

#5

Deb Diller's Conditional Use Permit 5950 N. Boothe Lane

My name is Mike McMillen, my wife Andrea and I live at 5800 N. Boothe Lane. We own the property adjoining Deb Diller's on the West.

This fall, I watched with amazement as a covered, open-air, riding arena was being built on Ms Diller's property. Shortly, after the roof was on, a wing was added to the West side.

Adjoining our property on the South, is the Gerzen's property. Approximately 8 years ago, the Gerzens made a request for Conditional Use Permit for horse training and boarding facility on their property. I appeared before the County Commission, in these chambers, in support of the Gerzens' conditional use permit.

After receiving a letter from the Building and Planning department that Ms Diller had similar plans for her property, I invited her to come over and talk to us about what intentions were for her property. She assured us that she didn't plan on having any big events and that she would just be giving a few riding lessons. In that case, I told her I would come to the P&Z hearing a speak in support of her application.

I came to the P&Z meeting a testified in support of the applicant's request for a conditional use permit. As the meeting progressed, it became clear that the applicant had some BIG plans which she failed to mention to us, just a few days earlier.

One of the things that makes the Gerzen's conditional use request different from the applicant's, is that on the Gerzen's property, the facilities were already there BEFORE anyone in the area purchased their property. In addition, the Gerzen's property is 3.5 times larger than Deb Diller's property. It's our opinion, that the applicant's property can't sustain the number of horses authorized by the Planning and Zoning Commission; and that her new riding/boarding facilities have already diminished OUR property value.

Everyone I know, moved out into the area to enjoy the serenity and beauty provided by country living. Had we known, that the applicant was going to put up 50 x 60 foot barn, later attach a 140 x 80 foot covered arena, install 6 RV hookups so people could stay overnight, build stalls for 12 horses (with the intentions of putting in another 12 stalls), putting on riding clinics, having birthday parties for kids, planning 4 week-long summer daycare camps for kids, and renting the facilities out to God knows who we would have bought some place else.

Our desire would have been that the applicant had come to us and been TOTALLY upfront with her plans, prior to her putting up her facility. Had we known back then, what we know now, we would have done everything we could to discourage her from going forward with her plans on such a small track of land. It wasn't until after the P&Z meeting, when by accident, I found the applicant's website (www.horsin-around.us), that we fully came to grasp with scope of her business venture. Not once did the applicant tell the P&Z Commission, that she was planning on having Birthday parties for kids, has FOUR WEEKLONG daycare camps planned for this summer or has 6 RV connections so people could camp on her property overnight.

I believe the applicant has not been upfront with us, our neighbors, the Boone County Building and Planning Department and the Planning and Zonings Commission . . . and for that reason her application for a Conditional Use Permit should be denied in its entirety.

=====

Should the Boone County Commission choose to grant the applicant a Conditional Use Permit, we'd like to see the following similar conditions to those the Commission put on adjoining Gerzens' property:

- A. The Commission required the Gerzens' to put up a privacy 400' fence between them and one of their neighbors. In lieu of a privacy fence, we're requesting landscaping on East & West with tall trees & evergreens to help hide her facilities (landscape design to be reviewed and approved by neighbors on East & West).

- B. The Commission required the Gerzens to chip & seal their PRIVATE road and parking area. We're requesting that the common road be asphalted; and the private road(s) to facilities and parking area be chipped and sealed to reduce noise and dust. Our house sits closer to the common road, than the Chanualts' house does to the Gerzens' driveway. Unlike our neighbors, we will have to listen to the noise and have to contend with the dust from the increased traffic generated by every vehicle that goes to the applicant's facility.
- C. The Commission established a limit of 1 horse per 2 acres on the adjoining Gerzen's property.
- D. The Commission required the Gerzens' to keep manure at least 100' from adjoining property lines. With less than 13 acres, we don't think this is practical and request that all manure must be scooped up regularly and placed in an enclosed commercial trash bin and hauled off weekly. In addition, we are requesting that manure not be piled up, spread on the property, and/or burnt.
- E. The Commission required the Gerzens' to provide a portable toilet on site, as long as, horses are boarded or classes are held on the property.
- F. The Commission required the Gerzens' to cease hours of operation at 9:00 PM. We'd prefer to see the hours of operation restricted to 9 AM to 7:30 PM.
- G. The Commission required the Gerzens' to keep any outdoor lighting directed inward and downward. We'd prefer to see external outside lighting limited to ONE dusk-to-dawn light.
- H. The Commission required the Gerzens' to keep all fences properly maintained.
- I. The Commission required periodic reviews of the Gerzens' property by staff.
- J. The Commission required the Gerzens' to put up appropriate signage – not to exceed 3 square feet.

In addition to the above conditions, we are requesting the Boone County Commission impose the following additional conditions on the applicant:

- A. Horses shall not be ridden on adjoining property, common grounds or county roads.
- B. No fireworks, music or amplified sound be permitted.
- C. Property and/or facilities may not be rented or leased to 3rd parties.
- D. Other than their own horses, clients may not bring dogs or other animals onto property.
- E. Clients' vehicles not permitted overnight on property, non-owned trailers not kept on property for more than 3 consecutive days.
- F. Prohibit overnight camping by clients.
- G. No day camps, day care, birthday parties, weddings or non horse training related activities be permitted on the applicant's premises.
- H. The entrance to common road at Boothe Lane be widened 8' on North & South to accommodate vehicles with horse trailers.
- I. The East side of indoor riding arena to be enclosed to keep light from escaping.
- J. The riding arena and barn used for classrooms be brought up to code for commercial buildings.
- K. Excluding the residents, limit the number of persons on the property at any one time to one and a half (1.5) times the number of horses authorized in the conditional use permit.

Finally, the applicant has had three horse riding/training classes since January 1, 2010 on property which has not yet been granted a conditional use permit for such activities; AND in buildings not approved for commercial use. We're therefore requesting that the County Commission issue the applicant a cease and desist order, prohibiting her from any and all future activities until ALL conditions have been complied with and buildings and property are brought into compliance.

Thank You for your attention. I apologize for taking so long and I'd be happy to answer any of your questions.

