

TERM OF COMMISSION: February Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Fred Parry
District II Commissioner Janet Thompson
Director Resource Management Stan Shawver
Planner Uriah Mach
County Counselor C. J. Dykhouse
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 7:00 p.m.

Resource Management

- 1. Public hearing and request by Deborah Vollrath Revocable Trust to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) and to approve a Review Plan for Vollrath A-2P on 9.77 acres, more or less, located at 7370 S Bennett Dr., Columbia**
 - Commission Order to rezone**
 - Commission Order for review plan**

Stan Shawver read the following staff report:

This request was considered by the Planning & Zoning Commission during their February 15, 2018 meeting.

The minutes for the Planning and Zoning Commission meeting of February 15, 2018, along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The Planning & Zoning Commission conducted a public hearing on this request during their February 15, 2018 regular meeting. There were nine members of the commission present during the meeting.

The subject property is located on Bennett Drive, approximately 1 mile to the east of the village of Pierpont, and one mile south of the City of Columbia. The subject property is 9.99 acres in size. It currently has a house and several accessory structures present on the property. The property is zoned A-1(Agriculture) and is surrounded by A-1 zoning. This is all original 1973 zoning. A request to rezone the property to A-2 was denied in August of 2017.

This proposal is a request to rezone the subject property from A-1 to A-2P and to approve a review plan to allow for creation of only two lots. The owner has stated an intent to execute a family transfer.

This property applied to the Boone County Board of Adjustment in December of 2017 for a variance on the location of the existing house on the property. This variance was in response to the required perimeter setback of the A-2P rezoning. The variance was granted, allowing the house to stay in its current location.

The parcel is in the Greater Bonne Femme Watershed and Devil's Icebox recharge area, an environmentally sensitive area. There appear to be several sinkholes on the property. The Bonne Femme Watershed Plan, adopted by the Boone County Commission in 2007, contains recommendations for land use decision making in the Greater Bonne Femme Watershed.

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 located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access onto Bennett Drive, a statutorily-dedicated, publicly-maintained right of way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station on Tom Bass Drive being closest for service.

Zoning Analysis: The Bonne Femme Watershed Plan contains two sets of Goals and Recommendations that apply to this proposal:

- Goal: Conserve recharge and karst areas with special protections.
Recommendation: New sanitary sewers should be limited to no-discharge systems
- Goal: Ensure that certain areas maintain special protections while maintaining the economics of urbanization.

Recommendation: Zoning regulations will reflect the sensitivity of the watershed. This will allow for economic growth while protecting sensitive sub watersheds

As a planned rezoning request the applicant is limiting the proposed uses to those that are found in the current A-1 zoning and do not require fire protection. Since this is a planned rezoning request, conditions can be attached to require a no-discharge sanitary sewer. A condition to require an engineered no-discharge non-lagoon wastewater system has been proposed. The use of a Planned District to restrict the number of lots allows for the economic benefit of additional development while providing special protection through density limits.

The dominant land use pattern surrounding this parcel is 10-acre or larger lots which is characteristic of the A-1 zoning district. The existing tract does not meet the minimum lot size for an A-1 zoning district. The limitation of the creation of one additional lot with a limitation on the wastewater systems of both lots is a greater protection than can be required for the parent tract today. If the existing home needs or desires to replace its on-site wastewater it will also be required to use an engineered no-discharge non-lagoon wastewater system.

Staff notified 15 property owners about this request. The property scored 51 points on the rating system.

Staff recommended approval of the request subject to the following condition:

1. On-site wastewater systems for this development are limited to non-discharging non-lagoon engineered wastewater systems due to the environmentally sensitive nature of the area.

The Planning & Zoning Commission conducted a public hearing on this request during their February 15, 2018 regular meeting. There were nine members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. That motion carried unanimously.

A motion was then made to recommend approval of the Review Plan with the following condition:

- On-site wastewater systems for this development are limited to non-discharging non-lagoon engineered wastewater systems due to the environmentally sensitive nature of the area

That motion also carried unanimously.

The Commission had no questions at this time.

Commissioner Atwill opened the public hearing and asked if there is anyone present to speak on behalf of this request.

Kevin Schweikert said he is representing the owners and Dennis Vollrath is here as well. The staff report covered the issue fairly well and we are here to answer any further questions.

Commissioner Atwill noted they have been before the Commission previously and this time it looks like all is in order.

Commission had no questions.

Commissioner Atwill asked if there is anyone else present that would like to address this issue. There were no speakers and Commissioner Atwill closed the public hearing.

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the request by Deborah Vollrath Revocable Trust to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) on 9.77 acres, more or less, located at 7370 S. Bennett Dr., Columbia.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #100-2018**

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the request by Deborah Vollrath Revocable Trust to approve a Review Plan for Plan for Vollrath A-2P on 9.77 acres, more or less, located at 7370 S Bennett Dr., Columbia **with the following condition:**

- On-site wastewater systems for this development are limited to non-discharging non-lagoon engineered wastewater systems due to the environmentally sensitive nature of the area.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #101-2018**

2. Public hearing and request by Payne Enterprises, Inc, to rezone from R-M (Moderate Density Residential) to C-G (General Commercial) on 1 acre, more or less, located at 10680 E. I-70 Drive NE, Columbia

Stan Shawver read the following staff report:

The property is located between I-70 Drive NE and I-70 just east of Dozier Station Road. The address is 10680 E. I-70 Drive NE. The zoning is R-M, which is the original zoning. All of the neighboring property north of I-70 is also zoned R-M. Property south of I-70 is zoned A-2. The one-acre portion of the parcel that is being considered for rezoning is occupied by a billboard. There have been no previous requests on behalf of this property.

