

**BOONE COUNTY PLANNING & ZONING COMMISSION**  
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS  
801 E. WALNUT, COLUMBIA, MISSOURI  
(573) 886-4330

**Minutes**

**7:00 P.M.**

**Thursday, February 15, 2024**

**I. CALL TO ORDER**

Chairperson Harris called the meeting to order at 7:00 p.m. with a quorum present.

**II. ROLL CALL:**

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Eric Kurzejeski, Vice Chairperson	Missouri Township
Gregory Martin, Secretary	Katy Township
Steve Koirtyohann	Rocky Fork Township
Rhonda Proctor	Perche Township
Kevin Harvey	Rock Bridge Township
Robert Schrieber	Three Creeks Township
Jeff McCann	County Engineer

b. Attending by Phone

Randal Trecha	Cedar Township
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c. Absent

Daniel Mings	Columbia Township
Christy Schnarre	Bourbon Township

d. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Andrew Devereux, Planner
Paula Evans, Staff	

**III. APPROVAL OF MINUTES**

Minutes from the December 21, 2024 meeting were approved as presented by acclamation.

**IV. CHAIRPERSON STATEMENT**

Chairperson Harris read the following statement:

The February 15, 2024 meeting of the Planning and Zoning Commission is now called to order

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes to follow its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor. The chairperson may debate, vote upon, or make any motion.

The following procedure will be followed:

An audio link is open to members of the public who wish to follow the proceedings. Members of the public who are attending by phone will be muted until the public hearing portion of each request.

Announcement of each agenda item will be followed by a report from the planning department staff. The applicant or the applicant's representative may make a presentation to the commission after the staff report. The commission may request additional information at that time, or later following the public hearing. After the applicant's presentation, the floor will be opened for a public hearing. Those wishing to speak in support of the request will be allowed to speak, then the floor will be given over to those opposed to the request. There may be individuals that neither support nor oppose a request. Those individuals are welcome to address the commission at any time during the public hearing.

Please direct all comments or questions to the commission, be concise and restrict your comments to the matter under discussion. Please be considerate of everyone here. We ask that you please not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

Please give your name and mailing address when you address the commission. Please sign the sheet on the table after you testify. Also, we ask that you turn off, or silence your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours.

After those opposed to the request have had a chance to speak the public hearing will be closed and no further comments will be permitted from the audience unless requested by the Commission. The applicant will then have an opportunity to respond to any concerns expressed during the public hearing. Next the staff will be given an opportunity for any additional comments. The commission will then discuss the matter and may ask questions of anyone present during the discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the county commission. Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, February 27, 2024. Interested parties will again be able to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation.

Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal, as there will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The County Commission hearing scheduled for Tuesday, February 27, 2024 will begin at 7:00 p.m. The vote on discretionary items, such as rezonings and conditional use permits, will not be taken on the twenty-seventh. After hearing those items, they will be scheduled for a

second reading at a future County Commission meeting likely Tuesday, March 5, 2024, however, the date of the second reading will be announced at the meeting on the 27<sup>th</sup>.

## V. **CONDITIONAL USE PERMITS**

### 1. **Request by PC & R Properties LLC for a conditional use permit to allow manufacture or assembly of metal products in the Light Industrial (M-L) zoning district located at 51 N Rangeline Road, Columbia. (open public hearing)**

Planner, Uriah Mach gave the following staff report:

The subject property is located is approximately ½ mile south of Interstate 70, at the northwestern corner of the intersection of Richland Road and Rangeline Road. The property is approximately 6 acres in size and zoned Light Industrial (M-L). The surrounding zoning is as follows:

North – (M-L)  
South – Agriculture (A-1)  
East – (M-L)  
West – (M-L)

On the property, one building is identified as office space, the other as mixed office space and manufacturing. The application identifies a new building, an approximately 12,000 square foot manufacturing/warehouse facility. The applicant operates a small part/custom manufacturing facility at this site. This request is to bring the site's activities into compliance with the zoning ordinance to support expansion of the business.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

If development is done in a manner consistent and in compliance with existing county regulations, this request should meet this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The use has been active on this site with no noted complaints to Boone County Resource Management, indicating that this request should meet this criterion. Future users of this conditional use permit may have a more intense level of use for this site with this conditional use permit. A condition is proposed to limit the off-site impacts of the metal manufacturing use on this property. Public testimony may provide more information.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The bulk of the surrounding properties are industrial/commercial uses. While the property to the south is agriculturally zoned, the zoning of the subject tract has been unchanged since the establishment of Planning

& Zoning in Boone County. This proposal is consistent with current activity on surrounding developed property. This proposal should not impact the property values of surrounding properties.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.