5

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Michael E McMillen

#5

Diller Conditional Permit

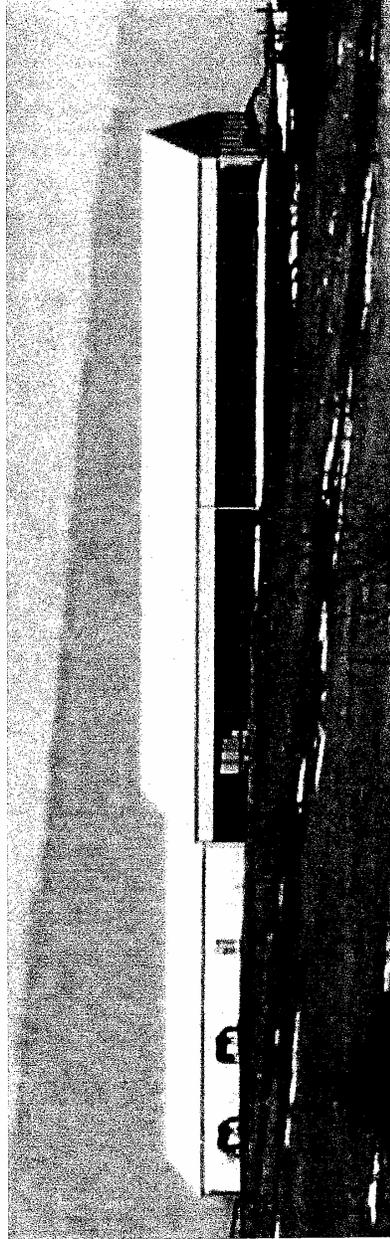
Jay & Merrilee Barta

3-2-2010

Detriment to Property Value

- Large barn does not blend with landscape
- Built on top of hill
- We had to plant pine trees to try to camouflage her barn to still have a view of the sunset since she was not willing to plant any foliage to camouflage her building. We would like some trees planted.

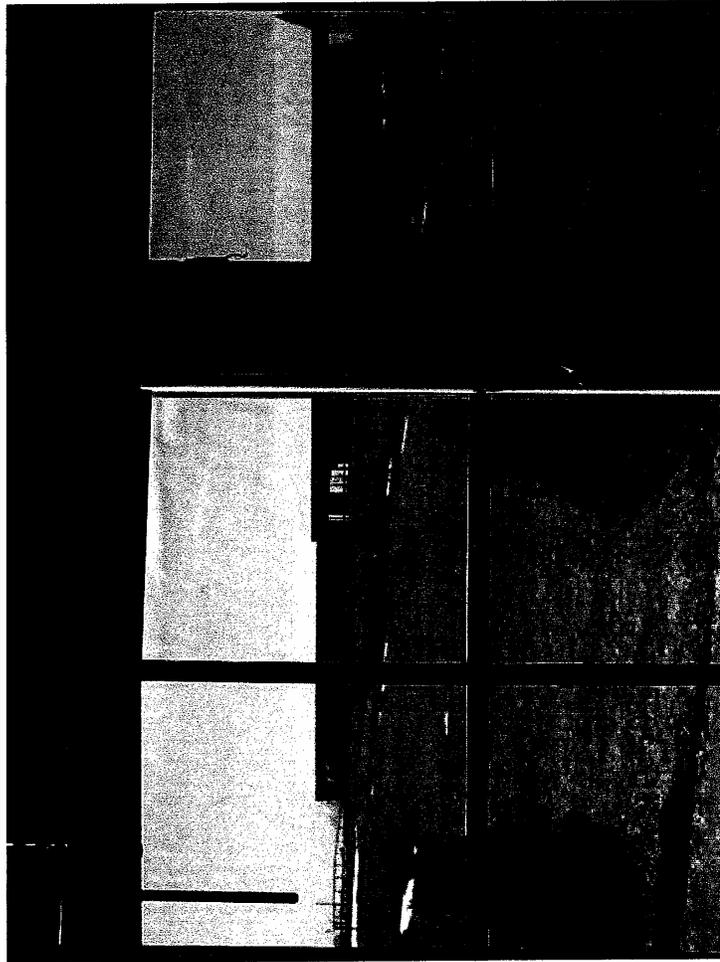
View from our house now



Large riding arena – not blending into agricultural/residential area.