The Master Plan designates this property as suitable for agriculture and rural residential land use. The Master Plan identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a “gate-keeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories, Utilities, Transportation, and Public Safety Services.

Utilities: Public Water Supply District 9 provides water service to the property. There is a 12-inch water main across the entire frontage of the property, which should be capable of producing in excess of 1000gpm.

There is no public sewer service available to the property. There is a Boone County Regional Sewer District facility approximately 2000 feet north of the property that has capacity to treat additional wastewater.

Boone Electric will provide power.

Transportation: The subject tract has frontage upon I-70 Drive NE. There are two existing access points serving the single-family dwelling.

Public Safety Services: The property is approximately five miles from the Boone County Fire station at 5910 E. St. Charles Road.

Stormwater: Development on the site will be required to comply with the Boone County Stormwater Regulations.

Zoning Analysis:

The Master Plan designates this property as suitable for agriculture and rural residential land use. The current zoning is Moderate Density Residential. Hearings on previous rezoning requests in this area in 2000 and 2012 have indicated strong support for the current zoning. Utility upgrades that have been necessary to support the current R-M zoning are also sufficient to support the requested C-G.

The requested zoning, General Commercial (C-G) is an open zoning district. Under open zoning, the property must be able to support all Permitted Uses in the C-G district. Water sufficient to provide commercial fire flow is available at the property. Sewer can be made available by construction of main to the BCRSD plant at Meadow Village

Subdivision. Traffic generation would be an issue if the request was larger in area. The small size and triangular shape of the property limit the type and intensity of uses that could occur. Therefore, the impact of this rezoning, to the public road system, is minimal.

Staff notified 32 property owners about this request. The property scored 61 points on the rating system.

Staff recommended approval of the rezoning.

The Planning & Zoning Commission conducted a public hearing on this request during their February 15, 2018 regular meeting. There were nine members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. That motion carried unanimously.

The Commission had no questions at this time.

Commissioner Atwill opened the public hearing and asked if there is anyone present to speak on behalf of this request.

John Payne said he is the property owner and has owned it for the past several years. He also owns the land that the billboard sits on and last year acquired ownership of the billboard itself and have rented it to Harley Davidson on a long-term lease. This is my first experience with the billboard and dealing with MoDOT and if a storm came through and destroyed the billboard, I could not re-build it, but with commercial zoning, I can, because it won't be grand-fathered in any more.

That is the main reason, the other is I like to sell things and I would like to have a little sales lot and sell things on consignment. With the remaining property, about 3.6 acres, we are not trying to get anything else or build apartments. I anticipate that at some point in time, the property will be sold to MoDOT to widen I-70.

The Commission had no questions.

Commissioner Atwill asked if there is anyone else present that would like to speak on this item. There were no speakers and Commissioner Atwill closed the public hearing.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the request by Payne Enterprises, Inc, to rezone from R-M (Moderate Density Residential) to C-G (General Commercial) on 1 acre, more or less, located at 10680 E. I-70 Drive NE, Columbia.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #102-2018**

3. Request by Phoenix Property Development LLC to approve a Final Development Plan for Ray A-1P on 36.21 acres, more or less, located at 7851 E New Haven Rd., Columbia.

Stan Shawver read the following staff report:

The subject property is located north of the intersection New Haven Road and Ben Williams Road, approximately 1 ½ miles to the east of the City of Columbia. The property is 36.28 acres in size. It has an existing house, garage and an outbuilding present on the property. The original request was to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture).

The rezoning request and Review Plan were approved during the November 2017 Commission meeting.

The Boone County Zoning Ordinance identifies three standards for approval of a Final Development Plan: all required information is accurately portrayed on the Final Plan, the Final Plan conforms to the approved Review Plan, and the Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan.

After review of the submitted Final Plan, staff has determined that the Final Plan meets the identified standards.

There were no comments or questions.

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the request by Phoenix Property Development LLC to approve a Final Development Plan for Ray A-1P on 36.21 acres, more or less, located at 7851 E. New Haven Rd., Columbia.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #103-2018**

- 4. Request by Jonell VanDam and Jerry and Rebecca Campbell to approve a Final Development Plan for Van Dam Site on 24.63 acres, more or less, located at 9510 W Graham Rd. and 4920 N Boothe Ln., Rocheport.**

Stan Shawver read the following staff report:

The subject property is located on Graham Road and Boothe Lane, approximately 3 miles northeast of Rocheport. The property is presently composed of two tracts, one that is 10.12 acres in size, the other being 11.49 acres in size. There is a dwelling and wastewater system present on each tract. . The original request was to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture).

The rezoning request and Review Plan were approved during the December 2017 Commission meeting.

