



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 February 14, 2022 at Long Memorial Hall, 110 West Columbia Street, Farmington, Missouri, 63640.

CALL TO ORDER

ROLL CALL

At 5:32 p.m., the roll was called with the following members present: Brad Kocher – present; Chuck Koppeis Jr. – present; Ashley Krause – present; Larry Lacy – absent; Marvin Lee – absent; Chris Morrison – present; Matthew Stites – present; Jessie Williams – present; Garrett Boatright – present.

Guests present were: Tim Porter and Kristen White.

ADDITIONS AND DELETIONS TO AGENDA

MINUTES OF PREVIOUS MEETING

A motion was made (B. Kocher) and seconded by (J. Williams) to approve the December 13, 2021 meeting minutes, with a roll call vote as follows: Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; Chris Morrison – aye; Matthew Stites – aye; Jessie Williams – aye; and Garrett Boatright – 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.

G. Boatright motioned to amend Table A so that Bed & Breakfasts are permissible and make them subject to home-based business rules, except for the requirement that an owner or family member live there, motion not seconded; motion failed.

G. Boatright then rescinded his motion and motioned to table the discussion until there is a draft ordinance to approve, motion not seconded; motion failed.

T. Porter stated that he will draft an ordinance to present to the Commission.

NEW BUSINESS

1. An Application for a Final Record Plat at 1212 Weber Road (Case FRP-21-008). The property is currently zoned as "OP-1 Office and Professional District." Submitted by Sharo Shirshekan, East Missouri Action Agency, and the City of Farmington.

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

Mary Hendrix, 1224 Weber Road, addressed the Commission to explain that she purchased a home adjacent to the property in 1983, has maintained the one-half acre of land behind her property during that time, she recently had some water issues and would like to have a drain field on the land behind her property, her property value has declined, she has been in talks with Mr. Shirshekan about either purchasing her home or deeding the property behind 1224 Weber to her, and if Mr. Shirshekan deeded the property to her it would need to be rezoned residential.

C. Morrison asked what the next steps would be if Mr. Shirshekan deeded the property to Ms. Hendrix.

T. Porter responded that it would require a survey, a boundary adjustment, and possibly rezoning.

A motion was made by (J. Williams) and seconded by (A. Krause) to forward to City Council with a favorable recommendation and set for Public Hearing, with the caveat that the roundabout will be changed to a hammerhead, with a roll call vote as follows; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; Chris Morrison – aye; Matthew Stites – aye; Jessie Williams – aye; and Garrett Boatright – aye.

OTHER NON-AGENDA TOPICS

PLANNING AND ZONING COMMISSION

G. Boatright stated that he wanted to thank Adrienne Spiker for her time on the Commission.

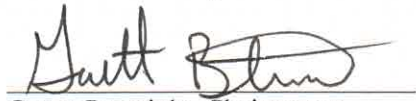
STAFF

T. Porter stated that Adrienne Spiker has resigned from the Commission, and the Mayor will appoint Jason Stacy at the next City Council meeting.

T. Porter stated that the City may be eligible for a community block grant to help with the Comprehensive Plan, and he will verify eligibility.

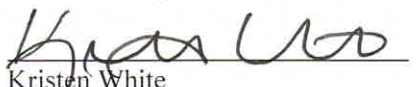
ADJOURN

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



Garrett Boatright, Chairperson

4/11/22
Date Approved



Kristen White
Development Services Coordinator