Kitchen window view



Sunset view from our house now

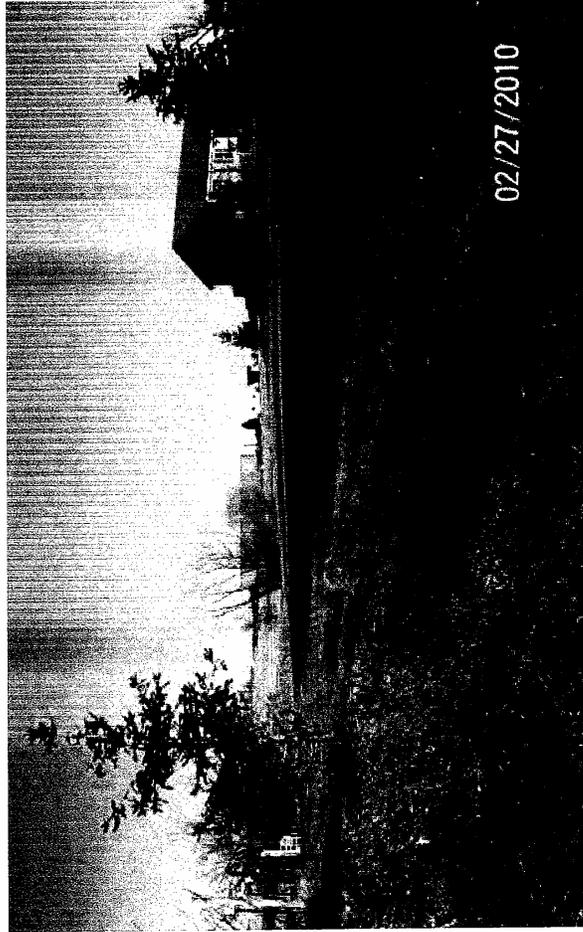


Previous view



Neighboring Conditional Permit Barn

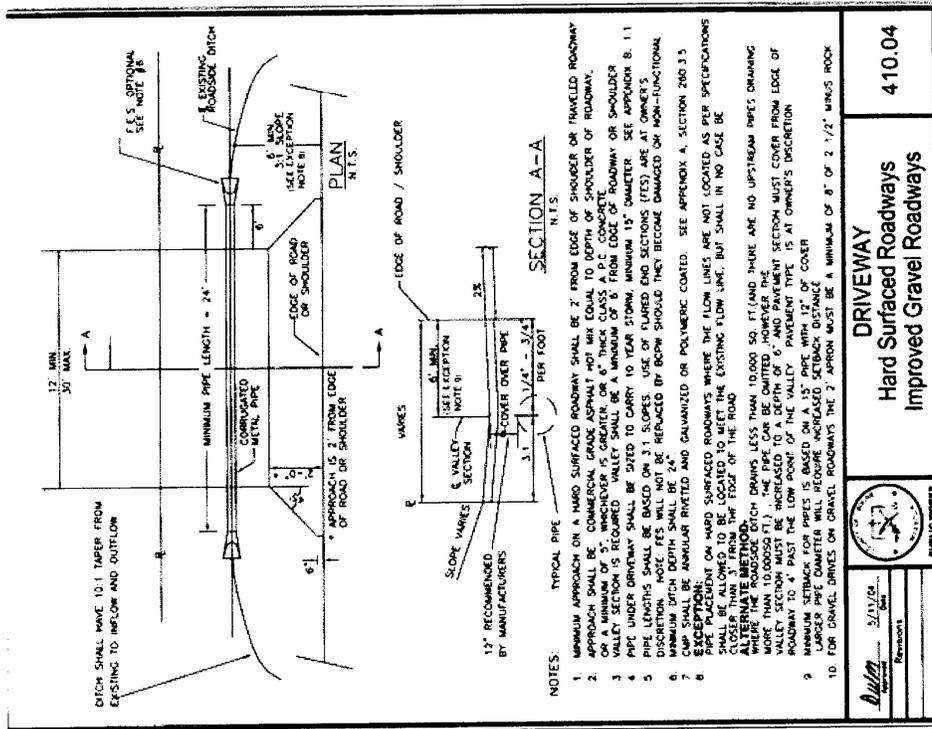
- All facilities are behind the house with no rear neighboring house



Road Access

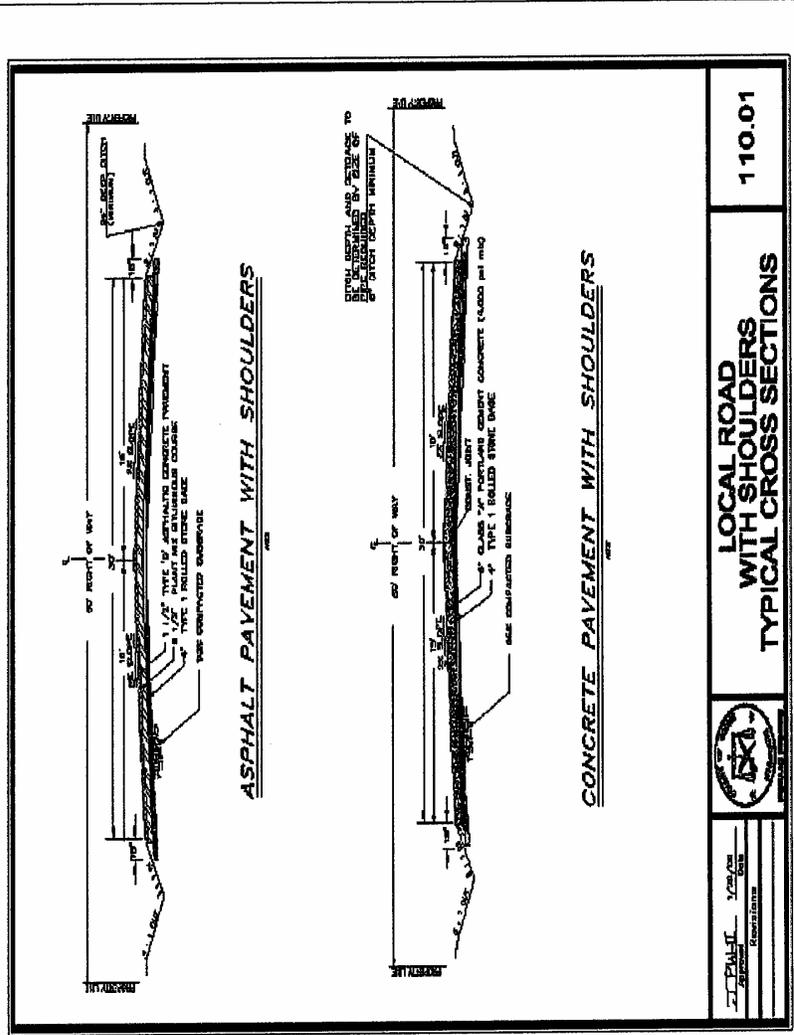
- We would like the road brought up to county road specification for a 2 lane gravel road with water control, same as requirement for new subdivisions of higher density since it will now be used for public access.
- We would like a contract in place before a conditional use permit is granted for maintenance of the road.
 - We would like to recommend that anyone having a conditional use permit require they pay 3 times as much as household road users staying within the current county zoning of A1