The Boone County Zoning Ordinance identifies three standards for approval of a Final Development Plan: all required information is accurately portrayed on the Final Plan, the Final Plan conforms to the approved Review Plan, and the Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan.

After review of the submitted Final Plan, staff has determined that the Final Plan meets the identified standards.

There were no comments or questions.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the request by Jonell VanDam and Jerry and Rebecca Campbell on a Final Development Plan for Van Dam Site on 24.63 acres, more or less, located at 9510 W. Graham Rd. and 4920 N. Boothe Lane, Rocheport.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #104-2018**

5. Public hearing and petition submitted by James and Tammy Heuer for permission to vacate and re-plat Tract 1 and Tract 2 of McGlasson Subdivision as recorded in Plat Book 11, Page 229 of Boone County Records.

Stan Shawver read the following staff report:

James and Tammy Heuer have submitted a petition requesting permission to vacate and re-plat Tract 1 and Tract 2 of McGlasson Subdivision. McGlasson Subdivision was platted in 1977 and consists of 5 tracts. The petitioners desire is to vacate Tracts 1 and 2 and combine them into a single lot. In accordance with Boone County Government County Subdivision Regulations Section 1.8 the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission the Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision public utility facilities and services and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

The Commission had no questions at this time.

Commissioner Atwill opened the public hearing and asked if there is anyone present that would like to speak on behalf of this request.

Robert Hollis said he is representing the petitioner and is joined by Mr. Heuer and Stephen Lin from Allstate Consultants. We have been working very closely with staff and have come up with a plan that is agreeable to staff and the petitioner to rectify the issue with respect to the sanitary sewer system. The ideal situation is to replace the lagoon with an on-site system.

Several things are involved with this process. First, we have obtained a variance concerning the set-back. We have gone to the Board of Adjustment and obtained the variance which permits us to be here tonight. The second step is to vacate and re-plat into one lot to accommodate the drip system sewer improvement. Currently, there exists two lots and it must be one lot in order to meet county regulations for this system.

In 1999, there was a re-zoning request of the entire site and that was approved. Now, we want to bring this zoning up-to-date with one lot which will be in compliance with county regulations. Ultimately, after all the approvals, the Heuer's can update the sewer system.

Mr. Hollis presented a power point and reviewed that with Commission which is included at the end of these minutes.

Commissioner Thompson inquired about the location of the house that burned down.

Mr. Hollis pointed out the location and said it did burn, but is still standing and will be going away as well as the existing lagoon.

Commissioner Thompson asked if this system will be on Mr. Heuer's property because part of the lagoon is outside the boundaries of the property.

Mr. Hollis said it will be entirely on their property.

Commissioner Parry asked staff if once this is completed, the Boone County Regional Sewer District will take over the maintenance.

Mr. Shawver said that is his understanding.

Commissioner Parry said there have been discussions about these drip systems requiring a secondary leach field.

Mr. Shawver said the Sewer District is looking at a system wide standard and one of the recommendations, for the future, is that there is a replacement field available.

Commissioner Parry said in this case, since the leaching field is taking up almost 100% of the property, this won't be an option.

Mr. Shawver said that standard has not yet been adopted, so it does not apply in this instance.

Commissioner Parry asked Stephen Lin on the timing to get this system installed once everything is approved.

Commissioner Thompson added that for this system, what is the maintenance effort for Mr. Heuer.

Mr. Lin said that with these types of systems, there will be some type of maintenance, but they are not overly tasking, they are fairly efficient. Usually, there will be some annual maintenance on monitoring the septic tanks and several grease traps that will need monthly monitoring and pumping out. Also, Mr. Heuer's agreement with the Health Department requires to have an outside company do scheduled maintenance and oversee the facility for the first several years to ensure the system will be in compliance.

Commissioner Parry noted that it will not be the Boone County Regional Sewer District who will oversee this. Also, why is the irrigation so large for the amount of sewage that will be created.

Mr. Lin said that Boone County has quite a bit of clay and this facility is at the very minimum of the acceptance level for waste water.

Commissioner Thompson noted that more land is needed due to the quality of the soil.

Commissioner Parry verified that it is two lots down to one and not three lots down to one.

Commissioner Thompson said that is possible because the house will be gone.

Mr. Lin said that is correct.

Mr. Dykhouse said that private, on-site systems, will be permitted and regulated under Chapter 4 of the Health Regulations and that's where the Health Department will both permit the plan and then do a final permit after construction.

Commissioner Parry said this then will be Boone County Health Department permitted, not DNR permitted.

Mr. Dykhouse said that is correct.

Commissioner Atwill asked if there is anyone else that would like to speak on this matter. There were no additional speakers and Commissioner Atwill closed the public hearing.

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve a petition submitted by James and Tammy Heuer for permission to vacate and re-plat Tract 1 and Tract 2 of McGlasson Subdivision as recorded in Plat Book 11, Page 229 of Boone County Records.

