

TERM OF COMMISSION: October Session of the August Adjourned Term

PLACE OF MEETING: Boone County Government Center Atrium

PRESENT WERE: Presiding Commissioner Don Stamper  
District I Commissioner Karen M. Miller  
District II Commissioner Linda Vogt  
Deputy County Clerk Michelle Malaby  
County Counselor John Patton

The regular meeting of the County Commission was called to order at 7:00 p.m.

Department of Planning and Building Inspection Director Stan Shawver reported **Charles C. and Carole Wyatt, on behalf of R. S. and Ruth Palmer, request a permit for an animal boarding and training facility on 150.52 acres, located at 4370 Andrews Lane, Columbia, Missouri.**

The property is approximately 3.5 miles northeast of Columbia on Andrews Lane, a gravel, county maintained road. The property is zoned A-1 (Agriculture), as is surrounding property. There is a single family dwelling and barn on the property. The applicants would like to build a thirty stall barn, measuring 69 feet by 250 feet, to provide shelter for their 20 horses. They will also train other horses which will require stall and pasture space. This request will not impact the Columbia school district or existing utilities. No previous requests have been submitted for this property. The 1973 Master Plan and the 85 percent complete draft of the 1996 Master Plan designate this area as suitable for agriculture and rural residential land use. An animal boarding and training facility is consistent with the designation. Staff notified 12 property owners concerning the request. No one spoke in opposition to the request at the Planning and Zoning Commission hearing on September 19, 1996. One individual had questions concerning traffic. They were advised that the Palmers train American saddle bred horses. They do not provide riding training. Horse owners might visit their horses once a week or once a month. Traffic would include an occasional horse trailer. Horse shows will not be held on the property. The Planning and Zoning Commission voted unanimously to recommend approval of the request.

In response to a question from Commissioner Stamper, Mr. Shawver replied Andrews Lane is located off Route Z near the intersection with Mexico Gravel Road.

The applicant was present but had no additional comment.

Commissioner Stamper opened the public hearing. There was no response.

Commissioner Vogt moved that the County Commission of the County of Boone approve a request by Charles C. and Carole Wyatt, on behalf of R.S. and Ruth Palmer, for a permit for an animal boarding and training facility on 150.52 acres, located at 4370 Andrews Lane, Columbia, Missouri.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 513-96.**

Mr. Shawver presented **W & R Acres, Plat 1, located in Section 10, Township 50 North, Range 12 West. The property is zoned A-2. William and Robin Atkins are the owners. James V. Patchett is the surveyor.** The two lot subdivision is located on State Highway V, northwest of Hallsville. Lot one consists of 2.5 acres. Lot two consists of 10.22 acres. The Planning and Zoning Commission approved the plat, waiving the traffic analysis requirement and the cost benefit analysis for on-site wastewater systems.

Commissioner Vogt moved that the County Commission of the County of Boone receive, accept and authorize the Presiding Commissioner sign W & R Acres, Plat 1.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 514-96.**

Director Shawver presented the final plat of **Crowley Subdivision, located in Section 26, Township 49 North, Range 13 West. The property is zoned R-S. Junior Ray Crowley is the owner. Bill R. Crockett is the surveyor.** The one lot subdivision is located on Creasy Springs

Road, with frontage on Roemer Road. Mr. Crowley is selling the lot to his son. Family transfers are not allowed in R-S zoning. His son was particular about where he wanted to build on the property, creating the need for a stem in excess 250 feet in length. Subdivision regulations restrict the length of stems to 250 feet. The Board of Adjustment granted a variance for the stem. The lot consists of 2.25 acres. They will connect to an existing lagoon. The remainder of the tract will likely be developed in the future. The Planning and Zoning Commission voted unanimously to approve the plat, waiving the traffic analysis requirement.

Commissioner Miller moved that the County Commission of the County of Boone receive, accept and authorize the Presiding Commissioner to sign the final plat of Crowley Subdivision, located in Section 26, Township 49 North, Range 13 West.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 515-96.**

**SUBJECT: Release Surety for Sewer and Street Improvements in Lake Capri Block 4**

Director Shawver stated the county is holding a certificate of deposit pledged for improvements in Lake Capri Subdivision Block IV. The sewer system has been accepted for maintenance. The County Commission recently accepted the street for maintenance.

Commissioner Vogt moved that the County Commission of the County of Boone release D. K. Seltsam from the Guaranty and Collateral Pledge and Uniform Subdivision Improvement Performance Bond for the installation of a road, Plain View Drive, and a sanitary sewer system in Lake Capri Subdivision Block IV. The County Treasurer is authorized to release the certificate of deposit in the amount of \$7,500.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 516-96.**

**SUBJECT: Accept Part of Frideriki Drive and Part of Pinehurst Drive as County Roads**

Commissioner Miller stated the next time the subdivision regulations are revised, situations like Pinehurst Drive, where a public road is being punched through a privately maintained public right-of-way, need to be addressed.

Commissioner Vogt moved that the County Commission of the County of Boone accept part of Pinehurst Drive and part of Frideriki Drive for county maintenance, as detailed within the attached Order of Acceptance of Road as County Roads. The Presiding Commissioner is authorized to sign the Roadway Maintenance Acceptance Certificate.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 517-96.**

**SUBJECT: Appointments to Boards and Commissions**

Commissioner Stamper moved that the County Commission of the County of Boone appoint Fay Arnold to the Senior Board for a one year term effective October 1, 1996; and appoint Carl Freiling to the On-Site Wastewater Board of Review effective October 1, 1996, to complete the term of Dale Tipton to expire May 31, 1999.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 518-96.**

**SUBJECT: Discussion of Tier Lots**

Commissioner Miller stated she received a complaint from a constituent. Their land use request involving a tier lot under 59 feet was denied. Regulations say a tier lot should be not less than 20 feet nor more than 59 feet in width and not shorter than 25 feet, nor longer than 250 feet. If a lot is outside those parameters, is it not considered a tier lot?

Mr. Shawver stated the point is to achieve a width which can be built on. The tier is supposed to be part of the lot.

Mr. Patton stated the idea is to allow a lot with a stem for road access. The minimum road width is 20 feet. The maximum road width is 60 feet.

In response to a question from Commissioner Miller, Mr. Shawver stated the minimum lot size depends on the zoning. It ranges from 60 feet to 150 feet. Subdivision regulations give the Director of Planning and Building Inspection discretion to decide situations such as the one Commissioner Miller is referring to. His decision can be appealed to the Board of Adjustment.

**SUBJECT: Request to Attend National Association of Counties Transportation and Telecommunications Steering Committee Rural Renaissance Task Force Meeting**

Commissioner Miller reported she has been appointed Vice-Chair of the National Association of Counties Transportation and Telecommunications Steering Committee. She will serve on the Rural Renaissance Task Force. Their first meeting is in Chicago on October 25th. Future meetings will be held at the legislative and annual conferences. The cost is \$250. Commissioner Miller requested approval to attend.

Commissioner Vogt congratulated Commissioner Miller on the appointment. Commissioner Vogt asked how much money is in the relevant budget category.

Commissioner Miller replied about \$1,400.

Commissioner Stamper requested a chance to consider the matter and asked that the item be placed on the agenda for Thursday.

**SUBJECT: Reports from Commissioners**

Commissioner Stamper reported the Government Center alley will be paved tomorrow.

The meeting adjourned at 7:20 p.m.

Attest:

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Don Stamper  
Presiding Commissioner

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Wendy S. Noren  
Clerk of the County Commission

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Karen M. Miller  
District I Commissioner

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Linda Vogt  
District II Commissioner