimously in favor of this motion.



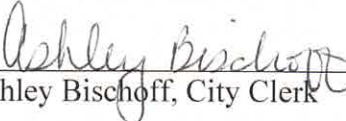
Garrett Boatright, Chairperson



Date Approved



Kristen White, Development
Services Coordinator



Ashley Bischoff, City Clerk