



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

Guests present were: Tim Porter and Kristen White.

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

A motion was made (J. Stacy) and seconded (L. Lacy) to move item number one (1) under old business to the end of the agenda and add Nominations for Planning and Zoning Commission Chairperson and Secretary as item number three (3) under New Business. The Commission voted unanimously in favor of this motion.

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

A motion was made (G. Boatright) and seconded (A. Krause) to approve the May 8, 2023 meeting minutes. The Commission voted unanimously in favor of this motion.

#### **PUBLIC PARTICIPATION**

Joe Scognamiglio, 1334 White Oak Drive, addressed the Commission regarding a possible amendment to his planned unit development including changing an area designated for mobile home pads and storage to RV (recreational vehicle) and boat storage.

T. Porter stated that Mr. Scognamiglio would be working with an engineer and wanted to get the Commission's input on the changes before moving forward.

J. Stacy stated that he thinks this is a good idea. Mr. Scognamiglio responded that he would move forward with plans.

#### **OLD BUSINESS**

1. Discussion of Short-Term Annexation Plan

Tim Porter, Development Services Director, stated that City Council has asked for a short-term annexation strategy due to an island of unannexed property that is being developed into storage sheds, annexation can be land owner initiated or municipality initiated, if municipality initiated certain conditions must be met including holding public hearings, creating a plan of intent, determining the date of annexation, going before a judge, and holding an election. T. Porter stated that his goal is to have a recommendation to City Council by the end of August 2023 and he may schedule additional Planning and Zoning meetings to review.

## **NEW BUSINESS**

1. An Application to Vacate a Utility Easement at 1290 Maple Street (Lot 2 of Menards-Farmington) (Case VAC-23-002). The property is currently zoned as "C-2": General Commercial District. Submitted by Menard Inc.

Tim Porter, Development Services Director, presented the case to the Commission and stated that he is in the process of doing a minor subdivision plat that will separate a portion of Menard's property into two lots for the future site of McAlister's, the easement should not have ever been dedicated as public, and City Council has already approved.

The Commission discussed the issue.

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

2. An Application to Amend the Language Contained on a Plat of a Planned Unit Development at 713 Janey Drive. (Case PUD-23-002). The property is currently zoned as "R-3": Single Family Residential. Submitted by Jason Wood.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the original PUD (planned unit development) was approved in 2020 by City Council, Council agreed to grant a five (5) year sunset clause at that time, Mr. Wood is asking to amend the PUD to remove the sunset clause, and T. Porter's recommendation if the removal of the sunset clause is approved would be to leave the clause regarding suspension of lawncare and landscaping operations.

Jason Wood, 6880 Dakota, Bonne Terre, Missouri, addressed the Commission to explain that he purchased the property in 2021, it is not aesthetically pleasing, he would like to build single family homes on the lots to the north, and install a white vinyl fence with landscaping, and he is requesting that the sunset clause be removed.

The Commission discussed the issue.

A motion was made (J. Williams) and seconded (J. Stacy) to forward to City Council with a favorable recommendation to remove the sunset clause and leave in place the clause regarding suspension of lawncare and landscaping operations with a time limit of sixty (60) days after operations cease, and set for Public Hearing, with a roll call vote as follows; Logan Bryson – aye; Charles Giessing – aye; Ashley Krause – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; and Garrett Boatright – aye.

3. Nominations for Planning & Zoning Chairperson and Secretary

The Commission discussed the issue.

A motion was made (J. Stacy) and seconded (G. Boatright) to nominate Matthew Stites as Chairperson of the Planning and Zoning Commission, with a roll call vote as follows; Logan Bryson – aye; Charles Giessing – aye; Ashley Krause – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; and Garrett Boatright – aye.

A motion was made (J. Stacy) and seconded (G. Boatright) to nominate Brad Kocher as Secretary of the Planning and Zoning Commission, with a roll call vote as follows; Logan Bryson – aye; Charles Giessing – aye; Ashley Krause – aye; Larry Lacy – aye; Jason Stacy – aye; Jessie Williams – aye; and Garrett Boatright – aye.

**PLANNING AND ZONING COMMISSION**  
**STAFF**  
**ADJOURN**

A motion was made (J. Stacy) and seconded (L. Lacy) to adjourn the meeting.

  
Brad Kocher, Secretary

7/10/23  
Date Approved

  
Kristen White  
Development Services Coordinator