

TERM OF COMMISSION: August Session of the August Adjourned Term

PLACE OF MEETING: Boone County Government Center Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper
District I Commissioner Karen M. Miller
District II Commissioner Linda Vogt
County Counsel John Patton
Deputy County Clerk Melanie Stapleton

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

Commissioner Stamper stated that the primary purpose of this meeting was to discuss planning and zoning issues. He stated that the format for the meeting would be as follows: staff report, comments from applicant or agent of applicant, public hearing, rebuttal by applicant or agent of applicant, discussion of the commission. He also asked that all those giving comments should state their name and address for the public record and state if they were present in support of or opposition to the issue.

Subject: Request by Gary and Virginia Evans to approve a revised Review Plan for Lake of the Woods Center located at 5800 St. Charles Rd

Stan Shawver presented the staff report as follows:

This proposal is a review plan for a portion of a commercial development located at the intersection of St. Charles Road, Clark Lane, and Lakeview Drive. The planned portion is located approximately 300 feet east of the intersection. The site is located approximately 1/4 mile east of the Columbia City Limits. The property is currently zoned C-GP (planned commercial) which was rezoned in 1994. A previous review and final plan were approved for the property. The current proposal will void the original review and final plan. A new final plan is required. The review plan encompasses approximately 6.5 acres of the total 16.42 acres of the development. This commission last month granted a preliminary plat approval with conditions. This review plan contains lots 3,4,5, 12, and parts of lots 2 & 6 of the preliminary plat. The zoning to the west of the proposal, including the remainder of this development and the property to the west across St. Charles Road, is C-G and is an original 1973 zoning. The property to the northwest, that of proposed Lakewood Mall Phase 1, is zoned C-GP. It was approved in 1996. The portion that is phase 2 is zoned R-M (residential moderate density) until the approval of a final plan. The zoning to the north is C-N (neighborhood commercial) rezoned in 1974 and R-S (residential single family) an original 1973 zoning. The property to the east is zoned REC (recreational) and is an original 1973 zoning. The property to the south between the proposal and I-70 is zoned C-G as is the western portion of the property to the south across I-70. The western portion across I-70 is zoned R-S with a pending rezoning to ML-P (planned industrial) pending a review & final plan approval. This property is subject to a pre-annexation agreement with the City of Columbia and as such is required to meet all City of Columbia standards and obtain city approvals in addition to still being required to meet the county standards.

Stan Shawver stated that the Planning and Zoning Commission approved the request with the following conditions:

1. That the road design and standard issues be resolved to the Public Works and Planning Departments satisfaction.
2. That Lot 12 be incorporated into Lot 11, be added to ROW for Texaco Drive, be transferred and properly incorporated into the Putnam property.

There were no questions of staff.

Commissioner Stamper asked the applicant/agent of the applicant to come forward.

Brian Harrington of Allstate Consultants, 5212 Gasconade stated that he was present to represent the owners as the engineer. He stated that they had been working with Public Works to resolve the standardization issues. He stated that he was present to answer questions.

Brian Connell of Connell Architecture stated that he was also present to answer question concerning this request.

Commissioner Miller asked about Texaco being widened to allow for a double left-turn lane.

Brian Harrington stated that St Charles Rd was being widened (just a little south of Texaco Rd) to allow for a third lane.

Commissioner Stamper convened a public hearing on the request.

There was no one that wished to speak.

Commissioner Stamper closed the public hearing.

Commissioner Miller asked if this tract is contiguous to the City of Columbia.

Brian Harrington stated that it is not.

Commissioner Vogt asked if the pre-annexation was driven by a need for sewer.

Commissioner Stamper stated that this was part of Pin Oak. He stated that Mr. Evans worked with Mr. Story to bring this tract of land into the Pin Oak initiative.

Commissioner Miller asked what happened with lot 12.

Brian Harrington stated that the intent was to transfer that to the property to the south.

Commissioner Vogt moved to approve a revised Review Plan for Lake of the Woods Center located at 5800 St. Charles Rd owned by Gary and Virginia Evans, with zoning to take effect upon submission of a final review plan.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 323-99**

Subject: Request by Norman and Connie Ruebling to vacate and allow the replat of lot 73 and parts of lots 70, 71, and 72 of Waters Edge Estates Block IV

Stan Shawver stated that this property is located off of Lake of the Woods Rd. He stated that the owners intended to replat this property into one lot. He stated that in order to erase all lot lines and make this one lot, Subdivision regulations 1.8.13 mandate that the County Commission hold a public hearing. He stated that all property owners within 500 ft were notified of the request.

Commissioner Stamper asked if this was the area that had been discussed with Mr. Hagen regarding a problem with original lines.

Stan Shawver stated that it was the same area.

Commissioner Stamper convened a public hearing on the request.

There was no one that wished to speak.

Commissioner Stamper closed the public hearing.

