



CITY OF FARMINGTON

110 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 December 11, 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: Ashley Krause – present; Larry Lacy – present; Jason Stacy – absent; Matthew Stites – present; Jessie Williams – present; Garrett Boatright – present; Logan Bryson – absent; Charles Giessing – present; Brad Kocher – absent; Chuck Koppeis Jr. – absent.

Guests present were: Tim Porter and Charity Comstock

ADDITIONS AND DELETIONS TO AGENDA

MINUTES OF PREVIOUS MEETING

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

PUBLIC PARTICIPATION

OLD BUSINESS

1. 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 this will be for phase four (4) and five (5) of the Mountain View Subdivision, and the property owners have been asked to include a temporary T intersection, or hammerhead, in accordance with the ordinance, and an offset cul-des-ac on the plat prior to Council approval.

A motion was made (G. Boatright) and seconded (C. Giessing) to forward to City Council with a favorable recommendation and set for public hearing, with a roll call vote as follows; Ashley Krause – aye; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Charles Giessing – aye; Chuck Koppeis Jr. – aye.

2. 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 final record plat reflects a roadway dedication, and the roadway meets the City's minimum requirements for public right-of-way and public streets.

A motion was made (C. Giessing) and seconded (M. Stites) to forward to City Council with a favorable recommendation and set for public hearing, with a roll call vote as follows; Ashley Krause – aye; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Charles Giessing – aye; Chuck Koppeis Jr. – aye.

NEW BUSINESS

1. An Application for Annexation at 551 Vargo Road with a Requested Zoning of "R-1: Residential Single Family". (Case ANN-23-002) Submitted by the City of Farmington.

Tim Porter, Development Services Director, presented the case to the Commission and stated that the City purchased the property and has requested annexation.

A motion was made (J. Willaims) 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; Ashley Krause – aye; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Charles Giessing – aye; Chuck Koppeis Jr. – aye.

2. Discussion of Zoning Ordinance Related to Accessory Structures (Drive Through Canopy).

Tim Porter, Development Services Director, presented the case to the Commission and stated that there are circumstances where accessory structures are needed in commercial districts for businesses but do not comply with the current ordinance. Examples noted were bus stops, mail boxes, and kiosks.

G. Boatright stated that he recommends excluding residential areas.

A motion was made (G. Boatright) and seconded (M. Stites) to approve the ordinance change and forward to City Council with a favorable recommendation and set for public hearing, with a roll call vote as follows; Ashley Krause – aye; Larry Lacy – aye; Matthew Stites – aye; Jessie Williams – aye; Garrett Boatright – aye; Charles Giessing – aye; Chuck Koppeis Jr. – aye.

PLANNING AND ZONING COMMISSION

STAFF

ADJOURN

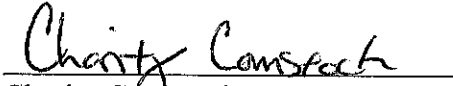
A motion was made (M. Stites) and seconded (C. Giessing) to adjourn the meeting.



Matthew Stites, Chairperson

02-12-24

Date Approved



Charity Comstock
Development Services Coordinator