



CITY OF FARMINGTON

1701 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 November 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: Chuck Koppeis Jr. – present; Ashley Krause – absent; Larry Lacy – present; Jason Stacy – present; Matthew Stites – present; Jessie Williams – present; Garrett Boatright – absent (arrived later); Logan Bryson – absent; Charles Giessing – absent; Brad Kocher – 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 (M. Stites) to approve the October 9, 2023 meeting minutes. The Commission voted unanimously in favor of this motion.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

1. An Application for a Special Use Permit to Construct a Radio Communications Tower at 1521 Tower Avenue. (Case SUP-23-002) The property is currently zoned as “I-1”: General Industrial District. Submitted by St. Francois County 911.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the proposed location is near the existing water tower, this is part of a comprehensive radio communications upgrade throughout the county, there are areas in Farmington where radio communications are not possible, the Public Works Department has evaluated and vetted the location, and the City can approve a long term lease with E911 if approved.

G. Boatright asked how tall the existing water tower is. L. Lacy responded that it is one hundred and twenty feet (120) tall.

A motion was made (M. Stites) 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; Chuck Koppeis Jr. - aye, Larry Lacy - aye; Jason Stacy - aye; Matthew Stites - aye; Jessie Williams - aye; Garrett Boatright - aye; Brad Kocher - aye.

2. An Application to Amend the Language Contained on a Plat of a Planned Unit Development at 201 Maple Valley Drive. (Case PUD-23-003) The property is currently zoned as "OA-1": Office and Apartment District. Submitted by Carl Peterson.

Tim Porter, Development Services Director, presented the case to the Commission and stated that Mr. Peterson had the site engineered for the next phase of his apartments but has been approached about potentially using the site as part of the VA (Veterans Affairs) expansion, and Mr. Peterson is asking for approval to sell for this use if an opportunity arises.

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; Chuck Koppeis Jr. - aye, Larry Lacy - aye; Jason Stacy - aye; Matthew Stites - aye; Jessie Williams - aye; Garrett Boatright - aye; Brad Kocher - aye.

3. An Application for a Preliminary Plat at Stono Mountain Drive and Bell Mountain Drive. (Case PRE-23-002) The property is currently zoned as "R-2: Residential Single Family". Submitted by Heberlie Development LLC.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the extension of the bottom portion of the subdivision was not included on the preliminary plat but there are plans to eventually develop it, Mr. Heberlie will re-submit plans including that portion, and he has asked to postpone the issue until next month.

A motion was made (J. Williams) and seconded (G. Boatright) to postpone the item until the next meeting, with a roll call vote as follows; Chuck Koppeis Jr. - aye, Larry Lacy - aye; Jason Stacy - aye; Matthew Stites - aye; Jessie Williams - aye; Garrett Boatright - aye; Brad Kocher - aye.

4. An Application for a Final Record Plat at Stono Mountain Drive and Bell Mountain Drive. (Case FRP-23-004) The property is currently zoned as "R-2: Residential Single Family". Submitted by Heberlie Development LLC.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the extension of the bottom portion of the subdivision was not included on the plat but there are plans to eventually develop it, Mr. Heberlie will re-submit plans including that portion, and he has asked to postpone the issue until next month.

A motion was made (J. Williams) and seconded (G. Boatright) to postpone the item until the next meeting, with a roll call vote as follows; Chuck Koppeis Jr. - aye, Larry Lacy - aye; Jason Stacy - aye; Matthew Stites - aye; Jessie Williams - aye; Garrett Boatright - aye; Brad Kocher - aye.

5. An Application for Rezoning at 1647 Doubet Road. (Case REZ-23-009) The Property is Currently Zoned as "R-1: Residential Single Family" with a proposed zoning of "R-6: Two-Family Residential". Submitted by Joye Meinsen on behalf of William Eugene Tripp.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the applicant has entered into a contract to purchase the property with the contingency to rezone to two-family residential, and the comprehensive plan lists the area as single family residential.

Joye Meinsen, Integrity Property Management, addressed the Commission to explain that the property directly to the east on Doubet Lane has duplexes on it, she plans to build three duplexes, they will be approximately fifty-nine (59) foot by sixty-six (66) foot, she met with Tim Porter and his team regarding setbacks, she is working with a contractor on plans, she has approval from the owner's daughter to request the rezone, and the duplexes will be three bedroom, two bathroom with a fenced backyard.

M. Stites asked what the client base would be. J. Meinsen responded that these are owner financed, not HUD (Housing and Urban Development).

Tom Bleckler, 1681 Jenny Court, addressed the Commission to explain that he wanted to know what the plans were for the property, he is not happy with the plans for multi-family housing that were presented, asked if there would be improvements to the road, and asked if duplexes are commonly built in residential areas. L. Lacy responded that there are no planned improvements to the road at this time. T. Porter responded that there are duplexes in residential areas throughout the City.

C. Koppies asked what the required setbacks are for R-6 Two-Family Residential. T. Porter responded that they are twenty-five (25) front and twenty-five (25) rear.

Sheril Jones, 1656 Doubet Road, addressed the Commission to explain that she has concerns, stated that the duplexes on Doubet Lane have caused water issues on her property, the company that did the work on the existing duplexes on Doubet Lane did not do a good job, stated that she is concerned new construction might affect the deer population in the area, asked if her electric company would change, and asked if she could get signatures from neighbors who oppose the construction to bring to the Commission. G. Boatright responded that the company that built the existing duplexes on Doubet Lane is no longer in business and the stormwater requirements have changed since those were built. L. Lacy responded that her electric company would not change. T. Porter responded that the issue will go to City Council in December, the meeting is open to the public for comments, residents can contact their councilors with concerns, and signatures could be presented.

L. Lacy asked if Mrs. Meinsen would agree to larger setbacks. J. Meinsen responded that she is willing to work with the City and she could move the buildings as far north as possible.

J. Williams asked if there is a stormwater solution. L. Lacy responded that the water would need to run into the area at the northwest and a drainage easement would be needed from the neighbor.

J. Williams asked if the existing home on the property can be rehabbed. J. Meinsen responded that the existing home has been rehabbed before, but it is over one hundred (100) years old.

A motion was made (J. Stacy) 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; Chuck

Koppeis Jr. - aye, Larry Lacy – aye; Jason Stacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Brad Kocher – aye.

6. Discussion of Location of Accessory Structures on Commercial Lots

Tim Porter, Development Services Director, presented the case to the Commission and stated that there is a trend for restaurants is to have an outdoor canopy for staff to use to fulfill orders, the ordinance states an accessory structure can only be located in the rear yard, asked the Commission to consider a recommendation to City Council to allow for accessory structures in the front or rear yard in commercial areas, and stated that variances or planned unit developments could be an option but it may be easier and less restrictive to allow by ordinance.

The Commission discussed the issue but no action was taken.

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

A motion was made (M. Stites) and seconded (J. Williams) to adjourn the meeting.



Matthew Stites, Chairperson

12-11-23

Date Approved



Kristen White
Development Services Coordinator