



## **CITY OF FARMINGTON**

**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 October 17, 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 – present; Matthew Stites – absent; Jessie Williams – present; Garrett Boatright – absent; Logan Bryson – present; Brad Kocher – absent; Chuck Koppeis Jr. – present.

Guests present were: Tim Porter and Kristen White.

#### **ADDITIONS AND DELETIONS TO AGENDA**

#### **MINUTES OF PREVIOUS MEETING**

A motion was made (J. Stacy) and seconded (A. Krause) to approve the September 12, 2022 meeting minutes, with a roll call vote as follows: Ashley Krause – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

#### **PUBLIC PARTICIPATION**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

1. An Application for Designation as a “Farmington Historical Property” at 206 West Harrison Street, Submitted by Weber House LLC (Christopher and Jennifer Morrison). (Case HP-22-008)

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

A motion was made (J. Stacy) and seconded (L. Lacy) 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; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

2. An Application for Designation as a “Farmington Historical Property” at 2 West Columbia Street, Submitted by Wisdom Enterprises LLC. (Case HP-22-010)

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

A motion was made (L. Lacy) 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; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

3. Discussion of An Amendment to Table A, Adding a Private Sports Complex as an Allowable use in an R-1 “Single-Family Residential District” on the Same Line as a Golf Course.

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

Gabriel Crawford, 203 South Washington Street, addressed the Commission and presented images of the sports complex he is potentially going to develop on the 19.7-acre property off Wallace Road. G. Crawford stated that he has not moved forward with financing yet, the cost is approximately 4.5 million dollars to develop, he would like to bring GMB (Greater Midwest Baseball) tournaments there, which would bring 32 teams to the community on tournament weekends and revenue to the local hotels and businesses.

J. Stacy asked if parking would be sufficient. G. Crawford responded that the parking area would be larger than what is shown.

J. Williams asked if there would be one road for ingress and egress. G. Crawford responded that there would be one road, but game times would be staggar, preventing traffic issues.

A motion was made (J. Stacy) and seconded (C. Koppeis) to add a line to table A for private sports complex as an allowable use by special use permit in an R-1 district, and forward to City Council with favorable recommendation and set for Public Hearing, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

4. An Application for Rezoning at 617 through 621 Wallace Road. (Case REZ-22-007) The property is currently zoned as “OP-1: Office and Professional District” with a proposed zoning of “OA-1: Office and Apartment”. Submitted by the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the rezone will be for the 2.71-acre section in front of the Senior Center, Uplift Center, and IT Department, it is not yet formally subdivided, a boundary adjustment will likely be done to divide the property, and Chad Hartle has applied for a grant to develop subsidized housing on the property. The Commission discussed the issue.

A motion was made (J. Stacy) and seconded (L. Lacy) 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; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

5. Discussion of Amending the Fence Ordinance.

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

6. An Application for a Planned Unit Development and Roadway Dedication at 1591 H Highway. The property is currently zoned as “R-6: Two-Family Dwellings” and “R-2: Residential Single Family”. (Case PUD-22-001) Submitted by Farmington Apartments Phase III LLC.



Tim Porter, Development Services Director, presented the case to the Commission and stated that City Council approved a planned unit development in 2018, there was a notation in that document that the streets were to be City streets and there was an exit into what will be Mountain View Phase 5, since then the developer of Mountain View has asked not to have an entry into the subdivision, during the last meeting Bill Ballard spoke about concerns with stormwater and met with City staff, Taylor Engineering, and the Developer to come to a potential solution to help remedy the problems.

Bill Anderson, All Safe Storage, addressed to the Commission to explain that he built the house at 3171 H Highway in 1992, he had one culvert pipe at that time, he has added several more since the area has been developed, he is concerned that any more construction will make the water problem worse, he has seen the area flood and asked that the City does not make it worse.

Joe Gable, Taylor Engineering, addressed the Commission and stated that Taylor Engineering designed the regional detention basin, a third-party stormwater reviewer reviewed and approved the design, the basin is oversized for the area, and water that is coming through the area will be cut off and directed to the basin once the development is completed.

Bill Ballard, 3159 Highway H, addressed the Commission and stated that he would like the water problem to be improved before development begins.

J. Gable responded that as the development is being constructed it will improve the problem.

Casey Roper, Developer, addressed the Commission to explain that he met on site, he is willing to cut a ditch that will go into the detention basin and divert water, and a combination of grading and directing water will happen at the same time.

Paul Conley, Developer, addressed the Commission to explain that they are under a time restriction with their lender and must break ground before the end of the year.

Larry Lacy, Public Works Director, stated that he and Joe Gable went to the site to look at the water coming from the Mountain View Subdivision, and if a pipe is cut early on it will divert water. L. Lacy then asked why this development is allowed to have City streets when others are not.

J. Williams asked if there was originally public access and now there is no longer access, then why would the City be responsible.

The following questions were asked:

1. Does the development substantially increase traffic hazards or congestion?
2. Does the development adversely affect the character of the neighborhood?
3. Does the development substantially increase fire hazards?
4. Does the development adversely affect the general welfare of the community?
5. Does the development overtax public utilities?
6. Will the development be in conflict with the City's Comprehensive Plan?

A motion was made (L. Lacy) and seconded (J. Stacy) to forward to City Council with a favorable recommendation and set for Public Hearing, with the caveat that City Council consider the streets not being public right-of-way and allow the detention basin to be counted toward the lot coverage with the understanding that the owner handle maintenance, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

7. An Application for a Utility Easement at 1040 East Karsch Boulevard. (Case EAS-22-008) The property is currently zoned as “C-2: General Commercial.” Submitted by the City of Farmington.

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

Larry Lacy, Public Works Director, stated that the easement at 1040 East Karsch and 1109 Sainte Genevieve Avenue are for a water line replacement project.

The Commission discussed the issue.

A motion was made (J. Stacy) and seconded (A. Krause) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

8. An Application for a Utility Easement at 1109 Sainte Genevieve Avenue. (Case EAS-22-009) The property is currently zoned as “C-2: General Commercial.” 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 (J. Stacy) and seconded (C. Koppeis) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; Logan Bryson – aye; and Chuck Koppeis Jr. – aye.

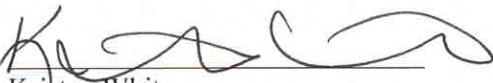
**OTHER NON-AGENDA TOPICS**  
**PLANNING AND ZONING COMMISSION**  
**STAFF**  
**ADJOURN**

A motion was made (J. Stacy) and seconded (C. Koppeis) to adjourn the meeting.



Matthew Stites, Chairperson

11/14/22  
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Date Approved



Kristen White  
Development Services Coordinator