



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 April 10, 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 – present; Chuck Koppeis Jr. – present; Ashley Krause – present; Larry Lacy – absent; Jason Stacy – present; Matthew Stites – absent.

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 (J. Stacy) to approve the March 13, 2023 meeting minutes. The Commission voted unanimously in favor of this motion.

PUBLIC PARTICIPATION

OLD BUSINESS

1. 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 that case to the Commission and stated that Public Works Director, Larry Lacy, estimated the cost of rebuilding the streets at \$111,000.00 plus personnel costs, and it would be on the three-to-five-year timeline for re-paving if brought into the City.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (G. Boatright) to forward to the Public Works Committee for their consideration. The Commission voted unanimously in favor of this motion.

NEW BUSINESS

1. An Application for a Final Record Plat at 628 West Columbia Street. (Case FRP-23-002) The property is currently zoned as "R-3: Residential Single Family". Submitted by Arthur and Brenda Randall.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the property was not previously subdivided so it would require a final record plat, and there is a small piece of property that is approximately four (4) feet into the City alley that he recommends dedicating to the City for right-of-way.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (B. Kocher) to forward to City Council with a favorable recommendation and set for Public Hearing, with the caveat that the portion of the property by the alleyway be dedicated to the City as right-of-way, with a roll call vote as follows; Jessie Williams -aye; Garrett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; and Jason Stacy – aye.

2. An Application for Rezoning at 918 Weber Road. (Case REZ-23-002) The Property is Currently Zoned as “R-3: Residential Single Family” with a proposed zoning of “C-2: General Commercial District”. Submitted by Terry Hyde on behalf of Ginny Mae LLC.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the comprehensive plan calls this area out as commercial, it is currently under contract to be sold if the rezone is approved, and it is probable that a portion of the property will be used for stormwater detention.

J. Williams asked if the gas tanks from the former gas station were removed. T. Porter responded that an environmental study would need to be done.

Terry Hyde, Community Care Pharmacy, addressed the Commission to explain that he has a contract to purchase the property that is subject to the rezoning request, he has been approached by local business leaders regarding brining in another independent pharmacy to the City, he has researched properties in the area but did not find one that met his needs so he would like to develop, and he wants to make sure the development is attractive and secure.

J. Williams asked if this would be a compounding pharmacy. Mr. Hyde responded that they would do some compounding, retail, and long-term care.

B. Kocher asked if there would be other retail on-site. Mr. Hyde responded that the 3.9 acres is too large for just the pharmacy so an additional four thousand square feet of retail is planned with more possibly being added later, and he does not have definite plans for the rest of the property but does not plan on developing a strip-mall.

The Commission discussed the issue.

A motion was made (G. Boatright) 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; Jessie Williams -aye; Garrett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Brad Kocher – aye; Chuck Koppeis Jr. – aye; Ashley Krause – aye; and Jason Stacy – aye.

3. An Application for a Planned Unit Development at 617 through 621 Wallace Road. The property is currently zoned as “OA-1”: Office and Apartment. (Case PUD-23-001) Submitted by Chad Hartle on behalf of the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that a portion of the property was rezoned to OA-1: Office and Apartment last year, affordable housing is being planned, in order to meet zoning requirements a planned unit development has been requested so that variances may be granted to straight line zoning, including a request to reduce the building front to side separation from thirty (30) feet to twenty-eight (28) feet and reduce the back to back separation from fifty (50) feet to twenty-point-three (20.3) feet.

Chad Hartle, East Missouri Action Agency, addressed the Commission to explain that the buildings will be sprinkled for fire safety, he has built similar designs in other areas that have turned out nicely, he is targeting some of the homeless, no income, and low income population to establish housing with the long term plan to purchase as a condominium and get people on the path to home ownership.

J. Williams asked if there is space to allow for fire trucks. Joe Gable, Taylor Engineering, stated that there would be space.

J. Stacy asked if the fire chief had approved of the building separation. T. Porter responded that the chief had not yet approved, and J. Gable responded that the fire code is ten (10) feet.

C. Giessing asked if the temporary housing (by the Uplift Center) would move once the development is built.

Keri McCrorey, East Missouri Action Agency, stated that the plan is to eventually move those housing units to other communities that need them.

B. Kocher asked if some of the units would be used to house the homeless population. Ms. McCrorey responded that there would be people who start at the Uplift Center and then move into the development as a steppingstone and stated that it is very difficult to find housing for those in the Uplift Center.

The Commission discussed the issue.

A motion was made (G. Boatright) and seconded (B. Kocher) to forward to City Council with a favorable recommendation and set for Public Hearing, with a roll call vote as follows; Jessie Williams -aye; Garett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Brad Kocher – aye; Chuck Koppeis Jr. - aye; Ashley Krause – aye; and Jason Stacy – aye.

4. An Application for a Final Record Plat at 617 through 621 Wallace Road. (Case FRP-23-003) The property is currently zoned as “OA-1”: Office and Apartment and “OP-1”: Office and Professional. Submitted by Chad Hartle on behalf of the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that this will help facilitate the Planned Unit Development that has also been requested, and it will allow the City to establish easements and avoid creating a lot that is land locked.

The Commission discussed the issue.

A motion was made (J. Williams) 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; Jessie Williams - aye; Garett Boatright – aye; Logan Bryson – aye; Charles Giessing – aye; Brad Kocher – aye; Chuck Koppeis Jr. - aye; Ashley Krause – aye; and Jason Stacy – aye.

5. Discussion of Industrial Drive Extension.

Tim Porter, Development Services Director, presented the case to the Commission and stated that this was a citizen request.

Roger Martens, 5 Erie Court, addressed the Commission to explain that he has safety concerns if Industrial Drive is extended, many residents walk along St. Francois Avenue on their way to shop, as housing has been expanded truck traffic has increased, sidewalks should be built before Industrial Drive is completed, and many people are speeding and not stopping at Wabash Avenue.

J. Stacy asked if there is a plan to put in sidewalks. T. Porter responded that the strategic plan calls for sidewalks, but he is not sure of the details for this area, and he has requested a traffic study.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (J. Stacy) to forward to the Public Safety for their consideration. The Commission voted unanimously in favor of this motion.

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

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



Matthew Stites, Chairperson

5/8/23

Date Approved



Kristen White
Development Services Coordinator