The subject property has direct access to Richland Road and Rangeline Road. Both are publicly dedicated and publicly maintained roadways. Water and electrical services to support this use are present. The proposal can meet this criterion.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The surrounding properties developed prior to the submittal of this conditional use permit and the approval of this permit will not impede any re-development of those sites. Undeveloped sites to the south may be impacted by the establishment of this conditional use permit. The development of the sites to the south seems likely, given the increased use of Richland Road as a significant roadway due to developments further west. Conditions limiting the visual impact to the properties to the south have been proposed as part of the recommendations for this conditional use permit. The proposal can meet this criterion.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

Existing points of access to public roads for this property will not be changed by the establishment of this conditional use permit. The proposal will not result in traffic congestion on the public streets.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

This proposal can, in all other respects, conform to the applicable regulations of the zoning district in which it is located.

**Zoning Analysis:** This conditional use permit request is to bring the current use of the property into compliance with the zoning regulations and to allow for expansion of the site's activities in a future building. This request is consistent with current and past development in the general vicinity of the subject property. Based on information available, this proposal can meet the standards for approval. The conditions proposed below are to designed to best-fit the use to this location.

The property scored 76 points on the rating system.

Staff recommends approval of the conditional use permit with the following conditions:

1. That manufacturing activities be in buildings designed to minimize light, heat, exhaust, and noise impacts to surrounding properties.
2. That a landscaping/buffering plan be proposed to break up sight lines and mitigate impacts to surrounding properties as opposed to complete visual screening of the site. This plan will include a planting schedule to mix the species in a manner to promote the health of the proposed buffer, a replacement schedule for diseased/dying/dead planting replacement, and a disease-resistant long-living species list/schedule appropriate to the site prepared by an Arborist/Landscape Architect. This plan will be subject to the approval of the Director of Resource Management. *(this condition was amended by the Commission to require buffering only along the south property line)*

Present representing the request:

Andy Greene, Crockett Engineering, 1000 W Nifong Blvd, Bldg 1, Columbia

Andy Greene: The applicants are requesting a conditional use permit to allow metal as the primary material for manufacturing at this facility which is allowed as a conditional use under the current Light Industrial zoning.

Commissioner Kurzejeski: Are the applicants okay with the conditions?

Andy Greene: I spoke with the applicants and they agreed to the conditions.

Chairperson Harris: There is already some degree of manufacturing going on at the site currently?

Andy Greene: At this site, yes. My client operates the business with the primary use of metal. If any other type of material other than metal is the primary material, then it is allowed in the current zoning. Since my client uses metal, that requires the conditional use.

Chairperson Harris: Are the applicants non-compliant now?

Thad Yonke: This is a clean-up action.

Uriah Mach: Until the applicant came forward with a pre-application meeting for their proposed 12,000 square foot expansion, staff had no knowledge of the activities on the site. Staff found out the applicants were doing metal fabrication and custom parts; they were advised that before any development permits could be approved a conditional use permit was required in order to bring the site into compliance.

Chairperson Harris: Under the M-L zoning, working with metal doesn't count as light industrial use?

Thad Yonke: Not by right.

Uriah Mach: It is a conditional use permit in the light industrial zoning. There are types of manufacturing that can be done such as forging, blacksmithing and wood manufacturing but working with the assembly of metal or fiberglass products has the likelihood that the equipment has the potential to be injurious to other property owners.

Thad Yonke: If it is done on a large scale on a small property there could be reasons to not approve it or approve it with conditions.

Uriah Mach: If they were manufacturing watches or other small component things, those may not require substantial equipment. Metal fabrication can sometimes require large, heavy and generally loud machinery which is why a conditional use is required.

Chairperson Harris: It seems the conditions go a little overboard. Condition 1 states manufacturing activities be in buildings designed to minimize light, heat, exhaust and noise impacts.

Thad Yonke: They already do their manufacturing inside but under the conditional use permit they could have a foundry here and that would be completely different; they could do furnaces and do molten metal as opposed to milling metal. Staff wanted to make sure we kept it where it would work by keeping it contained inside so that people wouldn't notice. The best outcome is for people to not even know they are there.

Chairperson Harris: It is the open-endedness of the design to minimize that I am having a little issue with. Who specifies what that design is or says the design is okay.

Thad Yonke: The first would be an architect that is required to design the building because it is a commercial building. The second would be the Director as the Building Code Official to interpret whether the architect is meeting the criteria.

Chairperson Harris: There is a certain amount of ambiguity in that. I don't understand the second condition, that doesn't seem like something we ever imposed on a facility like this in this kind of location where it is in an industrial park.

Thad Yonke: It is on the edge of an industrial park.

Uriah Mach: It is much like the 40-J development which has similar conditions.