Culvert picture

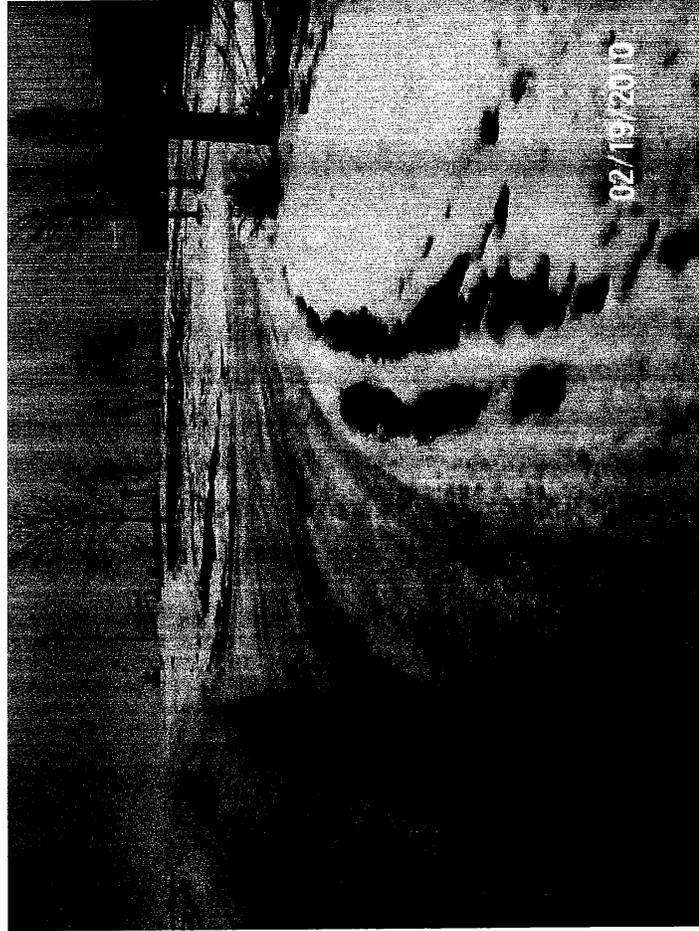


DRIVEWAY		410.04
Hard Surfaced Roadways		
Improved Gravel Roadways		
		
PUBLIC WORKS		
	3/11/04 Date Remarks	

Would like to see something like print below but could not find cross section for typical Gravel roads in rural Boone County



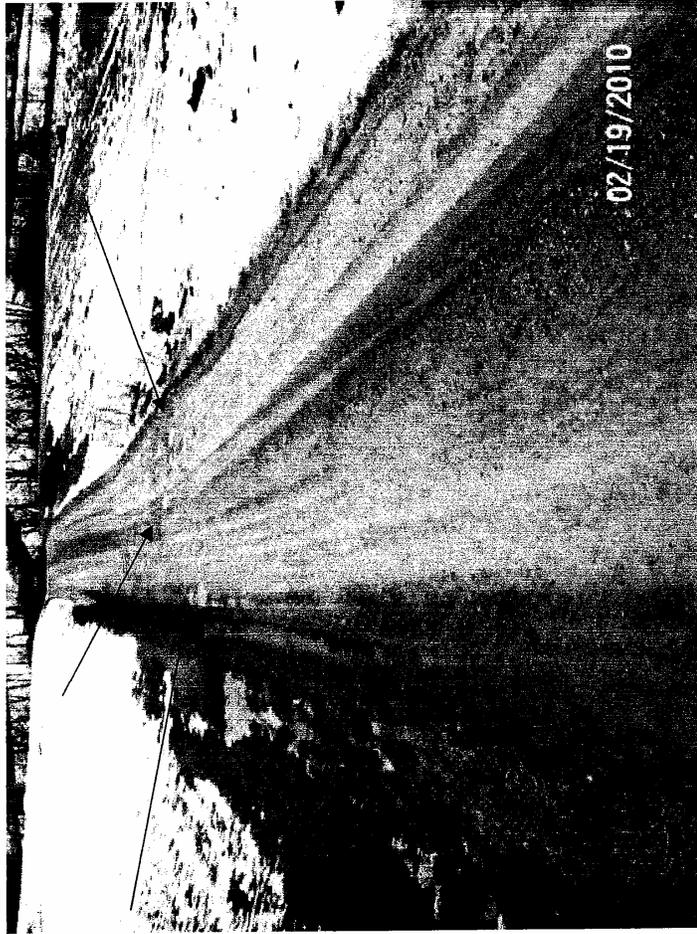
Road damage due to building
construction



Road damage due to traffic and
building construction



Towards Boothe Lane



Road damage



Potholes



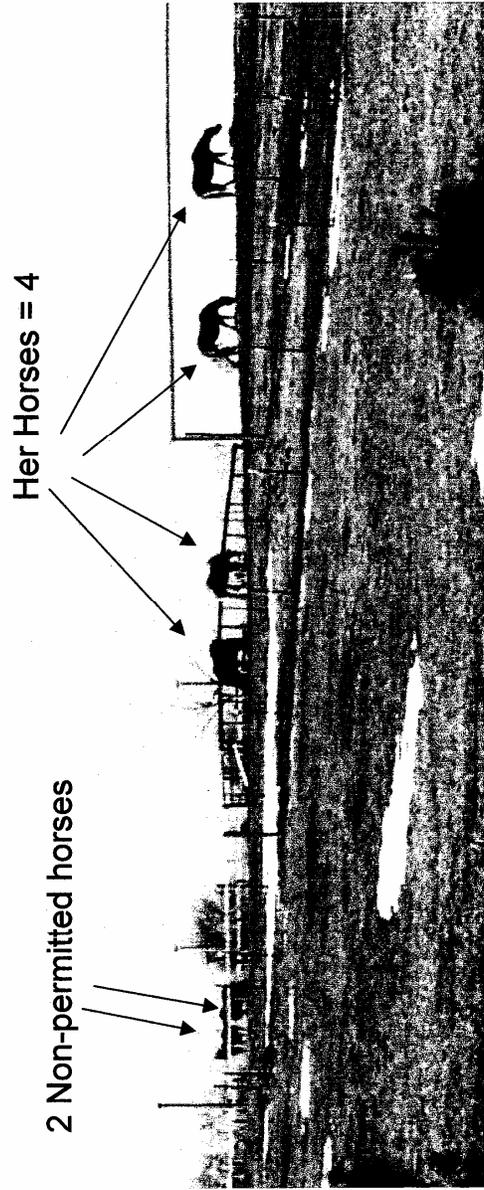
Potholes



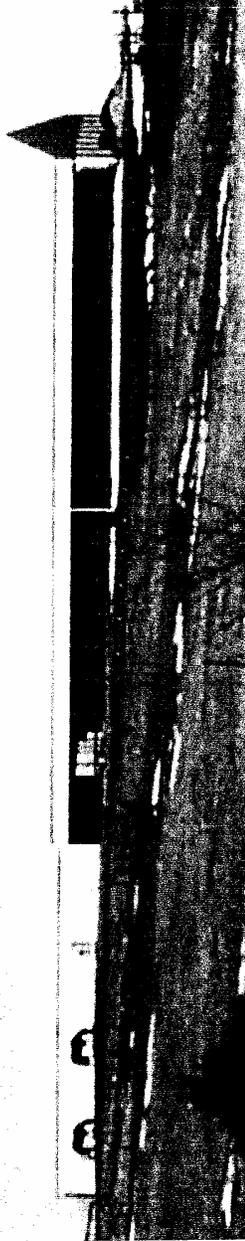
Building Permit and Size

- Covered riding arena does not have a permit, as of 2-22-10.
- How do you inspect things that are no longer inspectable such as footings?
- How does this building permit protect the public if it hasn't been done properly? Waiver?
- Horsin-Around is conducting riding events currently without being within building codes and does not have a special use permit.
- Horsin-Around currently has boarded horses with no special use permit.
- We do not know the specific size this business is going to be. We would like limits on special use permit to control size.

