



**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 on December 13, 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. – absent; Ashley Krause – absent; Larry Lacy – absent; Marvin Lee – absent; Chris Morrison – present; Adrienne Spiker – present; Matthew Stites – present; Jessie Williams – absent; Mayor Forsythe – present.

Guests present were: Tim Porter and Kristen White.

**ADDITIONS AND DELETIONS TO AGENDA**

**MINUTES OF PREVIOUS MEETING**

A motion was made (Mayor Forsythe) and seconded by (B. Kocher) to approve the November 8, 2021 meeting minutes, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye; Mayor Forsythe - aye.

**PUBLIC PARTICIPATION**

**OLD BUSINESS**

1. Discussion of Rules Related to Bed & Breakfasts (Table A)

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. Morrison) to hold off on approving options until the Commission has time to review the options presented.

**NEW BUSINESS**

1. An Application for Annexation at 1716 North Washington Street with a Requested Zoning of “R-4: General Residential”. (Case ANN-21-002) Submitted by Aaron McDowell on behalf of JanJer, LLC.

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

Aaron McDowell, representative for JanJer, addressed the Commission to explain that they have excluded a small 150 foot by 800 foot tract of the property because it would not allow for sewer without a lift station, which would substantially increase the cost, and MODOT has verbally approved an entrance with a possible right hand turning lane.

Mayor Forsythe asked what the comprehensive plans says about islands (that are not annexed). Tim Porter, Development Services Director, responded that it does not plan for islands.

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 a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye; Mayor Forsythe - aye.

2. Donation of Cemetery Property. (1250 Stonegate)

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

A motion was made by (Mayor Forsythe) and seconded by (B. Kocher) to accept the donation, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye; Mayor Forsythe - aye.

3. Donation of All of Lot 2 of Railroad Place for Stormwater Detention Basin. (Paul & Terry Grindstaff)

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

A motion was made by (Mayor Forsythe) and seconded by (G. Boatright) to accept the donation, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye; Mayor Forsythe - aye.

4. Discussion of Amendment to Section 405.240, R. Additional off Street Parking and Loading Requirements, 5. Access on Major Streets, a. No Access Shall be permitted on any major street designated in the Comprehensive Plan or any proposed Major Street except Fire Department access roads, parking lot access, local streets or other major streets.

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 (B. Kocher) to approve the Amendment with an additional requirement that the Public Works Director sign off on curb cut permits, 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; Chris Morrison – aye; Adrienne Spiker – aye; Matthew Stites – aye; Mayor Forsythe - aye.

**OTHER NON-AGENDA TOPICS**

**PLANNING AND ZONING COMMISSION**

**STAFF**

**ADJOURN**

A motion was made (B. Kocher) and seconded (Mayor Forsythe) to adjourn the meeting. The Commission voted unanimously in favor of this motion.

  
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Garrett Boatright, Chairperson

2-14-22  
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Date Approved

  
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Kristen White  
Development Services Coordinator