Thad Yonke: 40-J is creating an industrial park next to agricultural. In this one, the edge of the industrial park with unknown agricultural and probably redevelopment going to happen south of it; it is not necessarily going to be redeveloped as an industrial park.

Andy Greene: I only found out about the request for a vegetative buffer today.

Commissioner Kurzejeski: Is this envisioned by staff as a buffer around the entire perimeter?

Uriah Mach: No, only along the southern property line. Our initial thought was that it is not designed to screen but to soften; given their future proposal will create a substantial amount of impervious surface the vegetative buffer can also be used as a Stormwater BMP.

Thad Yonke: The applicants were reluctant to prohibit exterior storage so this has an exterior storage yard component to it as well which is partially why the buffering is required.

Commissioner Kurzejeski: I understand the logic but the condition wasn't specific to the south property line so it gives the impression it was inclusive of the entire boundary.

Commissioner Schreiber: What do the applicants manufacture?

Andy Greene: The narrative provided by the applicant says the operations are basically electrical and mechanical integrators for the industrial manufacturing sector. We supply electric and mechanical services for the industrial manufacturing companies, on mainly their existing equipment but sometimes design and build new equipment as well. Primarily nuts and bolts and machining custom parts for discontinued equipment.

Bill Florea: They have design professionals there too so they can reverse engineer.

Andy Greene: I believe that is part of it but some of it is new design as well.

Thad Yonke: Custom equipment for control panels and things like that.

Commissioner Koirtyohann: How tall is the building?

Andy Green: Sixteen feet on the low side and twenty-one on the high side.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris: The site plan indicates a pretty big expansion of the parking lot. Does that have to be clean rock or chip/seal?

Thad Yonke: It has to be a minimum of chip/seal and that would have happened whether they needed a conditional use permit or not, just the building itself would have dictated that.

Chairperson Harris: Commissioner Kurzejeski asked about the buffer and the response was that it needs to be along the southern property line. The southern line of the proposed dust-free area or along the property along Richland Road?

Uriah Mach: Along Richland Road. Should the Commission choose to amend the condition to indicate that the buffer should be specified along the southern line they can make that amendment.

Chairperson Harris: The buffer is not requested along the eastern or western side?

Uriah Mach: That is at the Commission's discretion; it makes the most sense along the inconsistent zoning.

Thad Yonke: We don't usually recommend buffering from like zoning.

Chairperson Harris: Are the applicants okay with the condition as a trade-off to the outside storage?

Andy Greene: The exterior storage is an allowed use in the M-L zoning without a conditional use so it is allowed by right today and we are maintaining that but in good-faith we are willing to do landscaping.

Commissioner Koirtyohann made a motion to approve the request.

Commissioner Harvey asked if we needed a motion to amend the condition to buffer along the southern border only?

Commissioner Martin stated we could add that as a condition.

Chairperson Harris asked Commissioner Koirtyohann if he wished to amend his motion to approve the request with an amendment to condition 2 that the buffering be on the south side along Richland Road.

Commissioner Koirtyohann amended his motion to stipulate that the buffering is only required along the south property line. Commissioner Harvey seconded the motion.

Commissioner Harvey made, and Commissioner Proctor seconded a motion to approve the request by PC & R Properties LLC for a conditional use permit to allow manufacture or assembly of metal products in the Light Industrial (M-L) zoning district located at 51 N Rangeline Road, Columbia with the following conditions:

1. That manufacturing activities be in buildings designed to minimize light, heat, exhaust, and noise impacts to surrounding properties.
2. That a landscaping/buffering plan shall be proposed to break up sight lines and mitigate impacts to properties to the south. This is not intended to be a complete visual screening of the site. This

plan will include a planting schedule to mix the species in a manner to promote the health of the proposed buffer, a replacement schedule for diseased/dying/dead planting replacement, and a disease-resistant long-living species list/schedule appropriate to the site prepared by an Arborist/Landscape Architect. This plan will be confined to the south property line and subject to the approval of the Director of Resource Management.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeff McCann – Yes	

Motion to approve the conditional use permit request passes unanimously

Chairperson Harris stated that this request would go before the County Commission on Tuesday, February 27, 2024 at 7:00 PM.

## VI. REZONING REQUESTS

### 1. **Request by John Sam Williamson Jr to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 3.48 acres located at 4100 S Route O, Columbia. (open public hearing)**

Planner, Thad Yonke gave the following staff report:

This request covers the property between State Route O and Nebo Cemetery Rd approximately 250 feet northeast of the intersection of Nebo Cemetery Rd & State Route O. This rezoning request involves two tax parcels each of which has small appendages that are found on the opposite side of the roadway from the bulk of the tax parcel. This is because of the age of some of the underlying land divisions, some of which are New Madrid surveys, and improvements to the public roads over time. The main tax parcel involved is currently split zoned with the northern triangular portion of the parcel zoned Agriculture 2 (A-2) and the southern portion, a little over 3-acres, zoned Agriculture 1 (A-1). All the surrounding properties are zoned either A-1 or A-2 and these are all original 1973 zonings.