Picture of extra horses without permit



Barn without permit



Boarded Horses & Class Horses

- # of Boarded Horses Limit
 - Jay Barta called a boarding facility north of Columbia that currently boards 8 horses on 12 acres. Next door stable Burr Oak stables special use permit allows 23 horses on 40 acres. These both have more than 1 acre of pasture per horse. We would like to see special use permit, limit the number of horses to be boarded to 1 boarded horse per acre of pasture. The facilities, house and pond total approximately 4 acres on Showme Boone web site. The Barta's would like her boarded horses limited to 9 or less. 2.19 AC for house and facility, .11 AC for lagoon, 1.41 AC for pond, .33 AC for outdoor riding ring.
- Horsin' Around website advertises 4 outdoor stalls and these stalls could not be located.
- No manure plan established for removal from indoor / outdoor stalls.



House & Facility

199 Feet
Property of Boone County, MO





Pond Partially filled

199 Feet

Property of Boone County, MO



Outdoor Arena

199 Feet

Property of Boone County, MO

Issues to be resolved in Conditional use Permit

1. Road be brought up to county road specifications for 2 lane gravel road in timely manner or all events need to stop.
2. Contract for all land owners for maintenance of the road to say that anyone who has a conditional permit pays 3x shares of the maintenance cost. In this instance, Deb would pay 3/6 and each other household would pay 1/6.
3. Limit event sizes to 20 total horses including boarded horses on property limited to 9. 20 human participants and no more than 10 children per adult.

Conditions for Permit continued

4. Operation of the covered riding area end before 9 p.m. year – round. Other events must end by 9 p.m.
5. Participants in events are not allowed to tent camp on the property.
6. Not enlarge any business-related structures or add any structures.
7. Any horse present on the property more than 3 days should be deemed a boarded horse.
8. Outdoor hours of operation (includes all buildings not fully enclosed) are limited to daylight hours with not more than 1 weekday evening per week.
9. All event activities and parking must remain on business property.
10. No rental of facility for use of adult parties.
11. Facility needs small sign at entrance of her property.
12. No P.A. (public announcement) system since this is a neighborhood community.

Conclusion

- We still want to get along as neighbors and not end up in a civil suit. Some limitations on size would go a long way to see this through.

Love 4 Life
Rev. Julie D'Auteuil

6

March 2, 2010

Dear Commissioners Elkin, Miller and Pearson:

I am in full support of granting Alpine Parks and Gardens LLC of Columbia, Missouri, additional work days and hours in order to expand their business.

The Homans and I are looking to offer an economical alternative to large weddings by being open during the week. Traditionally, small weddings do not have extended receptions with music so the concern about loud music is fully addressed. Our concept is to offer a nice environment for the couple's special ceremony that isn't so clinical as the courthouse and truly focuses on the wedding party.

The current recession has affected the wedding industry in big and small ways and we see this as an opportunity to provide a quality service through the economy weddings being performed at the Alpine beautiful park.

As a non-denominational minister I see a great need for the Boone County residents to have alternative places to be married as there is currently a three month waiting period for courthouse weddings. These weddings would provide much needed relief to the courthouse by alleviating some of the huge backlog that now exists. I see this as a win to our county resources in addition to a win for newly engaged couples seeking to be married on short notice.

I hope that you will see the important impact this expansion will have for Boone Country residents without negatively impacting Alpine neighbors.

Thank you for taking the time to review and discuss this topic at length and giving it the due diligence this request deserves.

Peace and Love,



Rev. Julie D'Auteuil
Love4Life444@gmail.com

#6

Page 1 of 1

Karen Miller - P & Z denial

From: "Boyd Harris"
To:
Date: 2/22/2010 8:40 AM
Subject: P & Z denial
CC: "Stan Shawver"

Good Morning Commissioners,

I wanted to follow up with you on a Conditional Use permit request (actually a request to amend the conditions of an existing permit) that was heard by the Planning and Zoning commission last Thursday evening, Feb. 18th. The request was from Barry and Sherry Homan to amend the permit for Alpine Park, an outdoor recreation facility on Proctor Road. They wish to extend their operating hours and the scope of their operation.

The P & Z commission heard testimony from several neighbors and adjacent property owners. While most testified they did not have issues with the concept, there was considerable testimony to indicate the current operation did not comply with the current conditions, particularly with respect to noise and hours of operation. All of those who testified indicated the noise from stereo sound systems and fireworks typically ran much later than the permitted timeframe, including to well after the midnight hour.

Personally, as I considered the request and the Homan's indication of what amounted to an expansion of the operation, it appeared that to expand to the volume of business they desired was going to create a truly commercial recreational facility. The increase in events, regardless of the number of people at an event, would increase traffic volume, load on septic and water systems and, ultimately, would have the very strong potential to exacerbate the noise factor that testimony indicated was already a problem for the neighbors. I don't think anyone disagreed that it is a very nice facility and does serve a purpose but it still amounts to the right use/right place issue and this expansion would not meet that point of practicality.

As the current permit appeared to be somewhat compromised, all of the elements of the Conditional Use permit could not be met and therefore it had to be denied. Additionally, the use of a Conditional Use permit to circumvent what amounts to a re-zoning would never be a good idea, and the overall use of the property, if expanded, would be a commercial operation in an A-1 agricultural/residential area where the infrastructure will not support that use and it is an inappropriate use in that area.

