



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 August 8, 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: Ashley Krause – present; Larry Lacy – present; Marvin Lee – absent; Jason Stacy – absent; Matthew Stites – present; Jessie Williams – absent; Garrett Boatright – present; Brad Kocher – present; Chuck Koppeis Jr. – absent.

Guests present were: Mayor Forsythe, Tim Porter and Kristen White.

ADDITIONS AND DELETIONS TO AGENDA

A motion was made (G. Boatright) and seconded (L. Lacy) to add the following as items six (6) and seven (7), and move items six (6), seven (7), and eight (8) down to numbers eight (8), nine (9), and ten (10) on the agenda:

- An Application for a Drainage Easement at 1501 Stonegate Street. (Case EAS-22-006) The property is currently zoned as “R-2: Residential Single Family.” Submitted by the City of Farmington.
- An Application for a Drainage Easement at 900 East Karsch Boulevard. (Case EAS-22-007) The property is currently zoned as “C-2: General Commercial.” Submitted by the City of Farmington

MINUTES OF PREVIOUS MEETING

A motion was made (M. Stites) and seconded (L. Lacy) to approve the July 11, 2022 meeting minutes, with a roll call vote as follows: Ashley Krause – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

1. An Application for a Drainage Easement at 130 Pine Street. (Case EAS-22-001) The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington.

Larry Lacy, Public Works Director, stated that items one (1) through five (5) cover the properties where there is natural drainage, the owner of 130 Pine Street petitioned for improvements, and 311 Colorado Avenue has been in danger of flooding. The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (B. Kocher) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

2. An Application for a Drainage Easement at 134 Pine Street. (Case EAS-22-002) The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (M. Stites) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

3. An Application for a Drainage Easement at 309 Colorado Avenue. (Case EAS-22-003) The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (M. Stites) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

4. An Application for a Drainage Easement at 311 Colorado Avenue. (Case EAS-22-004) The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (M. Stites) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

5. An Application for a Drainage Easement at 313 Colorado Avenue. (Case EAS-22-005) The property is currently zoned as “R-3: Residential Single Family.” Submitted by the City of Farmington.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (M. Stites) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

6. An Application for a Drainage Easement at 1501 Stonegate Street. (Case EAS-22-006) The property is currently zoned as “R-2: Residential Single Family.” Submitted by the City of Farmington.

Larry Lacy, Public Works Director, stated that storm pipe discharge causes ponding in the yard, and the Public Works Committee approved of the easement. The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (B. Kocher) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

7. An Application for a Drainage Easement at 900 East Karsch Boulevard. (Case EAS-22-007) The property is currently zoned as “C-2: General Commercial.” Submitted by the City of Farmington.

Larry Lacy, Public Works Director, stated that this is a significant drainage channel, a prescriptive easement was used in the past, but a formal easement is needed for maintenance. The Commission discussed the issue.

A motion was made (M. Stites) and seconded (G. Boatright) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

8. An Application for Rezoning at 921 West Liberty Street. (Case REZ-22-004) The property is currently zoned as “R-3: Residential Single Family” with a proposed zoning of “OA-1: Office and Apartment”. Submitted by Parkland Health Center

Tim Porter, Development Services Director, presented the case to the Commission and stated that a recommendation was made last month for an annexation and final record plat at this location, a small section of the lot was subdivided, and this will make the zoning match on the other portion of the property. The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (A. Krause) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

9. An Application for Rezoning at 1542 Sainte Genevieve Avenue. (Case REZ-22-006) The property is currently zoned as “C-2: General Commercial” with a proposed zoning of “R-4: General Residential”. Submitted by Tom Fahnestock on behalf of Southeast Missouri Behavioral Health.

Tim Porter, Development Services Director, presented the case to the Commission and stated that Mr. Fahnestock has a contract to purchase the property, he believes the intent is to leave the house and develop the south half of the property into two-family or multi-family, and the comprehensive plan designates this area as residential. The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (B. Kocher) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – aye.

10. An Application for Rezoning at Hillsboro Road and Wallace Road. (Case REZ-22-005) The property is currently zoned as “R-2: Residential Single Family” with a proposed zoning of “R-4: General Residential”. Submitted by Mark Heisel on behalf of the 2006 BJ Dunning GST Irrevocable Trust (B Dias LLC).

Tim Porter, Development Services Director, presented the case to the Commission and stated that there are no specific plans yet, but Mr. Heisel is looking at building something other than single family, the Major Street Plan calls for the extension of Wallace Road to Colony Church Road, the 2011 Housing Plan designates the area as single family residential, and the property meets the basic requirements for rezoning. T. Porter presented a letter from Neil Haller, 4664 O’Bannon Road, opposing the rezone and

stated that he received a call from a resident at 805 Hillsboro Road who also opposes because of concerns with construction noise and development.

Mark Heisel, 11 Mulligan Drive, addressed the Commission to explain that he does not have specific plans, he does not build villas, PUDS, or homes, it will take at least one (1) year to get a site plan, he cannot use R-2 on the property and cannot build in the middle of the parcel due to the location of the power lines.

Cindy Denbow, 502 Wynnfield Lane, addressed the Commission to ask how the rezone would affect her.

Neil Haller, 4664 O'Bannon Road, addressed the Commission to explain that he owns the largest tract that borders the property, he is against the rezoning, and the traffic and neighborhood cannot handle what apartments would bring to this location.

Danny Miller, 2001 North Washington Street, addressed the Commission to explain that he is concerned with the water and how this could affect the horses he raises, there is no management of water outside of the City, he has been here for 25 years, and he does not think the timing is right for apartments in this area.

Jane Eck, 543 Wynnfield Lane, addressed the Commission to ask if Hillsboro Road would be widened.

L. Lacy responded that there are no plans to widen the road and the piece in the County would not be widened by the City.


Mayor Forsythe stated that it is hard to rezone without plans and noted that the sewer pumps would need to be updated in the area if developed.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (A. Krause) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Matthew Stites – aye; Garrett Boatright – aye; Brad Kocher – aye; and Mayor Forsythe – nay.

OTHER NON-AGENDA TOPICS
PLANNING AND ZONING COMMISSION
STAFF
ADJOURN

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


Brad Kocher, Secretary

9/12/02
Date Approved


Kristen White
Development Services Coordinator