The request is to rezone the A-1 portion of this tax parcel, currently, 15-900-35-00-004.02 01 to A-2. Included in the area to be rezoned are two small adjoining mostly triangular portions of a 105.85-acre parcel that predominantly is found across the road to the east. These triangles are on the western side of Nebo Cemetery Rd and are currently considered part of tax parcel number 15-900-35-00-002.00 01 despite being on the opposite side of the road from the bulk of this tax parcel. It is anticipated that after a successful rezoning the property will be platted into a single lot on the west of the road and that a survey and/or deed work will combine all the remaining portions that are east of the road into a single tax parcel making the roadway the boundary between the two.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.



Utilities: The subject property is in Consolidated Public Water Service District #1 for water service with only a 4-inch main that can't produce fire flow, the Boone County Fire Protection District for fire protection, and the Boone Electric Cooperative service area. A future platted lot will likely be proposed for on-site wastewater.

Transportation: It is likely that road access will have to be off Nebo Cemetery Rd however much of this frontage is in the floodplain and could be problematic. It may be possible to obtain access directly off State Route O.

Public Safety: The property is in the Boone County Fire Protection District, with Station 14 on Scott Blvd and Station 9 on Henderson Rd each being 7 miles away and the closest for service.

Zoning Analysis: This proposal is consistent with the immediate area's zoning and land use. This rezoning can be viewed as a clean-up action which will allow for proper platting and use of the subsequent lot. This proposal is sound as a clean-up action even though it doesn't fully meet the sufficiency of resources test. This is especially true when considering that no uses applicable to the property are changing under the rezoning as the A-1 and A-2 use lists are the same with the exception of some different lot size minimums; the property size before and after platting does not end up big enough for the distinctions to matter. The future platted lot will be eligible for one single family dwelling.

The property scored 30 points on the rating system.

Staff recommends approval of the rezoning request.

Present representing the request:

Andy Greene, Crockett Engineering, 1000 W Nifong Blvd, Bldg 1, Columbia  
John Sam Williamson, owner, 4100 S Route O, Columbia

Andy Greene: This is a clean-up action; the A-1 property is supposed to be 10-acres and we have less than that so we are consolidating the zoning to A-2.

Chairperson Harris: Are we only talking about the part that is between the two roads?

Thad Yonke: Those two pieces that are on the other side of the road will be platted into the other side so the road becomes the division.

Chairperson Harris: The two on the west side of the road will be part of the rezoning?

Thad Yonke: Correct.

Chairperson Harris: The property on the east side is not part of this.

Thad Yonke: It doesn't need to be rezoned, it needs to be amalgamated into the other side but it doesn't need to be rezoned.

Commissioner Proctor: Did staff hear from any of the neighbors?

Uriah Mach: Staff received one phone call and once the request was explained the caller had no objections.

Commissioner Kurzejeski: Has the applicant inquired with MoDot about access to Route O?

Andy Greene: Not to my knowledge.

John Sam Williamson: Terrapin Hills Road has an entrance there that I would be able to enter across the road.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Kurzejeski made, and Commissioner Koirtyohann seconded a motion to approve the request by John Sam Williamson Jr to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 3.48 acres located at 4100 S Route O, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeff McCann – Yes	

Motion to approve the rezoning request passes unanimously

Chairperson Harris stated that this request would go before the County Commission on Tuesday, February 27, 2024 at 7:00 PM.

## VII. PLANNED DEVELOPMENTS

Chairperson Harris made, and Commissioner Martin seconded a motion to place Planned Developments 1 – 3 on consent agenda and to enter the staff reports into the record.

All members voted in favor.

### **1. Request by 40-J Development LLC to approve a Final Development Plan in the Planned Light-Industrial (M-LP) zoning district on 180.71 acres located at 2200 N Route J, Columbia. (no public hearing)**

The following staff report was entered into the record:

The property is located at the immediate southeastern corner of the intersection of US Highway 40 and State Route J. The initial zoning of M-LP (planned industrial) went into effect in June of 2020. A revision to this plan was proposed and approved in 2021. The property is approximately 193-acres in size and is being developed as an industrial/office park campus. The area currently contains a large distribution center warehouse.