Commissioner Vogt moved to approve the vacation and replat of lot 73 and parts of lots 70, 71, and 72 of Waters Edge Estates Block IV, with vacation not to take effect until approval of the replat.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 324-99**

Subject: Lampe Subdivision. A-2. S6-T48N-R14W. James C. Lampe, owner. Bill R. Crockett, surveyor

Stan Shawver stated that this property is zoned A-2 and is located west of Hwy 40. He stated that the property is composed of 6.69 acres owned by James Lampe. He stated that the Planning and Zoning Commission approved the request.

Commissioner Miller moved to receive and accept Lampe Subdivision. A-2. S6-T48N-R14W. and authorize the Presiding Commissioner to sign the plat.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 325-99**

Subject: Hedgeapple Hill. A-2. S1. T49N-R13W. Kyle F. Shern, owner. Brian D. Dollar, surveyor.

Stan Shawver stated that this is a two-lot subdivision on Creekland Drive north of Columbia. He stated that the property consists of 5 acres and is a minor plat.

Commissioner Vogt moved to receive and accept a minor plat of Hedgeapple Hill and authorize the Presiding Commissioner to sign the plat.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 326-99**

Subject: Grassland Hills. A-2. S9-T47N-R13W. John S. Williamson, Jr., Susan B. Williamson and Quanah Williamson, owners. James R. Jeffries, surveyor.

Stan Shawver stated that this property is zoned A-2. He stated that this is a minor plat of 2.78 acres. He stated that this is where RA Nursery is relocated to the east.

Commissioner Miller moved to receive and accept Grassland Hills Plat 1 and authorize the Presiding Commissioner to sign it.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 327-99**

Subject: Thunderbird Valley. A-2. S15-T50N-R14W. Payne Enterprises, Inc., owners. C. Stephen Heying, surveyor.

Stan Shawver stated that this is a three-lot subdivision that is zoned A-2. He stated that the property is located on Eaton Rd just west of Harrisburg.

Commissioner Vogt moved to receive and accept Thunderbird Valley, a minor plat and authorize the Presiding Commissioner to sign it.

Commissioner Miller seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 328-99**

Subject: Amend order for Crossing Guard position

Commissioner Miller moved to amend Commissioner Order 277-99 to hire a crossing guard at a rate pay of \$12.50 which is above the base of the range.

Commissioner Vogt seconded the motion.

There was no discussion.

The motion passed 3-0. **Order 329-99**

Subject: Fairgrounds Appraisal

Commissioner Stamper submitted for the public record the second appraisal on the Boone County Fairgrounds performed by Roberts & Associates of Springfield, MO. He stated in the summary Roberts & Associates submitted for the public record an estimated value of fee simple estate of \$3,165,000 less a reduction of value from the Boone Electric Cooperative lease of \$65,000. He stated that Roberts & Associates estimated a fee simple value--using the cost approach--of \$3,715,000 with a \$65,000 deduction. He stated that this appraisal was a little different in its value than the Blaylock appraisal. He stated that the end result of the appraisal was within 10-12% of the Blaylock appraisal. He stated that the appraisal was being submitted for the public record to acknowledge receipt.

Commissioner Stamper stated that the document was available for viewing, however not for duplication or photocopying and must remain in the County Commission Office. He stated that the County Commission also reserved the right not to expose some of the comparable sales that were examined.

Commissioner Stamper stated that he was attempting to set up a work session with County Auditor June Pitchford, County Treasurer Kay Murray, and the County Commission in order to discuss Fairgrounds financing. He stated that he also hoped to work with John Patton on a draft agreement for the purchase.

Commissioner Reports

Commissioner Vogt

Commissioner Vogt reported for the public record that Randy Morrow presented the \$1.35 million lease payment (from BJC) to Boone County.

Commissioner Vogt stated that she met with the Human Development Corporation last Thursday. She stated that she explained her idea of trying to find another agency to deal with the housing

issues for Boone County. She stated that it crossed her mind that the Regional Planning Council could be the place to send a RFP for that kind of aid. She stated that this could also strengthen the RPC because it could generate administrative funds from the federal government.

Commissioner Miller

Commissioner Miller stated that she attended the National Association of Development Organizations annual meeting in New Orleans. She stated that she was one of the panel speakers for rural transportation (representing NACo). She stated that she was able to speak with the Assistant State Fire Marshal who gave her a tour of the Superdome and familiarized her with the different issues surrounding an arena.

Commissioner Stamper

Commissioner Stamper reported that he met with Bob Alderson concerning the Regional Sewer District and his (Bob Alderson) pending retirement. He stated that a work session be set up to discuss this matter. Commissioner Stamper stated that he would like to invite the Chuck Reinke Director of the Regional Sewer District in Platte County to attend the meeting as well.

Commissioner Stamper reported that tomorrow he would attend a meeting with the chief elected officials in SDA-5 and the president of the Board for SDA-9. He stated that they would be discussing the possible consolidation of the two regions.

Commissioner Stamper reminded the County Commission that there would soon be a meeting with Steifel Nicolas to discuss the possibility of an arena at the Boone County Fairgrounds for a minor league hockey team.

There was no public comment.

The meeting was adjourned at 7:30pm.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner