



**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 December 14, 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: Garrett Boatright – present; Brad Kocher – present; Chuck Koppeis Jr. – present; Ashley Krause – present; Larry Lacy – absent (arrived later); Marvin Lee – absent; Chris Morrison – present; Adrienne Spiker – absent; Matthew Stites – present; Jessie Williams – present.

Guests present were: Tim Porter and Kristen White.

**ADDITIONS AND DELETIONS TO AGENDA**

**MINUTES OF PREVIOUS MEETING**

A motion was made (C. Morrison) to approve the November 9, 2020 meeting minutes, with a roll call vote as follows: Garrett Boatright – abstain; Brad Kocher – abstain; Chuck Koppeis Jr. – aye; Ashley Krause – abstain; Chris Morrison – aye; Matthew Stites – abstain; Jessie Williams – abstain. Minutes were not approved because not enough members were present at the last meeting.

**PUBLIC PARTICIPATION**

**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.

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. A motion was made by (G. Boatright) and seconded by (C. Koppeis Jr.) to end the discussion. 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.

49  
50 Tim Porter, Development Services Director, presented the case to the Commission. The  
51 Commission discussed the issue. A motion was made by (G. Boatright) and seconded by (C.  
52 Koppeis Jr.) to request that the Historic Preservation Committee review the possibility of  
53 offering up a more restrictive allowance of electronic messaging signs. The Commission voted  
54 unanimously in favor of this motion.

## 55 56 **NEW BUSINESS**

- 57  
58 1. Election of a secretary of the Planning and Zoning Commission to replace Chad Follis.  
59

60 A motion was made by (J. Williams) and seconded by (A. Krause) to nominate Adrienne Spiker  
61 as secretary with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck  
62 Koppeis Jr. – aye; Ashley Krause – aye; Larry Lacy – aye; Chris Morrison – aye; Matthew Stites  
63 – aye; Jessie Williams – aye.  
64

- 65 2. An application for an amendment of a Planned Unit Development of Dogwood Villas  
66 Plat 1 A Re-Subdivision of Lot 1 of Dogwood Villas (Case PUD-20-004). The  
67 property is currently zoned as “R-4”, General Residential/Planned Unit Development  
68 Zoning District and “R-2”, Single-Family Residential. Submitted by Farmington Pine  
69 Street Properties, LLC.  
70

71 Tim Porter, Development Services Director, presented the case to the Commission. The  
72 Commission discussed the issue. A motion was made by (J. Williams) and seconded by (B.  
73 Kocher) to forward to City Council with a favorable recommendation and set for Public Hearing,  
74 with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. –  
75 abstain; Ashley Krause – aye; Larry Lacy – aye; Chris Morrison – aye; Matthew Stites – aye;  
76 Jessie Williams – aye.  
77

- 78 3. An application to vacate a portion of 15-foot utility easement in Lot 30 of  
79 Meadowlands Subdivision from the west property line along the south property line  
80 to the east property line. (Case VAC-20-006). The property is currently zoned as “R-  
81 2”, Single-Family Residential. Submitted by Paul Kirk.  
82

83 Tim Porter, Development Services Director, presented the case to the Commission. Paul Kirk,  
84 owner of 612 John David Drive, addressed the Commission to discuss the vacation. He stated  
85 that it would be easier to leave the easement as is and asked if he can build up to the easement  
86 line. (T. Porter) confirmed that he can build up to the line so Mr. Kirk withdrew his request.  
87

- 88 4. An application to vacate a portion of a 15-foot utility easement in a portion of Pine  
89 Trails Subdivision/Dogwood Villas Planned Unit Development. (Case VAC-20-007)  
90 The property is currently zoned as “R-4” General Residential/Planned Unit  
91 Development. Submitted by Pine Street Properties, LLC.  
92

93 Tim Porter, Development Services Director, presented the case to the Commission. The  
94 Commission discussed the issue. A motion was made by (C. Morrison) and seconded by (L.  
95 Lacy) to forward to City Council with a favorable recommendation and set for Public Hearing,  
96 with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. –



97 abstain; Ashley Krause – aye; Larry Lacy – aye; Chris Morrison – aye; Matthew Stites – aye;  
98 Jessie Williams – aye.  
99

- 100 5. An application to vacate a portion of a utility easement at Butterfield Gardens. (Case  
101 VAC-20-008). The property is currently zoned as “R-3” Single-Family  
102 Residential/Planned Unit Development. Submitted by Taylor Engineering on behalf  
103 of Farmington Home Builders, LLC.  
104

105 Tim Porter, Development Services Director, presented the case to the Commission. The  
106 Commission discussed the issue. A motion was made by (L. Lacy) and seconded by (C.  
107 Morrison) to forward to City Council with a favorable recommendation and set for Public  
108 Hearing, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck  
109 Koppeis Jr. – aye; Ashley Krause – aye; Larry Lacy – aye; Chris Morrison – aye; Matthew Stites  
110 – aye; Jessie Williams – aye.  
111

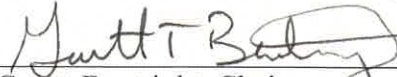
112  
113 **OTHER NON-AGENDA TOPICS**  
114

115 **PLANNING AND ZONING COMMISSION**  
116

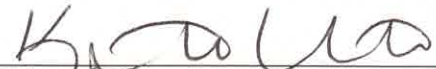
117 **STAFF**  
118

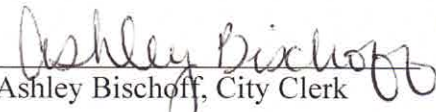
119 **ADJOURN**  
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121 A motion was made (C. Koppies Jr.) and seconded (B. Kocher) to adjourn the meeting. The  
122 Commission voted unanimously in favor of this motion.  
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124   
125 \_\_\_\_\_  
126 Garrett Boatright, Chairperson

124 1/11/2021  
125 \_\_\_\_\_  
126 Date Approved

127   
128 \_\_\_\_\_  
129 Kristen White, Development  
130 Services Coordinator

131   
132 \_\_\_\_\_  
133 Ashley Bischoff, City Clerk