As I am unsure at this time as to whether I can attend the meeting on March 2, I wanted this to be of record for your deliberations. I would strongly encourage the Commission to uphold the Planning and Zoning Commission's recommendation so that we don't set a precedent for other questionable land uses in the future.

Please feel free to contact me directly if necessary.

Respectfully,

Boyd L. Harris
AgriLand Appraisal Group
1397 East Highway 22
P. O. Box 12
Centralia, MO. 65240
573-682-██████

Karen Miller - Homan Request for Alpine Park & Gardens - Please vote Yes

#6

From: "Frech, Linda"
To: "Commission@boonecountymo.org"
Date: 2/24/2010 10:03 AM
Subject: Homan Request for Alpine Park & Gardens - Please vote Yes
CC: David Frech

Dear Commissioners Elkin, Miller, and Pearson:

The purpose of our letter is to voice support for Barry and Sherri Homan's request for changes to their Alpine Park's conditional use permit.

We've lived in Boone County for over 50 years and during these years we have attended weddings in virtually every venue offered. In 2008 we chose Alpine Park for our daughter's 2009 wedding and reception. Our 170 guests all commented that of all the weddings they had attended that Alpine Park was a wonderful experience. The professional staff and the park-like setting make it a truly unique experience.

It just makes sense that the Alpine Park experience should be extended to those who need a smaller scale, daytime setting. Barry and Sherri Homan are responsible business folks, they operate a viable and successful business that provides a service for many in an extremely pleasant setting, all the while maintaining their commitment to be environmentally conscious. We think they can answer a real need for many that simply want an economy or scaled down wedding—a need that we understand is burdening the court resources. We think the Homan's can do this and still maintain their proven values.

Please vote Yes for the Homan request. Thank you for your consideration.

Respectfully submitted,

David and Linda Frech
4800 E. Log Providence Road
Columbia, MO 65201
573-443-██████

6

Shauna Blakemore
4351 W Hwy 124
Harrisburg, MO 65256
February 22, 2010

Boone County Commission
801 E Walnut St.
Columbia, MO 65201

Dear Commissioners:

I am writing in support of Alpine Parks and Gardens. As a neighbor and proud supporter of the park, I have seen great improvements within the park's success throughout the last few years. The park attracts a vast range of guests, including both residents and travelers that come from everywhere. The park owners, Barry and Dr. Sherri Homan, are dedicated to the park and the services they offer.

Couples and families in the community have begun to take advantage of the convenient and economical park. In today's economy, citizens are always looking for ways to stretch their dollar. If the owners are able to increase their hours, they can expand their services to hold more events throughout the year which will meet their clientele's needs.

I believe every individual that has visited the site would agree that Alpine is unique in many different ways. With the location on the outskirts of Columbia, the park makes for a quiet, peaceful, and beautiful event location that is affordable.

Please consider the owners' request to allow them the opportunity to continue to succeed in their fast growing business by expanding their permit. Thank you for your consideration.

Sincerely,



Shauna Blakemore
Alpine Parks and Gardens Supporter

From: Jessica Sapp
To: Karen Miller; Ken Pearson; Skip Elkin
Date: 2/23/2010 8:47 AM
Subject: phone message
Place: BOCOMORecords

#6

CC: BOCOMORecords
John Lawrence 489-██████████

Mr. Lawrence called to give his support for Alpine Park & Gardens. He's a business owner in the area and feels accepting Barry's request would be a good thing for the community.

Jessica Sapp
Boone County Commission Secretary
Roger B. Wilson Gov. Center
801 E. Walnut, Room 245
Columbia, MO 65201
(PH) 573-886-4305
(Fax) 573-886-4311

Karen Miller - Alpine Park & Gardens - Expansion of hours/limited use permit

From: "Jerry & Eva Hensley"
To: , ,
Date: 3/1/2010 7:26 PM
Subject: Alpine Park & Gardens - Expansion of hours/limited use permit
CC:

6

Date: March 1, 2010

To: Ken Pearson – Presiding Commissioner
Skip Elkin – Northern District Commissioner
Karen Miller – Southern District Commissioner

From: Eva Hensley, Owner
Addie Jane Originals, Inc.
114 North Highway 124
PO Box 81
Hallsville, MO 65255
(573) 696-1745

Re: Request for Modification of Limited Use Permit – Alpine Park & Gardens

As owner of Addie Jane Originals – a florist/gift shop located in Hallsville, Missouri, I have had the privilege to work with Barry and Sherri Homan on many wedding venues at their business – Alpine Park and Gardens. It is my understanding they are seeking permission from the Boone County Commission to expand their hours of operation in order to accommodate more economy weddings. It is also their hope that by providing extended hours, the public would have an affordable alternative to court house weddings thus relieving the court house staff of some of these duties.

While I understand all factors must be considered before approving such a modification of a use permit, I think it is important that the commission be aware that it is not only Alpine Park and Gardens that benefit from their current request but many small businesses such as Addie Jane Originals. Barry and Sherri strive to refer their customers to as many local vendors as possible so their outreach affects many different types of small Boone County businesses such as Addie Jane’s. From an economy standpoint – and we all know how tough it is for a small business to survive in our current economy – their expansion would definitely benefit many businesses – not just Alpine Park and Gardens. As a business owner, referrals from people such as Barry and Sherri are critical for our sustainability. And, with this economy, we could all use more business. In addition, Boone County is limited on *affordable* places to hold events and Alpine is one of the few that is cost effective for most couples. Unfortunately, most of the people I refer to Alpine usually cannot reserve the park because it is already booked.

I would ask that you would consider approving the modification of their conditional use permit. Thank you very much for your time and consideration

Karen Miller - Alpine Gardens: Use Permit - Expansion of Hours Petition

From: Steven Russon
To: ,, # 6
Date: 3/1/2010 11:14 AM
Subject: Alpine Gardens: Use Permit - Expansion of Hours Petition
CC: Edith Hall , Barry & Sherri Homan

Commissioner Ken Pearson
Commissioner Karen Miller
Commissioner Skip Elkin

I am writing to lend my strongest support to the petition of Sherri and Barry Homan, owner-operators of Alpine Park and Gardens to expand the hours and days of their use permit, in order to offer smaller, low-cost, wedding services to those couples for whom such services are not at this time, available in the area.