Said vacation is not to take place until the re-plat is approved.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #105-2018**

6. Receive and accept the following plats:

- **Ray Estates. S25-T48N-R12W. A-1P. Phoenix Property Development LC, owner. Kevin M. Schweikert, surveyor.**
- **Benish Plat 2. S1-T49N-R12W. A-2. Donn and Judith Benish, owners. Kevin M. Schweikert, surveyor.**
- **Darwent. S1-T51-R13W. A-2. Joseph Darwent, owner. John H. Schaefer, surveyor.**

Stan Shawver read the following plat descriptions:

Ray Estates is located north of the intersection New Haven Road and Ben Williams Road, approximately 1 ½ miles to the east of the City of Columbia. The property is 36.28 acres in size. It has an existing house, garage and an outbuilding present on the property. The property is zoned A-1P (Agriculture) and is surrounded by A-1 zoning. This property was rezoned to A-1P in November 2017.

Benish Plat 2 is located on Phillipe Road, approximately 1 ½ miles to the northeast of the City of Columbia. The property is 23.72-acres in size and has a house and shed present on the property. The proposed plat encompasses the original lot created by Benish Subdivision Plat 1 and the adjoining property under the same ownership for a total platted area of 19.55-acres.

Darwent is located at the corner of County Line Road and Highway 63 at the boundary of Boone County and Randolph County to the north. This proposal divides 5 acres from the parent parcel, separating the house and outbuildings from the undeveloped remainder of the property. The parent parcel is 53.3 acres in size and zoned A-2 (Agriculture).

There were no comments or questions.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorize the Presiding Commissioner to sign them:

- Ray Estates. S25-T48N-R12W. A-1P. Phoenix Property Development LC, owner. Kevin M. Schweikert, surveyor.
- Benish Plat 2. S1-T49N-R12W. A-2. Donn and Judith Benish, owners. Kevin M. Schweikert, surveyor.
- Darwent. S1-T51-R13W. A-2. Joseph Darwent, owner. John H. Schaefer, surveyor.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #106-2018**

7. First reading; General Consultant Services Agreement with A Civil Group

Stan Shawver said this is a standard general consultant services agreement that we set up each year for companies that provide engineering and architectural expertise when needed.

There were no comments or questions.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Purchasing

- 8. Second reading; Cooperative Contract 3-170105TV – purchase one (1) Ford F550 Truck and dispose of one (1) 2008 Dodge work truck and one (1) Snow Plow (1st read 2-22-18)**

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the utilization of the Missouri Department of Transportation Cooperative Contract 3-170102TV to purchase one (1) Ford F550 Truck with Knapheide 8'3" Platform Body and Plow with Joe Machens Ford Lincoln of Columbia, MO and dispose of one (1) 2008 Dodge 3500 work truck, asset tag 16921 and one (1) 2009 Western Pro Snow Plow, asset tag 16944.

The terms of the Cooperative Contract are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement and request for disposal forms.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #107-2018**

- 9. Second reading; Contract Amendment #1 to 127-123116SS – Tasers and Equipment for the Boone County Sheriff's Department (1st read 2-22-18)**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number Three to 127-123117SS – Tasers and Equipment for the Boone County Sheriff's Department.

The terms of the amendment are stipulated in the attached Amendment. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number Three for Tasers and Equipment.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #108-2018**

10. Second reading; Professional Services Contract 06-31MAR18C – Consulting Services for Radio Tower Project with Malicoat-Winslow Engineers (1st read 2-22-18)

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby award Professional Services Contract 06-31MAR18C – Consulting Services for Radio Tower Project at the Boone County Barn Tower Site to Malicoat-Winslow engineers, P.C. of Columbia, MO.

Terms of the award are stipulated in the attached Consultant Services Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Services Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #109-2018**

Sheriff's Department

11. Second reading; Cooperative Agreements for K-9 Basic Training Services with Audrain County Sheriff's Department, Centralia Police Department, and Marion County Sheriff's Department (1st read 2-22-18)

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the attached Cooperative Agreements for K-9 Basic Training Services between Boone County and:

- Audrain County, Missouri Sheriff's Department
- Centralia, Missouri Police Department
- Marion County, Missouri Sheriff's Department

The terms of the Agreements are stipulated in the attached Agreements. It is further ordered the Presiding Commissioner is hereby authorized to sign said Cooperative Agreements for K-9 Basic Training Services.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #110-2018**

13th Judicial Circuit Court

12. Second reading; Approve VAWA grant award (1st read 2-22-18)

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the attached 2018-2019 STOP Violence Against Women Grant (VAWA) award in the amount of \$177,083.75 for the 13th Judicial Circuit Court.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #111-2018**

Commission

13. 1st & 2nd reading; Organizational Use of the Government Center Chambers by the Boone County Democratic Central Committee for March 8, 2018

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the Organizational Use of the Government Center Chambers by the Boone County Democratic Central Committee for March 8, 2018 from 5:00 p.m. to 7:15 p.m.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #112-2018**

14. Public Comment

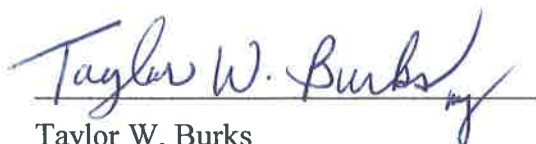
None

15. Commissioner Reports

None

The meeting adjourned at 7:46 p.m.

