



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 March 13, 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: Jessie Williams – present; Garrett Boatright – present; Logan Bryson – present; Charles Giessing – present; Brad Kocher – absent; Chuck Koppeis Jr. – absent; Ashley Krause – absent; Larry Lacy – present; Jason Stacy – present; Matthew Stites – present.

Guests present were: Tim Porter and Kristen White.

ADDITIONS AND DELETIONS TO AGENDA

MINUTES OF PREVIOUS MEETING

A motion was made (J. Williams) and seconded (G. Boatright) to approve the February 13, 2023 meeting minutes. The Commission voted unanimously in favor of this motion.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

1. An Application for Annexation at 1100 South Jefferson Street with a Requested Zoning of “I-3: Planned Industrial Park District”. (Case ANN-23-001) Submitted by the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the property has belonged to the City since approximately 2004, the City is working with the neighboring church to abate trash on the property, the property is part of the airport expansion project, and the City plans to eventually clear the property.

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; Jessie Williams -aye; Garrett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Larry Lacy – aye; Jason Stacy – aye; and Matthew Stites – aye.

2. Discussion of the City Taking Over Maintenance of the Private Streets within Greenbriar Estates, Submitted by Lori Sloup (829 Pinehurst Drive).

Tim Porter, Development Services Director, presented the case to the Commission and stated that the City accepted the subdivision plat in the nineties, the subdivision was slated to be a gated community with private streets; however, there was no funding set in place and the streets are in need of maintenance, Mrs. Sloup brought this issue to the Public Works Committee last week, and the Committee did not oppose taking over maintenance but stated that they would like to see projected costs before making a decision.

Lori Sloup, 829 Pinehurst Drive, addressed the Commission to explain that when she became the treasurer of the homeowner's association two (2) years ago, they realized the streets were not maintained by the City, the association consists of nine (9) homeowners that each pay \$1000.00 per year in fees, and the funds primarily cover mowing fees, including mowing for the remaining undeveloped lots owned by the developer, Mr. Skaggs.

The Commission discussed the issue.

A motion was made (J. Stacy) and seconded (J. Williams) to postpone the item until the next meeting with a roll call vote as follows; Jessie Williams – aye; Garrett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Larry Lacy – aye; Jason Stacy – aye, and Matthew Stites – aye.

3. An Application for Rezoning at 501 Memorial Drive. (Case REZ-23-001) The Property is Currently Zoned as “R-3: Residential Single Family” with a proposed zoning of “OP-1: Office and Professional District”. Submitted by Chase and Macy Busenbark.

Tim Porter, Development Services Director, presented the case to the Commission and stated that City Council denied a request rezone this property to C-2 General Commercial last year, the current owners have requested to rezone in order to use the home as a business office, he received two letters of dissent from neighbors, there are no significant problems regarding utilities based on the proposed use, last July the Farmington Police Department conducted a traffic study and determined the street had an average of one hundred and twenty-five (125) trips per day, the comprehensive plans shows this area as the line of delineation between commercial and residential, and the property meets the basic requirements to request rezoning.

Chase Busenbark, 6548 Busiek Road, addressed the Commission to explain that he started a business brokerage this year, he would like to work from this location, his business is not high traffic, he purchased the home one month ago and currently works from this location two days per week, and he does not think the business will affect the neighborhood as most of his appointments are at his client's location.

Macy Busenbark, 6548 Busiek Road, addressed the Commission to explain that if she were to ever operate a real estate brokerage from the location it would have very little foot traffic, and if the property were ever sold a stipulation could be made to require the zoning revert to residential.

J. Williams stated that if the zoning changed it would stay with the property if sold.

J. Stacy stated that any change back to residential zoning would have to go back through the planning and zoning process, and asked if there were any plans for the exterior appearance such as signage or lighting. Mrs. Busenbark responded that they would have a simple sign on the Karsch side.

Dave Taylor, 502 Memorial Drive, addressed the Commission to explain that he has lived in his home on Memorial Drive since 1983, he believes the traffic study is flawed because it was conducted during July when school was not in session, Mr. Busenbark started conducting business at 501 Memorial Drive in January 2023, he spoke to Mr. Busenbark about the zoning and told him that he was not allowed to operate a business there, he is concerned about the home not being occupied in the evening and on weekends, and he is concerned about potential future businesses at the location if rezoned.

Kim Sward, 12 Janice Drive, addressed the Commission on behalf of her mother who lives at 513 Memorial Drive, asked how the business has been allowed to operate so far, questioned if Mr. Busenbark was aware of the zoning prior to operating his business there, and stated that she is concerned with the traffic and integrity of the neighborhood if rezoned.

Ann Taylor, 502 Memorial Drive, addressed the Commission to explain that she is concerned about what might happen after business hours, and what future businesses could go in if Mr. and Mrs. Busenbark moved their business in the future.

C. Giessing asked if the owners could re-build if property was rezoned and the house was torn down. T. Porter responded that they could, but construction would be subject to allowed use in OP-1 and setbacks would limit what could be built.

G. Boatright asked if a Special Use Permit would be allowed in the R-3 district. T. Porter responded that there are some circumstances where a Special Use Permit would be allowed but not for this use.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (L. Bryson) to forward to City Council with an unfavorable recommendation and set for Public Hearing, with a roll call vote as follows; Jessie Williams - aye; Garrett Boatright - aye; Logan Bryson - aye; Charles Giessing - aye; Larry Lacy - aye; Jason Stacy - aye; and Matthew Stites - aye.

4. An Application to Vacate a Portion of Utility Easements at 304 Wellington Place (Lots 14 and 15 of Wellington Place) (Case VAC-23-001). The property is currently zoned as "R-2": Single-Family Residential. Submitted by Bret and Alycia Burgess.

Tim Porter, Development Services Director, presented the case to the Commission and stated that there are currently two lots, fourteen (14) and fifteen (15), Mr. Burgess requested a boundary adjustment to combine the two lots and build a home, there are no utilities in the easement, and no reasons have been found not to vacate the easement.

The Commission discussed the issue.

A motion was made (L. Lacy) and seconded (M. Stites) to forward to City Council with a favorable recommendation, with a roll call vote as follows; Jessie Williams - aye; Garrett Boatright - aye; Logan Bryson - aye; Charles Giessing - aye; Larry Lacy - aye; Jason Stacy - aye; and Matthew Stites - aye.

OTHER NON-AGENDA TOPICS
PLANNING AND ZONING COMMISSION
STAFF
ADJOURN

A motion was made (G. Boatright) and seconded (J. Stacy) to adjourn the meeting.


Brad Kocher, Secretary

4/10/23
Date Approved


Kristen White
Development Services Coordinator