



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 November 14, 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; Jason Stacy – present; Matthew Stites – present; Jessie Williams – absent; Garrett Boatright – absent; Logan Bryson – present; Brad Kocher – present; Chuck Koppeis Jr. – absent.

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 (B. Kocher) to approve the October 10, 2022 meeting minutes and October 17, 2022 meeting minutes, with a roll call vote as follows: Ashley Krause – aye; Larry Lacy – aye; Jason Stacy – aye; Matthew Stites - aye; Logan Bryson – aye; and Brad Kocher – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

1. An Application for a Final Record Plat at 764 Weber Road. (Case FRP-22-005) The property is currently zoned as “C-2: General Commercial District”. Submitted by Maple Valley Office Building, LLC (Harry “Chip” Peterson).

Tim Porter, Development Services Director, presented the case to the Commission and stated that the City is under contractor to purchase the property, which will possibly be used to extend Grand Canyon Drive and construct a fire station. The Commission discussed the issue.

A motion was made (M. Stites) 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; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

2. An Application for the Vacation of Unnamed Road at Westmount Drive and Air Park Drive. (Case VAC-22-001) Submitted by the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that both property owners have agreed to ask City Council for approval to vacate the road. The Commission discussed the issue.

A motion was made (M. Stites) and seconded (J. Stacy) 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; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

3. An Application for a Final Record Plat at Westmount Drive and New Perrine Road. (Case FRP-22-003) The property is currently zoned as “I-3: Planned Industrial Park District”. Submitted by the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that this will create two new lots, the City will maintain ownership of one lot, which is to be used as an ecological area for native tree planting, but has a buyer for the other lot, and Greg Beavers, City Administrator, has requested that the south lot line of lot four be removed.

A motion was made (M. Stites) and seconded (L. Lacy) to forward to City Council with a favorable recommendation and set for Public Hearing, with the stipulation that the south lot line of lot four be removed, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

4. An Ordinance Of The City Of Farmington, Missouri, Amending The Municipal Code, Title IV: Land Use, Chapter 405: Zoning Regulations, Table A: Uses In Zoning Districts.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the Commission approved this change at the meeting last month and he is presenting the changes today to confirm this is what the Commission wants to do.

The Commission discussed the issue but no action was taken.

5. An Application for Rezoning at 545 Wallace Road. (Case REZ-22-008) The property is currently zoned as “OP-1: Office and Professional District” with a proposed zoning of “R-1: Residential Single Family”. Submitted by Gabriel Crawford.

Tim Porter, Development Services Director, presented the case to the Commission and stated that this request is concurrent with the Table A Amendment (item number four).

Murphy Thomas, 547 Wallace Road, asked what Mr. Crawford would do if he does not get approval for the sports complex and if he would have to go before City Council for approval if building homes. T. Porter responded that he would not have to have approval from City Council to build, but he would have to have approval from City Council for the plat to approve lot sizes.

Rod Resinger, 541 Wallace Road, addressed the Commission to ask if the owner would have to supply a fence down his property line if the sports complex is approved. T. Porter responded that the Special Use Permit would allow for stipulations.

Tom Huhman, 549 Wallace Road, addressed the Commission to ask if another entrance is planned, and stated that if apartments were to go in the traffic would be bad. T. Porter responded that the owner cannot build apartments in this zoning district and the flood plain would prevent building on the entire property.

Gabriel Crawford, 203 South Washington Street, addressed the Commission to explain that he does not plan to build single family homes and his plan is to build four little league fields.

A motion was made (L. Lacy) and seconded (M. Stites) 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; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

6. An Application for a Special Use Permit to construct a Private Sports Complex at 545 Wallace Road. (Case SUP-22-001) The property is currently zoned as “OP-1: Office and Professional District”. Submitted by Gabriel Crawford.

Tim Porter, Development Services Director, presented the case to the Commission and stated that approval is conditional upon approval of case REZ-22-008.

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?

Gabriel Crawford, 203 South Washington Street, addressed the Commission to explain that games would run from 8:00am to 8:00pm on weekends and during the summer, the baseball fields can be converted to soccer fields, there are no tournaments on weekdays, he plans to have bathrooms, concessions and eventually an indoor hitting facility, and stated that he is a mental health practitioner, not a developer, and he would consider something medical if he does not build baseball fields.

T. Porter asked if installing a fence would be an issue. G. Crawford responded that it would not be.

J. Stacy asked if the lighting and sound would be similar to what is at the City sports complex. G. Crawford responded yes.

J. Stacy asked if there would be issues with traffic. G. Crawford responded that there would not be congestion because he would not charge fees to park, and the development of the parking lot may need to be increased to handle the traffic.

Rod Resinger, 541 Wallace Road, addressed the Commission to ask if there would be lockable gates to keep people from entering after hours and stated that he would like to see a fence going back to the barn. G. Crawford responded that he would put up fences for security.

T. Porter stated that the City and school district are partnering on a turf field at Ragsdale Park, but the City does not have other plans in the short term.

B. Kocher asked if this would adversely affect the character of the neighborhood. G. Crawford responded that he does not think it would have a major affect because the volume of traffic will change but he would control congestion by not charging a parking fee.

Christina Jackson, 438 Grand Canyon Drive, stated that she would eventually inherit 2 acres of neighboring property from her father.

A motion was made (M. Stites) and seconded (J. Stacy) to forward to City Council with a favorable recommendation and set for Public Hearing, with the stipulation that the owner install privacy fences along the front residential properties, field lights are off by 8:30pm, and security gates are installed on one or both entrances, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

7. Discussion of Vacating Right-of-Way in Butterfield Gardens. (Case VAC-22-002)

Tim Porter, Development Services Director, presented the case to the Commission and stated that the Elders family would like to vacate the right-of-way.

L. Lacy stated that there is a remnant of a pond, a creek that runs up to the Northeast, and a church parking lot in the area, and he cannot promise the City would use the right-of-way for a road because it is possibly not efficient.

Bill Reeves, 400 Butterfield Drive, addressed the Commission to explain that he is speaking on behalf of the Butterfield Gardens Home Owners Association and the Elders family and asked what the next steps are.

T. Porter responded that the Commission can make a recommendation today and it would involve a Planned United Development amendment.

Brian Elders, Developer, addressed the Commission and stated that he believes Mr. Heisel is concerned that the City would move the right-of way onto his property. Mark Heisel responded that he is.

The Commission discussed the issue.

A motion was made (M. Stites) 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; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

8. Discussion of Lot Coverage in Rear Yards

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

9. Discussion of selling City Property at Maple Hills Drive and Woodlawn Drive.

Tim Porter, Development Services Director, presented the case to the Commission and stated that Greg Beavers, City Administrator, requested that this item be on the agenda, MODOT previously acquired the right-of-way but technically it is public right-of-way, and Justin Gorse, Developer, made a request for the City to relinquish the right-of-way to be used for future development.

L. Lacy stated that he does not see ever needing that much right-of-way.

A motion was made (M. Stites) and seconded (L. Lacy) to forward to City Council with a favorable recommendation to allow the City to explore the option to sell, with a roll call vote as follows; Ashley Krause. – aye; Larry Lacy – aye; Jason Stacy – aye; Matthew Stites – aye; Logan Bryson – aye; and Brad Kocher. – aye.

OTHER NON-AGENDA TOPICS
PLANNING AND ZONING COMMISSION
STAFF
ADJOURN

A motion was made (M. Stites) and seconded (B. Kocher) to adjourn the meeting.



Matthew Stites, Chairperson

10/12/22

Date Approved



Kristen White
Development Services Coordinator