Attest:



Taylor W. Burks
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Fred J. Parry
District I Commissioner



Janet M. Thompson
District II Commissioner

Before the Boone County Commission

Petition to Vacate and Re-Plat
McGlasson Subdivision

Plat Book 11, Page 299

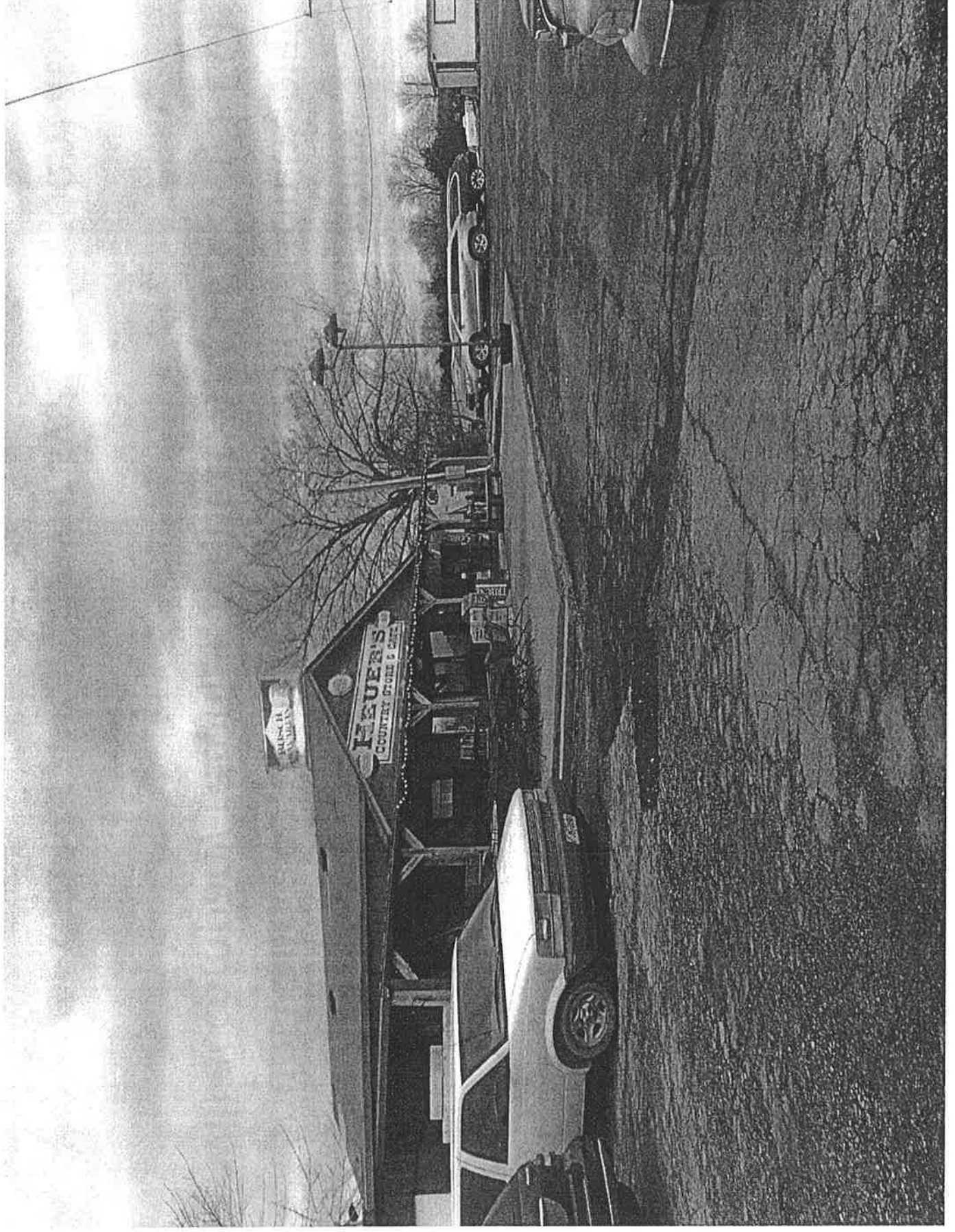
James and Tammy Heuer
“Heuer’s Country Store & Café”

February 27, 2018

Heuer's Country Store & Cafe

- James Heuer, 8600 West Callahan Creek Road, Harrisburg, MO 65265, Applicant
- Stephen Lin, Allstate Consultants, 3312 LeMone Industrial Blvd., Columbia MO 65201, Engineer for Applicant
- Robert N. Hollis, Van Matre, Harrison, Hollis, Taylor, Elliott, and Hicks, P.C., 1103 E. Broadway, Columbia, MO 65205, Attorney for Applicant

Heuer's Country Store & Cafe



The Plan

- Obtain variance with respect to setbacks (Done)
- Vacate and Replat into one lot to accommodate drip system sewer improvements (Requesting vacation)
- “Rezone” to C-N to be consistent with previous request and approval by County Commission (replat will accompany rezoning request; 4/23 P&Z, 5/1 CC)
- Replace existing sanitary sewer system (lagoon) at Heuer’s Country Store & Café

