



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 May 10, 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 – present; Larry Lacy – present; Marvin Lee – present; Chris Morrison – absent; Adrienne Spiker – absent; Matthew Stites – absent; 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. Koppeis) and seconded by (G. Boatright) to approve the April 12, 2021 meeting minutes, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – abstain; Larry Lacy – aye; Marvin Lee – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

1. 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.

NEW BUSINESS

1. An application for a Final Record Plat at 327, 319, 298 Wellington Place (Wellington Place Phase 1 and Phase 2 Re-Subdivision) (Case FRP-21-006). The property is currently zoned as “R-2: Residential Single Family.” Submitted by Farmington Home Builders.

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

Brett Burgess, the developer, addressed The Commission to explain that this is the original design, the residents he has spoken with seem to be happy with it, and he sent out letters to the residents detailing the plans.

Larry Lacy, Public Works Director, stated that original purpose of the hatched area is so the width of lot 10 can meet requirements, and that with it being a detention pond it does not have to meet the requirements anymore.

The Commission discussed the issue.

A motion was made by (G. Boatright) and seconded by (B. Kocher) to forward to City Council with a favorable recommendation, including the vacation in the hatched area of Wellington Place, and set for Public Hearing, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye.

2. An application for a Utility Easement Relinquishment Request/Vacation for 818 St. Albans Drive. (Case VAC-21-003) The property is currently zoned as “R-2: Residential Single Family.” Submitted by Matt McMillen.

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 (L. Lacy) 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; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye.

3. An application for an easement at 808 S. Washington (Case EAS-21-003). The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington on behalf of Habitat for Humanity.

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 (L. Lacy) 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; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye.

4. Discussion of amending the zoning ordinance allow “personal trainer” as an allowable home occupation in a R-3 “Single Family” Residential District.

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

5. An application for Rezoning at 607 Maple Street (Case REZ-21-002). The property is currently zoned as “R-3: Residential Single Family.” Submitted by Richard Figge on behalf of Gladys Stamm.

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

Rose Petinga, owner of 606 Maple Street, submitted comments regarding concerns about traffic.

Phillip Cantrell, son of the owner of 701 Maple Street, addressed The Commission with concerns about increased traffic and the possibility of eminent domain.

The Commission discussed the issue.

A motion was made by (G. Boatright) and seconded by (L. Lacy) 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; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye.

6. An application for an easement at 1101 W. Liberty (Case EAS-21-004). The property is currently zoned as “OA-1: Office and Apartment District”. Submitted by BJC/Parkland.

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. Lee) 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; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye

7. An application for a drainage easement at Lot 23 Resubdivision Lot 22 of Resubdivision Lots 21, 22, & 23 Spring Brook Park Amended Plat 1 (1176 Spring Brook Park Drive) and the adjoining common area. (Case EAS-21-005). The property is currently zoned as “R-2: Residential Single Family”. Submitted by the City of Farmington on behalf of the property owner.

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

The Commission discussed the issue.

A motion was made by (A. Krause) 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; Ashley Krause – aye; Larry Lacy – aye; Marvin Lee – aye

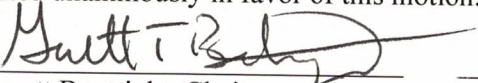
OTHER NON-AGENDA TOPICS

PLANNING AND ZONING COMMISSION

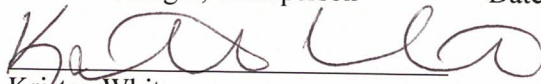
STAFF

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 6.14.2021
Date Approved



Kristen White,
Development Services Coordinator
Deputy City Clerk