



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 December 12, 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: Larry Lacy – present; Jason Stacy – absent; Matthew Stites – present; Jessie Williams – present; Garrett Boatright – present; Logan Bryson – present; Brad Kocher – present; Chuck Koppeis Jr. – absent; Ashley Krause – absent.

Guests present were: Tim Porter and Kristen White.

ADDITIONS AND DELETIONS TO AGENDA

MINUTES OF PREVIOUS MEETING

A motion was made (M. Stites) and seconded (J. Williams) to approve the November 14, 2022 meeting minutes, with a roll call vote as follows: Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; and Brad Kocher – aye.

PUBLIC PARTICIPATION

OLD BUSINESS

1. 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.

NEW BUSINESS

1. An Application for a Final Record Plat at 150 Veterans Drive. (Case FRP-22-006) The property is currently zoned as “C-2: General Commercial District”. Submitted by Fred Dockins.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the owner is under contract to sell a portion of the property.

The Commission discussed the issue.

A motion was made (G. Boatright) 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; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; and Brad Kocher. – aye.

2. Discussion of Amending the Sign Ordinance Regarding Signs on Private Streets.

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Tim Porter, Development Services Director, presented the case to the Commission and stated that there is nothing in the ordinance that specifically addresses street signs on private streets. The Commission discussed the issue, but no action was taken.

3. Discussion of Recreational Marijuana Ordinance.

Tim Porter, Development Services Director, presented the case to the Commission and stated that Amendment 3 passed at the November 2022 election, February 6, 2023 is the deadline for DHSS (Department of Health and Senior Services) to approve applications for a conversion request from existing Medical Marijuana businesses, and cities can pass legislation to opt out of conversion to recreational use during the November 2024 election. The Commission discussed the issue, but no action was taken.

4. An Application for an Amendment to a Planned Unit Development at Windsor Lane and Pine Street. The property is currently zoned as "R-3: Residential Single Family. (Case PUD-22-002) Submitted by Steve Johns (Custom Living Concepts).

Tim Porter, Development Services Director, presented the case to the Commission and stated that the owner has decided to build a two-family villa in place of the existing house and planned new construction on the original Planned Unit Development.

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?

B. Kocher asked if there would be any changes to Windsor Lane. T. Porter responded no.

The Commission discussed the issue.

A motion was made (J. Williams) 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; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; and Brad Kocher. – aye.

OTHER NON-AGENDA TOPICS

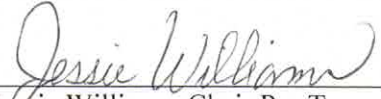
Tim Porter, Development Services Director, stated that there was a request for a Final Record Plat for Moore Avenue and Morris Street, but the request was rescinded.

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

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



Jessie Williams, Chair Pro Tem

1/9/23

Date Approved



Kristen White
Development Services Coordinator