

Meeting of the Planning and Zoning Commission for Thursday, February 28, 2008.

The meeting was called to order by Chairman Lee at 7:30 p.m. Present were Mark Mustain, Randy Adams, Drew Umstatted, Shelly Becker, Ryan Yager, and Don Bormann. Also attending were Lynn Behrns, Merritt Beck, LeeAllen Smith, Darren Adams, David Peavler, and Laurie Peavler.

Umstatted moved approval of the minutes of the meeting of January 10, 2008 as corrected. Bormann seconded the motion. The question was called. All members present voted aye and the motion carried.

Behrns reported on a sketch plat submitted by Designed Innovations, Inc. for the proposed Estates of Cobblestone Lake Subdivision. Behrns had prepared a list of preliminary comments on the proposal, which were provided to Darren Adams and to the Commission prior to the meeting. As a result, a revised sketch plat was submitted that showed the location of several nearby houses and the lake within the commons area. David Peavler told Bormann that the lake was in place as shown on the plat, but might be slightly reshaped or enlarged as a part of land preparation. Peavler said that the description of the boundaries of the lots adjoining the lake is being discussed by the developers. They also have not determined who will be given rights to the commons area. Until that is decided, they do not know the location or need of access corridors to the commons area. The project is likely to be phased, with the first phase starting in the southwest. The developers have not reached any agreement at this time which would allow the north-south street on the east side of the property to connect at its north end with an as yet unbuilt section of Southland Street. If this can be worked out, the developers may be able to eliminate the need for a cul-de-sac or temporary turnaround and to serve about eight additional houses with a new sewer line. Behrns said that Gano Chance Drive should eventually be developed as an arterial street with an eighty-foot wide right-of-way. West of the developers' property, the right-of-way for Gano Chance was deeded at fifty feet (all from north of the section line). The present sketch plat would continue with fifty feet width, all from the Cobblestone Lake property. This centers on and takes in the present road surface. Behrns said that when the property on the south side of the road is annexed and developed, an additional thirty feet will need to be dedicated from the southern owners.

Bormann then moved that the sketch plat of the proposed Estates of Cobblestone Lake Subdivision be approved with the condition that the question of the need for and location of any cul-de-sacs be addressed in the preliminary plat submission. Umstatted seconded the motion. The question was called. Voting aye was: Lee, Becker, Mustain, Yager, Bormann, and Umstatted. Votes nay were: none. Adams abstained, citing a conflict of interest. The motion carried.

Behrns told the Commission that the street designated Fairgrounds were called Fairgrounds Street in some places and Fairgrounds Road in others. The County has requested clarification. Since there is already a Fairgrounds Road in Sturgeon, Behrns recommended selecting Fairgrounds Street. Behrns also recommends renaming the east-west section of Randolph Street from Highway 22 to the corner at Rowland Street, where Randolph turns north. When (and if) Randolph is reconstructed to run south directly to Highway 22, it would be designated as Randolph Street and the east-west segment should be named Rowland Street. Action on either of these namings is subject to hearing and an ordinance passed by the Board of Aldermen. Behrns said that this early consideration by the Commission would be helpful. After some discussion, Yager moved to recommend to the Board of Aldermen that Fairgrounds be formally named Fairgrounds Street and that the east-west section of Randolph Road be renamed Rowland Street after construction of a new alignment for Randolph. Bormann seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

Behrns told the Commission about the City's attempt to receive a Safe Roads to School Grant to fund construction of an eight-foot width sidewalk/trail along the west side of the COLT Railroad and east of the adjacent Columbia Street. The request would be for the entire distance between Gano Chance Drive and Bruton Street. The City has been long in consultation with Columbia about locating a trail on the COLT right-of-way. Because the grant application would need letters of support from the school and from the COLT, Behrns asked the City of Columbia's Railroad Advisory Board to give its preliminary consent. The Board said yes, but conditioned approval on a fence being constructed between the trail and the railroad and on the closure of the Sims Street railroad crossing for automobile traffic. The Commission discussed the issue, noting that in the past aldermen had not been disposed to further closing of railroad crossings. Matters of safety for pedestrians and early financing of infrastructure were weighed. Eventually, the consensus among the commissioners was that the carrot of possible financial benefits was not as important as the preservation of multiple access routes from the residential areas on the west to the schools on the east. Adding to their doubts was the uncertainty of future school bus routes when the new intermediate school is complete. Adams moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the Sims Street crossing of the COLT Railroad not be closed at this time. Bormann seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

Returning to the Cobblestone Lake sketch plat, Behrns noted that there is little likelihood that the quarter mile of Gano Chance Drive west of the Lake property would be rebuilt any time soon. Booth Street, the remainder of West Lakeview to Highway 22, and South Jefferson Street has higher priorities in the short run. Therefore, it makes little sense for Designed Innovations to make major improvements next to their development. Bormann suggested the right approach would be to have construction costs for the north portion of the street to be escrow, just as was done for the Green Gables and Southwest Country Estates Subdivisions. Behrns will convey this to the developers

Behrns gave a brief report about the Randolph Street extension project. Money is internally escrowed from the proceeds of the sale of the City's adjacent property to Mr. Finck. However, until the right-of-way to the west half of the street is deeded, there is still no point in rebidding the construction project.

Adams moved that the meeting adjourn. Becker seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

The meeting adjourned at 8:20 p.m.

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