Heuer's Country Store & Cafe



Heuer's
Country Store
& Café

Variance
Approved

E Flint Hill School Rd

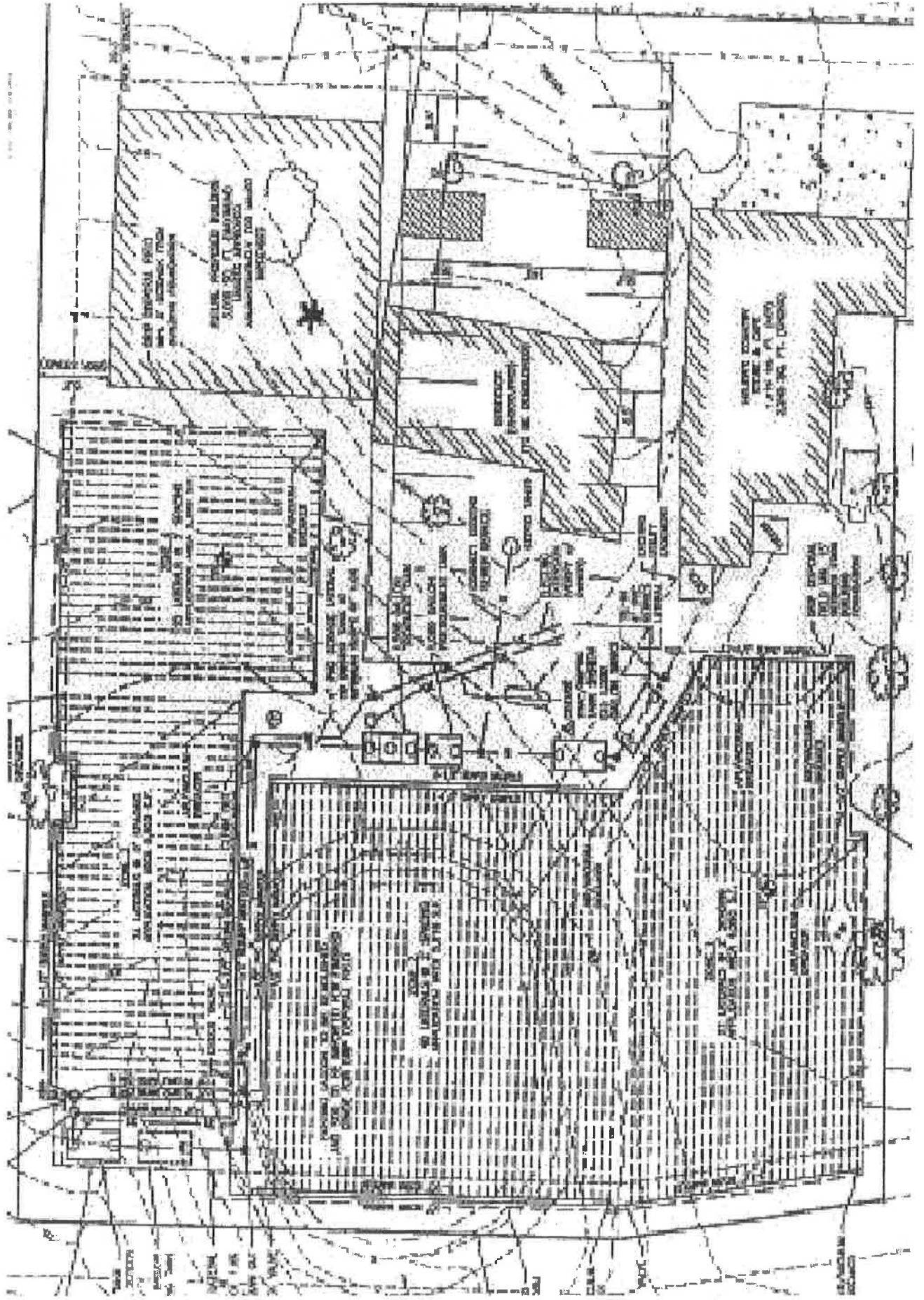
N HWY 63

N HWY 10

Heuer's Country Store & Café – Sanitary Sewer Improved

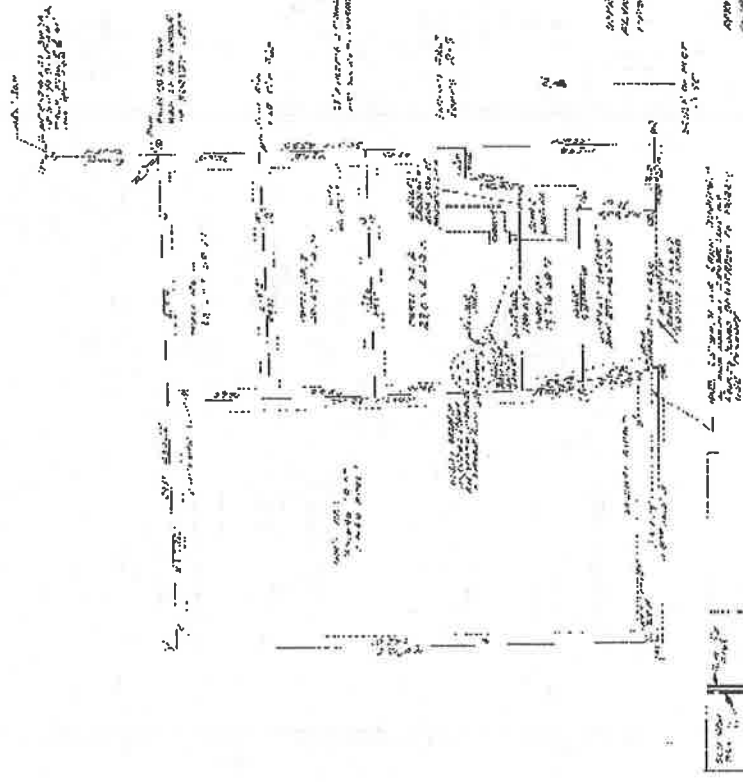


Heuer's Country Store & Café – Sanitary Sewer Improved



Heuer's Country Store & Café - Zoning/Platting

Boone County, Missouri
HE GLASSON SUBDIVISION
A HOUSE SUBDIVISION IN THE SOUTH EAST CORNER OF THE 36 1/2