The current request is to revise the approved review plan to allow for the office building shown in phase 2 to potentially be modified from what is currently approved. The approved Final Plan indicates a 2-story office building of 69,000 square feet per floor for a total building of 138,000 square feet. The current proposal refines the development by adding flexibility to the plan to allow buildings to be built up to the maximum sizes shown and in multiple phases so long as the buildings are in the areas shown. Additionally, an option B

has been proposed for the main office building that focuses on a smaller building and more compact parking and site circulation network. The location of the office building has not changed and the parking area around the proposed office has been altered to fit the new proposed footprint in this option.

In December 2023 the Planning and Zoning Commission recommended approval of an M-LP PID Revised Review Plan. The County Commission approved the Revised Review Plan on January 11, 2024 by Commission Order 18-2024.

The Revised Review Plan was approved with the same conditions as the original Review Plan and are as follows:

#### Prior to Final Plan

Preliminary grading/landscaping plan to include buffering submitted prior to submission of the Final Plan that will include:

- Mixed evergreens with a minimum of three rows at triangulated 20-foot centers.
- 5-feet tall at time of planting.
- Disease-Resistant Long-Living species list/schedule appropriate to the site prepared by an Arborist/Landscape Architect.
- Planting schedule proposal to mix the species in a manner to promote the health of the proposed buffer.
- Replacement schedule for Diseased/Dead/ Dying planting replacement.
- Buffers in the three identified areas on the LANDSCAPE AND BUFFER EXHIBIT.
- The plan must be worked out to the satisfaction of the Director of Resource Management.
- An alternate Landscaping/Buffering Plan may be proposed that provides an appropriate level of buffering that meets or exceeds the standards above subject to the approval of The Director of Resource Management. The Director of Resource Management is the sole arbiter of whether or not any alternate plan meets or exceeds the standards.
- The intent of the Landscaping/Buffering Plan is to break up sight lines and mitigate impacts to the existing residential structures and not to screen the entire project from view off-site.

#### Phase 1

- Construct improved structural shoulder/improved radii at I-70 & Route J off-ramps as part of Phase 1 prior to an Occupancy Permit for the building.
- Lighting shall be shielded and oriented inward and downward as to minimize glare and light trespass.

#### Phase 2

- Improvements to the US Highway 40 - Route J intersection must be constructed prior to any building permits for any structures for Phase 2 building being issued. The improvements to this intersection are to include:
  - Eastbound Right-Turn Lane on Highway 40 at Route J.
  - Westbound Right-Turn Lane on Highway 40 at Route J.
  - Separate Westbound Left-Turn Lane on Highway 40 at Route J.
  - The following improvements are required to be constructed when the corresponding access is created:
    - Separate Westbound Left-Turn Lane on Highway 40 at the Midway USA drive. {This is already shown on the plan}
    - Separate Eastbound Right-Turn Lane on Highway 40 at the Midway USA drive. {This is already shown on the plan}
    - Separate Northbound Right-Turn Lane on Route J at the Midway USA north drive. {This is already shown on the plan}
  - If not already provided the access connections of Phase 2 must be provided when more than 600,000 square feet of building area for the entire property has been issued permits.

- Lighting shall be shielded and oriented inward and downward as to minimize glare and light trespass.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval and state that the Commission shall approve a Final Development Plan when it is satisfied that:

- All required information is accurately portrayed on the plan
- The Final Plan conforms to the approved review plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan.

Staff has reviewed the plan. All required information is accurately portrayed, and the plan conforms to the revised review plan.

The conditions for approval of the Final Development Plan, imposed by the County Commission, have been complied with. Conditions for approval associated with Phase 1 and Phase 2 will be or have been enforced at the appropriate time.

Staff recommends Approval.

**2. Request by Warren School Estates to approve a Final Development Plan in the pending Planned Agriculture (A-2P) zoning district on 10.23 acres located at 7900 S Warren School Road, Columbia. (no public hearing)**

The following staff report was entered into the record:

The subject property is located on the east side of Warren School Rd approximately 3000-feet south of the intersection of Mount Celestial Rd and Warren School Rd. The overall property is 10.94-acres in size, and zoned Agriculture 1 (A-1). All the surrounding property is zoned as follows:

- North – Planned Agriculture 1 (A1-P)
- East – A-1
- South – A-1
- West – A-1

These are all original 1973 zonings with the exception of the A-1P property adjoining to the north which was rezoned in July of 1996. This A-1P allowed the creation of a 3-acre lot is for development of a home location but the overall 10-acres is still encumbered with the 7-acre lot having no development potential.

This proposal is to rezone the subject property to allow an increase in development density from the one home for which the property is currently eligible to three homes and allow for the property to be divided into three lots ranging from 2.5-acres to 4.5-acres. The topography as the property falls away to the east from the roadway is fairly severe, limiting the useable area of the proposed lots. The current tract has a couple of accessory buildings that are designated to be removed.

