



## **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 January 9, 2023 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: Jason Stacy – absent; Matthew Stites – absent; Jessie Williams – present; Garrett Boatright – present; Logan Bryson – present; Brad Kocher – absent; Chuck Koppeis Jr. – present; Ashley Krause – present; Larry Lacy – present.

Guests present were: Tim Porter and Kristen White.

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

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

A motion was made (G. Boatright) and seconded (C. Koppeis) to approve the December, 2022 meeting minutes. The Commission voted unanimously in favor of this motion.

#### **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.

A motion was made (L. Lacy) and seconded (A. Krause) to forward the Amendment to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows; Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; and Larry Lacy – aye.

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

Tim Porter, Development Services Director, presented the case to the Commission and stated that the Public Safety Committee has this item on their agenda for discussion on January 10, 2023, and he will present an ordinance at the next meeting.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (L. Bryson) to postpone this item until the next meeting. The Commission voted unanimously in favor of this motion.

[www.farmington-mo.gov](http://www.farmington-mo.gov)

### 3. Discussion of Recreational Marijuana Ordinance.

Tim Porter, Development Services Director, presented the case to the Commission and stated that 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, the draft ordinance will have two changes including moving the changes to Table A to a subsection of the marijuana ordinance, and adding the I-4 district to the table.

A. Krause asked if there would be restrictions on signage or marketing and gave an explanation of Delta Products.

J. Williams asked if the 1000 foot distance in section 3 was accurate, or if it should be 1500 feet. T. Porter responded that 1000 feet is correct.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (G. Boatright) to forward to City Council with a favorable recommendation and set for Public Hearing, with the caveat that the changes to Table A will move to a subsection of the marijuana ordinance, the I-4 district will be added to Table A, and approval of the City Attorney, with a roll call vote as follows: Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; and Larry Lacy – aye.

### NEW BUSINESS

#### 1. Discussion of Floodplain Map Changes (Open Comment Period).

Larry Lacy, Public Works Director, presented changes to the FEMA floodplain, stated that there is currently an open comment period, and stated that the changes will also go before City Council.

The Commission discussed the issue but no action was taken.

#### 2. Discussion of Allowing Daycares in Residential Districts by Special Use Permit Submitted by Kara Nolane.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the current ordinance forbids childcare facilities in Residential Districts.

Kara Nolane, Kidz Transportation Services, St. Louis, Missouri, addressed the Commission to explain that she currently runs an in-home daycare in St. Louis, Missouri, she is interested in moving her business to Farmington, there is currently a staff and teacher shortage, she is in the process of applying for state grants to implement more daycares in the area, she would like to eventually accommodate twenty students at each facility, and she plans to service areas near commercial districts and operate twenty-four hours a day to in order to serve essential workers.

The Commission discussed the issue, but no action was taken.

#### 3. Discussion of Amending the Home Occupation Ordinance.

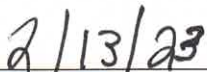
Tim Porter, Development Services Director, presented the case to the Commission and stated that the State passed legislation last year that states certain home-based business cannot be prohibited, the changes are currently under review by the City Attorney, and he will have more information from the City Attorney at the next meeting.

The Commission discussed the issue, but no action was taken.

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

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

  
Brad Kocher, Secretary

  
Date Approved

  
Kristen White  
Development Services Coordinator