



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 April 12, 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 – absent; Chuck Koppeis Jr. – present; Ashley Krause – absent; Larry Lacy – present; Marvin Lee – present; Chris Morrison – present; Adrienne Spiker – absent; Matthew Stites – present; Jessie Williams – 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 by (M. Lee) to approve the March 8, 2021 meeting minutes, with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

PUBLIC PARTICIPATION

Ronnie Conley, owner of 721 Greenfield Court, addressed the Commission to ask how many stories the new homes at Johns Buckhaven would be. Tim Porter, Development Services Director, explained that they would probably be one story and similar to others in the area. Conley also asked about drainage issues.

OLD BUSINESS

NEW BUSINESS

1. An application for a Final Record Plat at Johns Buckhaven Subdivision Phase 3 (Case FRP-21-005). The property is currently zoned as “R-3: Residential Single Family.” Submitted by Johns Properties.

Tim Porter, Development Services Director, presented the case to the Commission. T. Porter noted that there was a discrepancy on the plat legal language related to the right of way for Kiesha Lane that has been resolved. Joe Gabel with Taylor Engineering addressed the Commission to confirm.

Melvin Curt, owner of 5230 Colony Church Rd, addressed the commission to express concern about the right of way to the North of the property. T. Porter explained that the area of concern was not part of the plat being discussed.

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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, contingent upon the requirement of downspouts that come out to the street, piping in sump pumps, and the correct plat being used, with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

2. An application for a Preliminary Plat at Woodlawn Drive and Maple Hills Drive (Case PRE-21-002). The property is currently zoned as “C-2: General Commercial.” Submitted by John Gorse.

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

Justin Gorse, representative of John Gorse, addressed The Commission to explain that this is the first phase of residential development on the property, and he is looking at commercial development as well, depending upon market needs.

Grant Stecher, Civil Engineer with Wind Engineering Company, addressed The Commission to explain that they plan to have phased residential in a smaller portion of the property but will watch the market to see what the needs are.

The Commission discussed the issue. A motion was made by (G. Boatright) and seconded by (C. Koppeis) to forward to City Council with a favorable recommendation and set for Public Hearing with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

3. An application for a Final Record Plat at 1560 North Washington (Case FRP-21-002). The property is currently zoned as “R-4: General Residential.” Submitted by Mark Heisel.

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

Mark Heisel addressed The Commission to explain that the properties at 1550 North Washington, 1502 North Washington, and 1560 North Washington are being divided among two families.

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 and set for Public Hearing, provided the City Attorney look over the plat, with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

4. An application for a Final Record Plat at 1502 North Washington (Case FRP-21-003). The property is currently zoned as “R-4: General Residential.” Submitted by Mark Heisel.

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

5. An application for a Final Record Plat at 1550 North Washington (Case FRP-21-004). The property is currently zoned as "R-4: General Residential." Submitted by Mark Heisel.

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

6. An application for a utility easement at 241 Gendale Drive (Case EAS-21-001). Submitted by the City of Farmington.

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 (M. Lee) to forward to City Council with a favorable recommendation with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

7. An application for a utility easement at 245 Gendale Drive (Case EAS-21-002). Submitted by the City of Farmington.

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 (M. Lee) to forward to City Council with a favorable recommendation with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

8. Discussion of an ordinance to require setbacks for commercial structures on C-1 lots that are contiguous with one or more lots that are residentially zoned.

Tim Porter, Development Services Director, presented the case to the Commission. The Commission discussed the issue but no action was taken.

9. A petition for Street Name Change at Doe Run Lane, between Kiesha Lane and Coyote Street. Submitted by Tate Lietzau-Mourer.

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 (M. Stites) to forward to City Council with a favorable recommendation with a roll call vote as follows: Garrett Boatright – aye; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Marvin Lee – aye; Chris Morrison – aye; Matthew Stites – aye.

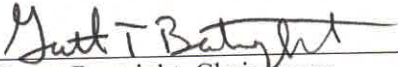
OTHER NON-AGENDA TOPICS

PLANNING AND ZONING COMMISSION

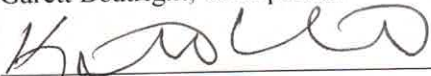
STAFF

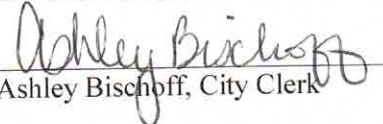
ADJOURN

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


Garrett Boatright, Chairperson

5/10/21
Date Approved _____


Kristen White, Development
Services Coordinator


Ashley Bischoff, City Clerk