



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 June 14, 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 – present; Larry Lacy – absent; Marvin Lee – present; Chris Morrison – absent; Adrienne Spiker – present; 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 (J. Williams) and seconded by (B. Kocher) to approve the May 10, 2021 meeting minutes, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Ashley Krause – aye; Marvin Lee – aye; Adrienne Spiker – aye; Matthew Stites – aye; Jessie Williams - 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.

A motion was made by (G. Boatright) and seconded by (M. Stites) to require ten foot setbacks with screening for any lot in a C-1 zoning district, similar to other commercial zoning districts, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Ashley Krause – aye; Marvin Lee – aye; Adrienne Spiker – aye; Matthew Stites – aye; Jessie Williams - aye.

NEW BUSINESS

1. An application for a utility easement at 1509 Tower Avenue. (Case EAS-21-006) The property is currently zoned as “I-1: General Industrial.” 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 (B. Kocher) and seconded by (J. Williams) to accept the Easement and forward to City Council with a favorable recommendation, with a roll call vote as follows: Garrett Boatright – aye; Brad Kocher – aye; Ashley Krause – aye; Marvin Lee – aye; Adrienne Spiker – aye; Matthew Stites – aye; Jessie Williams - aye.

2. An application for a Preliminary Plat at Martin Creek Subdivision Phase 1. (Case PRE-21-001). 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.

Carol Gamble, 5120 Westmeyer Road, addressed The Commission to ask if approval is contingent upon the current development or future development. T. Porter explained that it will take into consideration the entire development but there may be requirements for detention basins in the future, no houses can be built until the Final Record Plat is approved, and Mr. Johns can start on grading at this time.

J. Williams asked if grading will cause additional problems. T. Porter stated that a development permit must be obtained prior to grading, which would require a Stormwater Management Plan.

John Mowry, 3300 Spring Brook Farms, addressed the Commission to explain that he already has stormwater problems, including two spots that flood over the road, and he is concerned it will get worse. He stated that he is also concerned with increased traffic.

B. Kocher asked if the subdivision will exit onto Old Fredericktown Road and if it might be problematic. T. Porter explained that the exit will be onto Old Fredericktown Road and he could look into getting an analysis before approval of the Final Record Plat.

The Commission discussed the issue.

A motion was made by (J. Williams) and seconded by (A. Spiker) 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; Ashley Krause – aye; Marvin Lee – aye; Adrienne Spiker – aye; Matthew Stites – aye; Jessie Williams - aye.

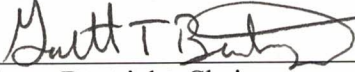
OTHER NON-AGENDA TOPICS

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

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



Garrett Boatright, Chairperson

7/12/21

Date Approved



Kristen White

Development Services Coordinator

Deputy City Clerk