It is not my intention to disparage the Civil Services offered at the courthouse. These offer a needed option. However, I would suggest that there should be some level of service offered, between the Civil Service ceremony, and the multi-thousand dollar wedding, that is out of reach for an increasing number of couples.

As a Minister of the Universal Life Church, I have conducted more than five hundred wedding services. I recognize that some couples do not have the time, the resources, or feel the need to plan and hold a big wedding. They want something smaller, more intimate, and yet more personal and spiritual than the Civil Ceremony.

There is little else I can add to the succinct list of reasons presented in the Homan's permit alteration petition. Clearly this is a situation where there are many good reasons to grant this expansion, and no reasons not to do so.

I am personally acquainted with the Homans, and feel confident that theirs is a sincere desire to continue to offer the fine service as they have done, while expanding into another needed segment of service to the community.

Sincerely, Rev. Steven M. Russon, U.L.C.

Rev. Steven M. Russon
14692 Colorado Avenue, Elmer MO 63538
Phone/FAX: 660.486.3325
email: <mailto:stevenrusson@cvalley.net> stevenrusson@cvalley.net

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Karen Miller - Alpine Park & Gardens

From:
To: , ,
Date: 3/1/2010 1:24 PM
Subject: Alpine Park & Gardens

#6

March 1, 2010

Dear County Commissioners:

I am writing to voice my support for Alpine Park & Gardens' request for an expansion of their hours of operation.

We have known Barry Homan for almost 20 years. He has proved to be a valuable and dependable contractor on a variety of outdoor projects here at University Place Apartments. Alpine Park & Gardens is truly an asset to the City of Columbia and Boone County. The continued improvements that Barry and Sherri have made over the years demonstrates their commitment to a long term enterprise that benefits our local economy.

In these difficult economic times it is great that a local business is doing well enough to want to expand their operations. As a fellow local business owner, I encourage our government officials to aid a family-owned local business in their efforts.

Thank you for your consideration.

Mark R. Leifield

President
University Place Apartments

#6

Karen Miller - Alpine Park and Gardens

From: Dena Reynolds
To: ,,
Date: 2/27/2010 10:11 PM
Subject: Alpine Park and Gardens
CC: Sherri Homan

Dear Commissioners,

My name is Dena Reynolds. I live in Bakersfield, California. I attended a beautiful wedding and reception at Alpine Park and Gardens May 30, 2009. Barry and Sherri Homan provide a wonderful service to your community by providing a magnificent place for couples to be married and to celebrate, beginning their new lives, with their family and friends. It is a serene, safe and clean environment.

They have an outstanding, efficient staff that is kind, courteous and helpful from the moment the park is entered. They thoroughly cater to the needs of the wedding party as well as their guests...as it should be on one's special day.

The amphitheater or the pavilion at Alpine would be the perfect alternative to the courthouse wedding. A couple could have a memorable, economic wedding with a glorious backdrop of luscious forest, greenery and ponds. Every couple should be given the opportunity to have their wedding in such a splendid setting which would require expanding the operating hours of Alpine Park and Garden on their conditional use permit.

Therefore, I am sincerely requesting that you will give this matter your utmost consideration and grant their request to expand their hours of operation.

Dena Reynolds
Owner of Dena Reynolds Entertainment
Dena Reynolds.Com

#6

Page 1 of 1

Karen Miller - (no subject)

From:
To:
Date: 2/25/2010 4:44 PM
Subject: (no subject)

Commissioner Miller,

First let me thank you for your time. I know it cannot be easy to read all the letters and e-mails you get as a commissioner.

It has come to my attention that you will be voting on an expanded hours petition in regard to Alpine Park and Garden and Barry Homan. I would like to just state that I have been doing business with Barry for almost 20 years and his quality of work has been exceptional. I think he treats people with integrity and tries to treat people how he would like to be treated. His business tries to give people a different option other than the normal experience. I feel the current hours of operation have limited his ability to offer his services to people. It is nice to see someone think outside the box and dream of things that can make other peoples experiences dreamlike. It does not take much imagination to think of what his work has done to better that area of the county overall. I think we both know that his business has had a improvement on the surrounding areas. His business brings many people to our county and it is nice to see them have a positive experience.

Doug Miller

CAPITOL OFFICE
State Capitol
201 West Capitol Avenue
Jefferson City, MO 65101-6806
Tele: (573) 751-4028
Fax: (573) 522-6071
paul.quinn@house.mo.gov



#6

DISTRICT ADDRESS
35264 Hwy. 24
Monroe City, MO 63456
TOLL FREE NUMBER
1-866-439-1422

RECEIVED FEB 24 2010

MISSOURI HOUSE OF REPRESENTATIVES
PAUL QUINN
State Representative
District 9

February 24, 2010

The Honorable Karen Miller
Boone County Commissioner
801 E. Walnut Street
Columbia, MO 65201

Dear Karen:

I am writing in regards to the petition submitted by Barry and Sherri Homan who own Alpine Park and Gardens. I personally know Barry and Sherri and have also attended many events at their establishment. I find it an enjoyable place for people to enjoy themselves.

I understand they are seeking an expansion of hours and to expand into a segment of the wedding industry. Anytime you can enhance a business and particularly a small business, this will help your County to prosper. I sincerely hope you will grant them their request.

If you need to speak to me further, please feel free to call me on my cell phone 573-822-4963.

Sincerely yours,

PAUL QUINN
State Representative
District 9



Alpine Park Proposal - Yahoo! Mail

Page 1 of 1

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Alpine Park Proposal

Friday, February 19, 2010 6:53 AM

From: "Fred Parry" <fred@insidecolumbia.net>
To: "Skip Elkin" <skipelk@yahoo.com>

Dear Skip-

I am sending this letter in support of the rezoning request for Alpine Park and Gardens. As you know, we do an awful lot of events here in Columbia and so we recognize the tremendous value of having a venue like Alpine Park here in Boone County.

Barry Homan has been successful at attracting weddings and other events to Alpine Park from not only outside Boone County, but also outside the state of Missouri. His venue, thanks to his website marketing, has become a wonderful place for destination weddings.

From an economic development standpoint, it makes sense to lift the restrictive zoning that has been placed on Alpine Park.