The rezoning request and review plan were approved on the November 9, 2023 County Commission agenda under Commission Order 515-2023 with the following conditions:

1. The plan shows two fire hydrant locations for installation of new hydrants, if the Fire District, the Water District and the Director of Resource Management agree the hydrant requirements can be met with a different hydrant plan, then the Final Plan may reflect such a change approved by all three entities.
2. It is recognized that engineered subsurface wastewater systems are proposed and will be the required system if on-site wastewater is used within this development.

The property scored 51 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan
2. The Final Plan conforms to the approved Review Plan
3. The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

Staff review of the final plan shows that it meets these criteria for approval.

Staff recommends approval of the final plan.

**3. Request by T-Vine Enterprises. to approve a Final Development Plan for Settlers Ridge Phase 7 in the pending Planned Moderate-Density (R-MP) zoning district on 1.08 acres located at 7901 N Glen Meadow Dr, Columbia. (no public hearing)**

The following staff report was entered into the record:

The proposal covers an undeveloped portion of the Settlers Ridge site at the northeastern and northwestern corners of the intersection of State Routes B & HH, north of Columbia. The property is zoned A-2 (Agriculture). The A-2 is original 1973 zoning. This final development plan creates seven lots for single-family homes on the north side of Glen Meadow Drive, bridging the gap between Glen Meadow and Steiner Glen Drive. This proposal confirms the approved Planned Residential-Moderate Density (R-MP) zoning area, identified on the December 2023 Review Plan, into the seven R-MP lots suitable for development.

The surrounding zoning is as follows:

North – Agriculture (A-2)

North-East – Planned Residential Two-Family (R-DP)

East – Residential Two-Family (R-D)

South – Residential Moderate-Density (R-M)

West – A-2

Since the initial review plan and preliminary plat were approved for this property in 2001, five revised review plans/preliminary plats, six final plats, one final development plan, and three straight rezoning requests have been approved on this property. The most recent review plan and preliminary plat were approved on the July 2022 agenda. A more detailed revised review plan and preliminary plat for this area was approved on the January 11, 2024 County Commission agenda under Commission Order 19-2024. This Final Development Plan confirms the design and rezoning of that proposal.

The property scored 71 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan
2. The Final Plan conforms to the approved Review Plan
3. The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

Staff review of the final plan shows that it meets these criteria for approval.

Staff recommends approval of the final plan.

Commissioner Harvey made, and Commissioner Proctor seconded a motion to approve the Final Development Plans for 40-J Development, Warren School Estates and Settlers Ridge Phase 7:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeff McCann – Yes	

Motion to approve the Final Plans passes unanimously

Chairperson Harris stated that these requests would go before the County Commission on Tuesday, February 27, 2024 at 7:00 PM.

## VIII. PLATS

Chairperson Harris made, and Commissioner Martin seconded a motion to place Plats 1 – 7 on consent agenda and to enter the staff reports into the record.

All members voted in favor.

### **1. Warren School Plat 1. A-2P. S17-T47N-R13W. Warren School Properties, owner. Jay Gebhardt, surveyor.**

The subject property is located on the east side of Warren School Rd approximately 3000-feet south of the intersection of Mount Celestial Rd and Warren School Rd. The overall property is 10.94-acres in size, and zoned Planned Agriculture 2 (A-2P). All the surrounding property is zoned as follows:

- North – Planned Agriculture 1 (A1-P)
- East – A-1
- South – A-1
- West – A-1

These are all original 1973 zonings with the exception of the A-1P property adjoining to the north which was rezoned in July of 1996. This A-1P allowed the creation of a 3-acre lot is for development of a home location but the overall 10-acres is still encumbered with the 7-acre lot having no development potential.

This proposal divides the property as described in the final development plan for the site. It creates three lots, one at 4.49 acres, one at 3.24 acres, and one at 2.50 acres.

The proposed lots have direct access on Warren School Road, a publicly dedicated, publicly maintained right of way. The applicant has submitted a request to waive the traffic study requirement.

The property is located in Consolidated Public Water Supply District #1, the Boone County Fire Protection District, and the Boone Electric Cooperative service area. Fire hydrants will be installed as part of the approval of the rezoning.

On-site wastewater systems are proposed for these lots per the approved development plan. Engineered systems are required per the approved development plan. The discussion of central vs on-site wastewater has been settled as part of the development plan review and approval process.

Proposed lot 3 has two outbuildings and a lagoon present on site. Their removal is required prior to approval by the County Commission as the outbuildings are not permitted on a lot smaller than 5 acres without a primary structure and in the case of one of the two buildings, inside the front yard setback. The lagoon is located in a non-compliant site and needs to be removed, as any future development of these properties will be required to use an engineered on-site wastewater system.

The property scored 51 points on the rating system.

