



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 April 11, 2022 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: Chuck Koppeis Jr. – present; Ashley Krause – absent; Larry Lacy – present; Marvin Lee – absent; Chris Morrison – present; Matthew Stites – absent; Jessie Williams – present; Garrett Boatright – present; Brad Kocher – 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 February 14, 2022 meeting minutes, with a roll call vote as follows: Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – 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 (J. Williams) 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; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – aye.

NEW BUSINESS

1. Update on Stormwater Management Plan

Tim Porter, Development Services Director, presented the Stormwater Management Program Plan 2021 Update to the Commission.

2. An Application for Rezoning at 310 Potosi Street. (Case REZ-22-001) The property is currently zoned as “R-3: Residential Single Family” with a proposed zoning of “C-3: Neighborhood Commercial”. Submitted by the City of Farmington on behalf of David and Nancy Gillispie.

Tim Porter, Development Services Director, presented the case to the Commission and stated that half of the lot was zoned C-3 in the past, the other half was left residential, and Mr. Gillispie would like to clean up the lot. The Commission discussed the issue.

David Gillispie, 218 Hillsboro Road, addressed the Commission to explain that his plat originally showed two lots and there was a discrepancy with his former neighbor, Flossie Hahn, but this has since been resolved with a quit claim deed.

Cheryl Weir, 314 Potosi Street, addressed the Commission to explain that she lives next to the property, she doesn't have a problem with anything right now, but asked if there will be other businesses coming in.

Tim Porter, Development Services Director, responded that the use would be limited to businesses allowed in C-3.

G. Boatright responded that there are no current plans, and this is a correction on the part of the City.

A motion was made by (J. Williams) 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; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – aye.

3. An Application for a Final Record Plat at Martin Creek Subdivision Phase 1. (Case FRP-22-001) The Property is Currently Zoned as “R-3: Residential Single Family.” Submitted by Johns Properties LLC.

Tim Porter, Development Services Director, presented the case to the Commission and stated that a preliminary plat and final record plat were approved last year, the engineer wanted to re-align lots after reviewing, there is a slight change to the original plat, and the original plat hasn't been recorded yet because stormwater plans were not complete.

J. Williams asked if the change would affect stormwater.

L. Lacy responded that it will not.

A motion was made by (G. Boatright) and seconded by (C. Morrison) to amend the ordinance accepting the original plat to reflect the amended plat, with a roll call vote as follows; Chuck Koppeis Jr. – aye; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – aye.

4. An Application for Rezoning at 501 Memorial Drive. (Case REZ-22-002) The property is currently zoned as “R-3: Residential Single Family” with a proposed zoning of “C-2: General Commercial”. Submitted by Billy Beard.

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

Billy Beard, 3332 Spring Brook Farms, addressed the Commission to explain that he has owned 501 Memorial Place for fifteen years, and 505 Memorial Place for ten years, he has no current plans for the property, both homes currently need repairs, and he is weighing his options on what to spend on them at this time.

B. Kocher asked what the size of the lots are.

T. Porter responded that the size is big enough to be commercial.

Dave Taylor, 502 Memorial Place, addressed the Commission to explain that he built his home in 1983, it has always been a quiet neighborhood, adding a business to the area could increase accidents on Karsch, cited, Chapter 405, sections A, B, and D of the zoning regulation, stated that most studies show it will decrease property value if commercial property is neighboring, and provided a petition signed by neighboring homeowners, all of which are against the rezone. Mr. Taylor also stated that the accidents on Karsch have scared the neighborhood, the last accident took the front of a car off, and a recent accident resulted in a fatality.

Kim Swart, 12 Janice Road, addressed the Commission to explain that traffic is ridiculous on Karsch and this would add to it, her mother has been in her home in the neighborhood for 60 years, the neighborhood is against the rezone, and cited Chapter 405 of the zoning regulation. Ms. Swart also stated that the neighborhood did not want commercial ten to fifteen years ago.

L. Lacy stated that, from a development standpoint, it would be difficult to develop with the size of the lots.

A motion was made by (L. Lacy) and seconded by (J. Williams) to forward to City Council with an unfavorable recommendation and set for Public Hearing, with a roll call vote as follows; Chuck Koppeis Jr. – nay; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – aye.

5. An Application for Rezoning at 505 Memorial Drive. (Case REZ-22-003) The property is currently zoned as “R-3: Residential Single Family” with a proposed zoning of “C-2: General Commercial”. Submitted by Billy Beard.

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

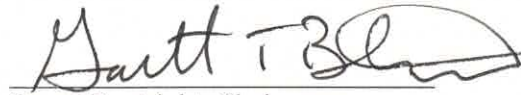
A motion was made by (C. Morrison) and seconded by (G. Boatright) to forward to City Council with an unfavorable recommendation and set for Public Hearing, with a roll call vote as follows; Chuck Koppeis Jr. – nay; Larry Lacy – aye; Chris Morrison – aye; Jessie Williams – aye; Garrett Boatright – aye; and Brad Kocher – aye.

6. Discussion of Amending the Ordinance Requiring Residency to Serve on the Historic Preservation Commission.

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

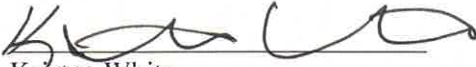
OTHER NON-AGENDA TOPICS
PLANNING AND ZONING COMMISSION
STAFF
ADJOURN

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



Garrett Boatright, Chairperson

5/9/22
Date Approved



Kristen White
Development Services Coordinator