CORNER OF SECTION 12, T. 36 N., R. 12 W.
Unofficial Document



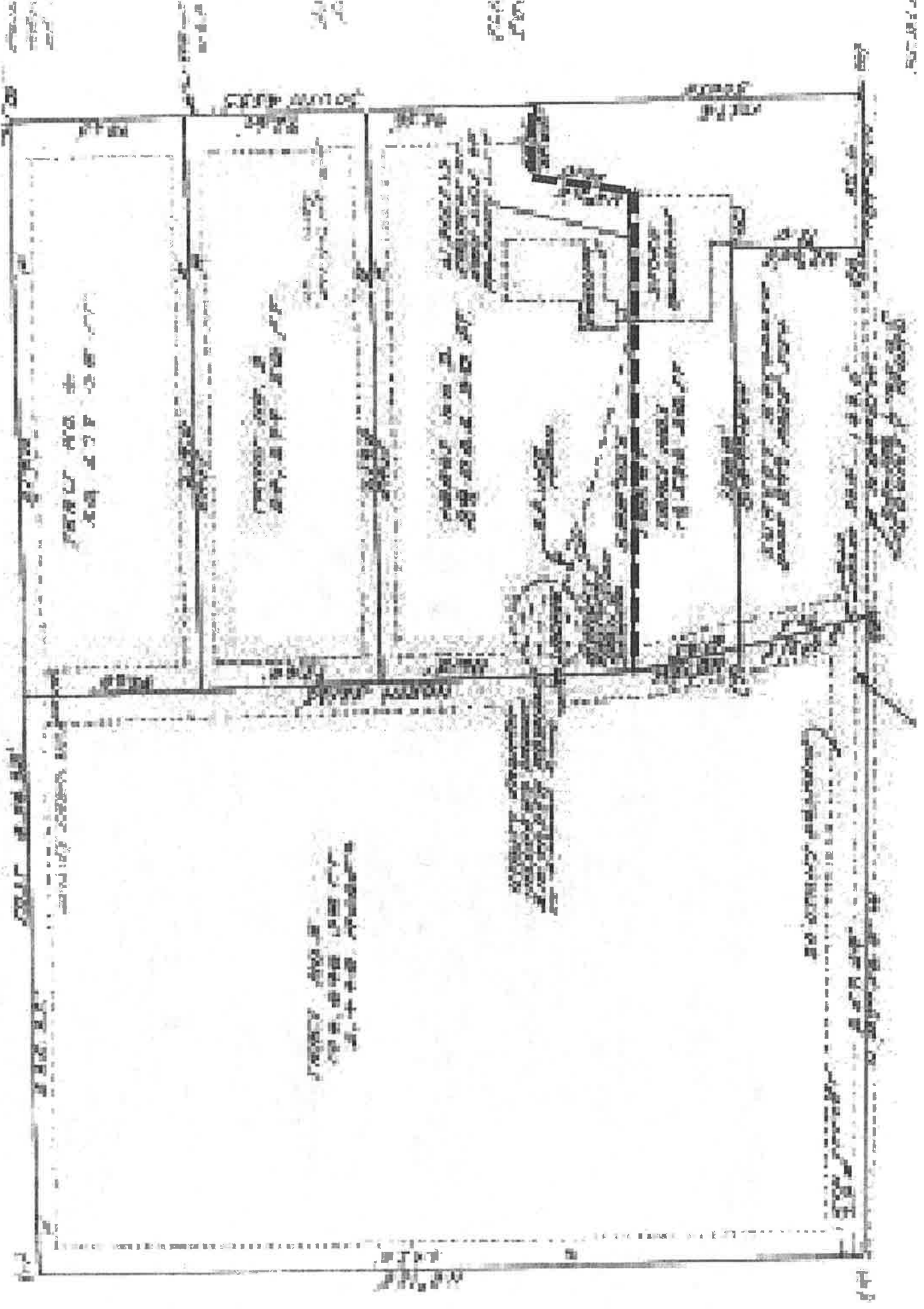
STATE OF MISSOURI
COUNTY OF BOONE
I, the undersigned, Clerk of the Boone County Court, do hereby certify that the foregoing is a true and correct copy of the original plat of the Heuer's Country Store & Café, as shown to me by the applicant, and that the same has been filed for record in the office of the Recorder of Deeds, at Boone, Missouri, on the 12th day of April, 1922.