I hope the commission will view what Barry Homan is trying to do as a tremendous opportunity rather than as a nuisance to his surrounding neighbors.

I'd be happy to meet with the commission to further explain my position if that opportunity is available.

Thanks,

Fred Parry

Fred J. Parry
Publisher
Inside Columbia Magazine [www.InsideColumbia.net]
Prime Magazine [www.PrimeMagazineOnline.com]
CEO Magazine [www.ColumbiaCEO.com]
>>> Sign Up for our new CoMo Eats! E-newsletter [www.CoMoEats.com]
301 West Broadway
Columbia, MO 65203
Phone: 573-442-
Fax: 573-442-
Email: fred@insidecolumbia.net

Karen Miller - Supporting Alpine Gardens

From: "A-1 Rental / Party Perfect"
To:
Date: 2/22/2010 3:20 PM
Subject: Supporting Alpine Gardens
Attachments:

#6

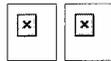
Hi Skip,

I wanted to write and let you know that I work with Alpine Park and Gardens quite frequently. Any growth that they have will be great for many different Columbia businesses. I hope you do consider allowing their new growth.

Thanks so much for taking my email!

Debra Montague

A-1 Rental / Party Perfect
2201 Vandiver Dr
Columbia, MO 65202
573-474-7881
www.a1partyfun.com



Find us on [Facebook](#) and [Twitter](#)

Karen Miller - Alpine Park and Gardens

From: "Spano, Stacy M."
To: "kmiller@boonecountymo.org"
Date: 2/23/2010 4:20 PM
Subject: Alpine Park and Gardens

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Mrs. Miller-

I would like to show my support for the expansion of Alpine Park and Gardens, I think it's a wonderful idea! Their meeting is being held March 2, 2010 at the Boone County Government Center!

Barry and Sherri Homan have really helped the community out by showing their support in giving a wonderful place for couples to unite in marriage as well as provide a place that many others have used for special events.

Best Regards,

Stacy Spano

Boone County Commission Contact Form

Page 1 of 1

Karen Miller - To Presiding Commissioner

From: "Jan Sublett "
To:
Date: 3/1/2010 7:35 PM
Subject: To Presiding Commissioner

#6

Boone County Commission Contact Form

Date submitted: 3/1/2010
Time submitted: 7:34:39 PM
Submitted from IP: 99.195.198.65

Name:	Jan Sublett
Send To:	Presiding Commissioner
Message:	As a fellow small buisness owner, Alpine Park is one of our best customers. Alpine Park offers a unique and desirable facility for Boone County. Barry and Sherri are well respected members of the Harrisburg community.

Karen Miller - Re: Alpine Park & Gardens...Barry & Sherri Homan

From: Mary Wulff
To:
Date: 3/2/2010 2:42 PM
Subject: Re: Alpine Park & Gardens...Barry & Sherri Homan

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Dear Karen,

I'm writing you today on behalf of a couple of my friends, Barry and Sherri Homan, who are owners of Alpine Park and Gardens, Harrisburg, Missouri. I would have liked to attend the County Commission meeting tonight to say a few words on their behalf, but as always, something comes up. I've been acquainted with the two of them through the Missouri Wedding Connection for approximately 4+ years. Barry is a very active member in the group and contributes a lot of good ideas that presents a different angle than some of us might have thought of. Both are very hard workers and have put a lot of dedication and thought into transforming their property into the beautiful setting for weddings and other outdoor events that it has become today. The serenity and peace that one experiences there is second to not many other places that I've experienced.

From what I'm gathering the Homans have requested an extension in their hours per their original permit, allowing them to operate more months and hours per year. In my opinion, it would be a very beneficial decision to allow that to transpire. As you well know, they are limited to just Saturdays and Sundays now during the months of April through October, which is just a mere 52 days per year for them to make any kind of income to offset the investment, overall upkeep and any future additions to the ambience of the park and gardens.

By increasing their hours of operation, it would bring more people and income into the Columbia and Boone County area, which would just be a win-win situation for our beautiful city. Local businesses and restaurants would gain additional patrons that would only generate more revenue into the coffers. Many of the parents and relatives of the couples that are married there each year, would be able to experience the hometown hospitality that we've all come to know and love and relay that knowledge to companies that they might work for who might be considering a convention here. I just don't see how this could be a bad thing.

With weddings, also comes the rehearsal dinner, which of course, would occur the evening before the wedding, generally on a Friday night. Only being able to operate on Saturdays and Sundays, the Homans miss the boat on the opportunity to provide that service, as well as other members of our group. As we generate revenue, so does the city and county.

I do understand that there are neighbors of theirs that have opposition to allowing this to happen. Joe and I know first hand how unreasonable neighbors can be, and have had our fair share of it with one of ours, with four different lawsuits in five years. It is generally over petty stuff and takes away time that could be devoted to making money or resolving those issues to keep everyone happy.

Our own daughters have worked for the Homans this past summer. With them not having their driver's license, I've had to provide transportation back and forth to pick them up after an event was over. In all my trips out there, I have never seen fireworks going off beyond reasonable hours, nor was there a loud, boisterous crowd. In fact, it was so quiet and laid-back, I was unsure if people were still there. In addition, I didn't experience any out-of-control drivers on the road, as one might expect.

As far as neighbors complaining that their proximity to the Homan property is "injurious to the use and enjoyment of other property", I would find it hard to believe that it would in any way devalue their property. If anything, the improvements that they've made to the property would increase their value. In case you've not had the opportunity to experience their 'little piece of heaven', I would encourage you to make the drive out to see first-hand the beauty that awaits you and the hospitality that the Homans extend to guests. I hate to be so catty, but you know me, I don't hold back, and can say that the neighbors that are complaining, really don't have justification when their homes could literally be pulled off their property and relocated, if you know what I mean. If anything, their properties are a devaluation to the Homans'.

I do hope this has helped to shed some light onto what a great addition this venue is to Boone County and our lively City of Columbia. If there's any doubt, I hope you will suggest that a decision be tabled until further discovery could be made.

Thanks so much for your time, Karen! It's been great hooking up with you again....here and on Facebook!

Mary Wulff

--

Mary Wulff

573-696- - home/office

573-356- - cell

~ I'm a proud member of www.moweddingconnection.com ~