

CITY OF FARMINGTON

**Public Hearing
Minutes of Hearing
May 11, 2017
6:40 p.m.**

The City Council of the City of Farmington met on May 11, 2017 at Long Memorial Hall. The hearing was called to order by Mayor Forsythe.

Councilors present were: Dale Wright, Darrel Holdman, Mark Kellogg, Wayne Linnenbringer, John Crouch and John Robinson.

Officials present were: Michelle Daniel, Larry Lacy, Chris Conway, Floyd Massey, Todd Mecey, Rick Baker and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An application for Easy Self Storage Subdivision Plat Final Record Plat at 1602 W. Liberty St. (case FRP-17-006). The property is currently zoned as "C-2" General Commercial Zoning District. Submitted by Taylor Engineering on behalf of property owner.

Larry Lacy, Public Works Director, explained the request. He explained that the owner was in the process of selling a piece of the property and discovered that the property line went through some of the existing structures on the property. He explained that the owners hired Taylor Engineering to re-plat the property.

Hearing closed at 6:43 p.m.

Paula Cartee
Paula Cartee, City Clerk

May 22, 2017
Date Approved by Council

Larry Forsythe
Larry Forsythe, Mayor

May 22 2017
Date

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Officials present were: Michelle Daniel, Larry Lacy, Chris Conway, Floyd Massey, Todd Mecey, Rick Baker and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An application for a designation as a "Farmington Historic Property" for 218 N Washington Street (case HP-17-001). The property is currently zoned "C-1" Central Business Zoning District. Submitted by Tim McMann.

Larry Lacy, Public Works Director, provided an overview of the request. He stated that the Planning & Zoning Commission and the Historic Commission gave favorable recommendations.

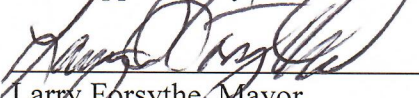
Tim McMann addressed the Council explaining his plans for the building.

Hearing closed at 6:40 p.m.



Paula Cartee, City Clerk

May 22, 2017
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Larry Forsythe, Mayor

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Councilors present were: Dale Wright, Darrel Holdman, Mark Kellogg, Wayne Linnenbringer, John Crouch and John Robinson.

Officials present were: Michelle Daniel, Larry Lacy, Chris Conway, Floyd Massey, Todd Mecey, Rick Baker and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An application for a PUD at 709-713 Janey Street (Case PUD-17-005). The property is currently zoned "R-3" Single Family Residential. Submitted by Rafi Kthiri.

Larry Lacy, Public Works Director, explained the request.

He explained that the Planning & Zoning Commission gave a favorable recommendation.

Keith Hollands, attorney representing Rafi Kthiri, explained the request for the Planned Unit Development. He also presented a petition in support of the request. (See Attachment)

Vonne Karraker, 722 Janey Drive, addressed the Council explaining why she believes the Council should not approve the PUD.

Kevan Karraker, 722 Janey Drive, addressed the Council in opposition of the request for a PUD.

Scott Link, 1050 Vernon Street, Apt 12, addressed the Council in support of Rafi Kthiri and encouraged the Council to approve the request for a PUD.

A resident at 9289 Kocher Road addressed the Council stating that commercial property butts up against residential in the City of Farmington and encouraged the Council to approve the PUD.

Kendall Stout, 267 Cherry Creek, addressed the Council indicating he owns a florist and has done business with Rafi, and his lawn has always been maintained and that he always pays his bills.

Chip Allison, 718 Janey Drive, addressed the Council explaining why he is opposed to a commercial business locating in his neighborhood.

Mike Barnard, 447 Redwood Drive, addressed the Council in support of Rafi Kthiri and his request for a PUD.

Michael Hintze, 505 North Carleton, addressed the Council indicating he resides across the street from Rafi Kthiri's residence and that Rafi has always been a good neighbor and there hasn't ever been a problem with his business.

Stephanie Belser, 847 Potosi Street, addressed the Council in opposition of the PUD. She explained that there is concern about the creep of commercial property into their neighborhood.

Councilor Kellogg exited the meeting at 7:20 p.m.

Councilor Kellogg re-entered the meeting at 7:22 p.m.

Calvin Burch, 507 North Carleton, explained that he's lived at his residence for 47 years. He stated that Rafi keeps his property nice and is a good neighbor.

Don Weiler, 914 Murphys Way, addressed the Council in opposition of the PUD.

Rafi Kthiri, 510 North Carleton, addressed the Council explaining his request for a PUD and his plans for the property. He explained that he plans to rent out the existing house. He explained that in a few months the shingles on the commercial property he owns on OO Highway will be removed and he will be locating his business at that location. He explained that the property is currently being rented from a previous business partner of his, and he does not know exactly when the shingles will be gone. He also requested that the Council review the demotion of Robert Sullivan because he feels it was wrong.

Vonne Karraker, 722 Janey Drive, addressed the Council indicating that she wished Rafi Kthiri would have done due diligence before he bought this property. She also questioned why he is going through this process if he is planning to move his business to his property on OO Hwy in a few months.

Rafi Kthiri, 510 North Carleton, explained that he bought the property in July, 2016, and after outgrowing his current shop at his residence, he decided to relocate to the property on Janey Street. He stated that he asked the City if he could locate his business there before he did it.

Counselor Reid explained that the City Prosecutor, Julie McCarver, has the discretion whether or not to prosecute Mr. Kthiri for occupying the property prior to approval.

Hearing closed at 8:00 p.m.

Paula Cartee
Paula Cartee, City Clerk

May 22, 2017
Date Approved by Council

Larry Forsythe
Larry Forsythe, Mayor

May 22 2017
Date

PETITION

For Special Use Permit At Potosi Street.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>COMMENTS</u>
Kathlyn F Price	714 JANey		OK with Special Use and was pleased with cleanup done already. By Ralph. All comments echoed by Husband Council BUT CITY DECISION WAS WHAT IT IS,
Tim Witzner	721 JANey		OK WITH SPECIAL USE PERMIT
Steve Todd	887 Potosi		I think He is doing good Things
Tawana Todd	887 Potosi		Im good with it all
Terri Grindstaff	789 Potosi St.	573-631-0649	OK with special use permit. I have no issues with the proposed plan. 4-10-17
Nancy A Conley	729 Janey Dr.	(573) 747-1928	
	Farmington, MO, 63640		
we We have no problem Problem with this business.			

PETITION "FOR" REZONING OF RESIDENTIAL PROPERTY AND/OR SPECIAL USE PERMIT
AT JANEY DRIVE AND POTOSI STREET

NAME	ADDRESS	PHONE	COMMENTS
Carolyn Beard	822 Potosi	366-4594	I think this is fine, there are other lawn care businesses on this street and others with no problems.

Jimmie Clinton	NO REZONE	842 POTOSI ST	OK FOR SPECIAL USE
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Jim and Bev Dugal	Agree to the Special Use Permit.	We live at 846 Potosi Street, Farmington, MO 63640	573-631-3144
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Carol Dettie	838 Potosi St.	756-1022	Special Use Permit is OK
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