APPROVED BY THE BOONE COUNTY
COURT THIS 12th DAY OF APRIL 1922
Clerk of the Court
APPROVED BY THE BOONE COUNTY
COURT THIS 12th DAY OF APRIL 1922
Recorder of Deeds

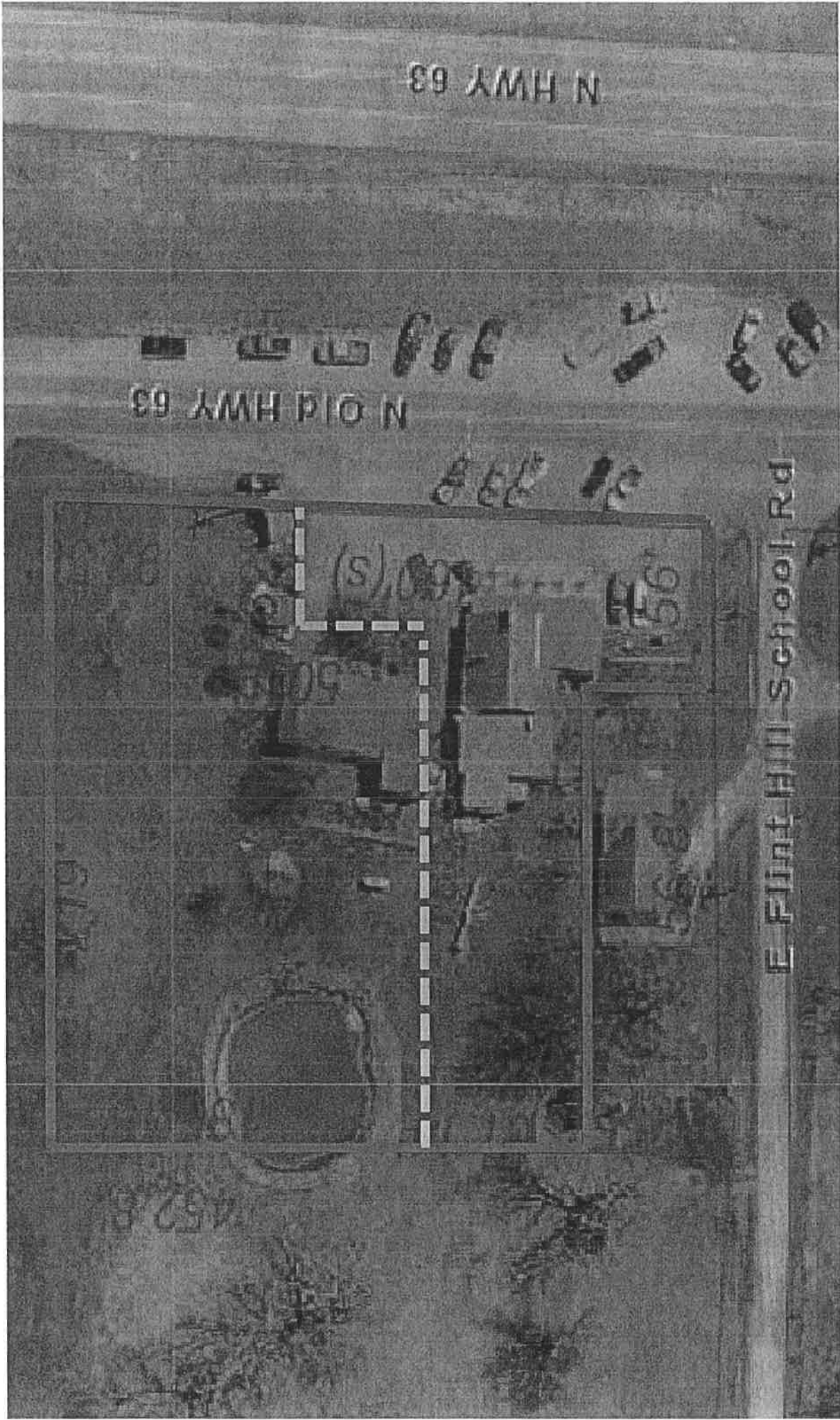
APPROVED BY THE BOONE COUNTY
COURT THIS 12th DAY OF APRIL 1922
Clerk of the Court
APPROVED BY THE BOONE COUNTY
COURT THIS 12th DAY OF APRIL 1922
Recorder of Deeds

Nora Dietzel, Recorder of Deeds

Heuer's Country Store & Café - Zoning/Platting



Heuer's Country Store & Café – Zoning/Platting



Vacation/Re-Plat Complies with Sections 1.8.1.3 and 1.8.2 of Subdivision Regs

- The proposed vacation and replat will not **ADVERSLY** affect the following:
 - Character of the **neighborhood**
 - **Traffic conditions**, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision
 - **Property values** within the subdivision
 - **Public utility** facilities and services
 - **Health, welfare, or safety** of persons owning or possessing real estate within the subdivision to be vacated/replatted or surrounding real estate.
- No change from major to minor
- No re-plat with changes prior to vacation per regs

Conclusion

- Your approval is requested for the vacation and re-plat submitted by Allstate Consultants on behalf of James and Tammy Heuer.
- Questions?