Staff recommends approval of the plat and granting the requested waiver with the following condition;

That the existing buildings on lot 3 and the lagoon on lot 3 be removed prior to approval of the plat by the County Commission.

**2. Rolling Oaks Subdivision Plat 3. A-2. S19-T50N-R13W. James B Rodgers, owner. Jay Gebhardt, surveyor.**

The subject property is located off the east & north side of Alspaw Rd, approximately 1000 feet west of the intersection of State Route E & Alspaw Rd. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides and these are all original 1973 zonings. The property is vacant. The proposed subdivision seeks to divide the 16.41-acre property into two lots.

The property has road frontage along W Alspaw Rd, a publicly maintained road. An existing driveway serves proposed Lot 302 and a neighboring property to the north. The applicants have not submitted a request for a waiver from the traffic study. However, the creation of a two-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Consolidated Water service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 2.7 miles way.

The applicant has submitted an onsite sewer plan with intended lagoon locations to serve future development. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no public sewer facility is nearby to provide sanitary sewer service. The consolidation and elimination of lots is not likely to have a substantial impact in providing public sewer infrastructure. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 47 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

**3. Settlers Ridge Plat 6A. R-M. S9-T49N-R12W. Brittany Development Inc, owner. Jay Gebhardt, surveyor.**

The subject property is lot 601 created by Settlers Ridge Plat 6. The lot is located at the corner of Settlers Ridge Drive and Glen Meadows Drive and is 2.26 acres in size. This proposal divides it into two lots. The property is zoned R-M (Residential Moderate-Density) and was rezoned from A-2 (Agriculture) under Commission Order 361-2022 on 9 August 2022.

The surrounding zoning is as follows:

- Northeast - Residential Two-Family (R-D)
- North – Agriculture (A-2) zoning with a pending Planned Residential Moderate-Density (R-MP) rezoning.
- West – Agriculture (A-2) zoning with a pending Planned General Commercial (C-GP) rezoning
- South – Planned General Commercial (C-GP), Planned Residential Two-Family (R-DP) zoning
- West - Residential Single-Family (R-S)

This plat removes the Not-For-Development status on this property established by Settlers Ridge Plat 2-A Lot 173. That plat identified this lot as a not-for-development lot due to its size below the minimum lot size of 2.5 acres for the A-2 zoning district. This replat removes the not-for-development status.

This lot has frontage Settlers Ridge Drive and Glen Meadows Drive. Both are publicly dedicated, publicly maintained rights of way. The proposed development on the site will be making use of an internal circulation road between townhomes with access of off Glen Meadows Drive. Traffic analysis for this development was initially evaluated in 2001 and has since been revisited by the developer's consultants in 2012 and 2022 with identified roadway improvements. None of those improvements have been linked to this site.

The subject property is in Public Water Service District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Centralized wastewater treatment is provided by an agreement with the City of Columbia Sewer utility.

The property scored 71 points on the rating system. Staff recommends approval of the plat.

**4. Jay Dains Subdivision Plat 2. A-2. S23-T47N-R13W. Lon Hedglin & Janet Frink-Hedglin, owners. Kevin Schweikert, surveyor.**



The subject property is located at the intersection of W Robin Ridge Road and State Route N. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 on all sides. An existing home and onsite wastewater system are present on the property. The proposed subdivision is to replat lots 17 and 18 of Jay Dains Subdivision into a single 3.09-acre lot. The concept of the replat of both existing lots was approved under County Commission order #554-2023.

An existing driveway off Route N serves the existing single-family dwelling. The applicants have submitted a request to waive the traffic study requirement. The replat of this property will not create any additional sources of traffic. Granting of a waiver to the traffic study requirement is appropriate in this case.

Consolidated Water provides water service in the area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, station 8, is approximately 6 miles away.

The property is currently served by an onsite septic tank. The applicants have submitted an onsite sewer plan showing a proposed lagoon area. Soils data provided by a licensed soil scientist indicates that the soils on the property support the use of a lagoon. The applicants have not submitted a request for a waiver to the sewer cost benefit analysis. However, the replat of this property will merge two lots into one further lowering the number of potential public sewer connections. A waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 43 points on the point rating system.

Staff recommends approval of the plat and granting of waivers.

**5. Zimny Point Plat No. 1. A-2. S25-T46N-R13W. Denise M Zimny Properties LLC, owner. David Butcher, surveyor.**

The subject property is located off E Cedar Tree Lane, approximately 188 feet west of the intersection of Mackie Lane and E Cedar Tree Lane. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. An existing home and wastewater lagoon are present on the property. The proposed subdivision seeks to divide the 10-acre property into two lots.

The property has road frontage along E Cedar Tree LN, a publicly maintained road. An existing driveway serves the single-family dwelling present on the property. The applicants have not submitted a request for a waiver from the traffic study. However, the creation of a two-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Consolidated Water service area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 6.2 miles way.

The applicant has submitted an onsite sewer plan with intended lagoon locations to serve future development. A lagoon currently serves the existing home on the property. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no public sewer facility is nearby to provide sanitary sewer service. The addition of another buildable lot is not likely to have a substantial impact in providing public sewer infrastructure. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 20 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

**6. Crocker Plat 1. R-S. S22-T51N-R11W. James D Crocker, Deanna K Crocker, Brian C Crocker, & Dawn R Crocker, owners. Kevin Schweikert, surveyor.**

The subject property is located off the east side of State Route Z, approximately 1200 feet south of the intersection of State Route Z & Gano Chance Rd. The property is zoned Residential Single-Family (R-S) and the immediate vicinity surrounding the proposed plat is also zoned R-S with Agriculture 2 (A-2) a little further to the south as well as the southwest and southeast these are all original 1973 zonings. The property contains a home, small outbuilding and a propane tank. The proposed subdivision seeks to create a 0.22-acre property from the overall nominal 80-acre farm.

The property has road frontage along State Route Z, a publicly maintained road. The existing driveway that serves the home will not be on the platted property and will remain on the overall farm. Lots less than 5-acres can't use off-site private drives for their only access. In this case, MoDot has confirmed that they believe the proposed platted lot can meet the standards to obtain a driveway access permit within its frontage along Route Z. The applicants have requested a waiver from the required traffic study. The creation of a one-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Public Water 10 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 10, is approximately 3.2 miles away.

The applicant has indicated that the home is already connected to the central sewer system from the City of Centralia and we have a letter from the city verifying this is correct. A letter from the BCRSD allowing the City of Centralia to serve the property unless it is annexed is required. This is being sought.

The property scored 66 points on the rating system.

Staff recommends approval of the plat and granting of the traffic waiver subject to the following condition: A letter from the BCRSD allowing Centralia to serve the property with public central sewer without annexing the property into the municipal limits of Centralia is required and must be obtained before the plat can go to the County Commission for it to be received and accepted by the County Commission.

**7. Hancox Plaza Plat 2. C-GP & A-2. S9-T49N-R12W. Nichols Properties LLC, owner. David Butcher, surveyor**

The subject property is at the intersection of State Routes B & Highway HH, just north of Columbia, near the Settlers Ridge development. This property is 6.98 acres in size and split-zoned Planned General Commercial (C-GP) and Agriculture (A-2). The C-GP was established in 1998 for the gas station/convenience store that is present at this time. The A-2 is original 1973 zoning. The surrounding zoning is as follows:

North – C-GP

East – Planned Residential 2-Family (R-DP) & A-2

South – A-2

West – A-2

The subject property has frontage on State Route B and on Highway HH. There is an existing access on to Highway HH east of the gas station/convenience store.

The subject property is located in Public Water Supply District #4, the Boone Electric cooperative service area, and the Boone County Fire Protection District, with its nearest station, Station 16, approximately a mile and ½ to the east.

Wastewater treatment on this site is handled by a connection agreement with the City of Columbia.

The property scored 71 points on the rating system.

Staff recommends approval of the plat.

Commissioner Schreiber made, and Commissioner Harvey seconded a motion to approve Plats 1 – 7 placed on consent agenda as recommended:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeff McCann – Yes	

Motion to approve Plats 1-7 on consent agenda passes unanimously

Chairperson Harris stated that the plats that are able to move forward will go before the County Commission on Tuesday, February 27, 2024 at 7:00 PM.

## **VII. OLD BUSINESS**

### **1. Update on Commission action**

The request by Sandra Kay Whitesides to Rezone from AR to A2 at 199 W Akeman Bridge Rd was recommended denial by the Planning & Zoning Commission, the applicant appealed that decision to the County Commission who upheld the recommendation to deny the request.

The request by Anna M Bratton to Rezone from A1 to A2 at 4483 E Log Providence Rd was recommended denial by the Planning & Zoning Commission, the applicant appealed that decision to the County Commission who upheld the recommendation to deny the request.

The requests by 40-J Development to Rezone to Planned Light-Industrial and approve a Review Plan at 2200 N Rte J were approved as recommended.

The requests by T-Vine Development to Rezone from A2 to Planned Moderate-Density (R-MP) and to approve a Review Plan at 7901 N Glen Meadows Dr were approved as recommended.

The Plats for Perche Loop Subdivision Plat 2 & Harrison Subdivision were approved and accepted

**VIII. NEW BUSINESS**

None

**IX. ADJOURN**

Being no further business, the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Secretary  
Greg Martin, Secretary

Minutes approved on this 21<sup>st</sup> day of March 2024