

TERM OF COMMISSION: November Session of the October Adjourned Term

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

PRESENT WERE: Presiding Commissioner Kip Kendrick  
District I Commissioner Justin Aldred  
District II Commissioner Janet Thompson  
Director of Resource Management Bill Florea  
Deputy County Clerk Jodi Vanskike

Public: David Butcher, Survey Manager for Crockett Engineering; Lon Hedglin, property owner

**Conference Call Information:**

**Number: 425-585-6224 Access Code: 802-162-168**

The meeting was called to order at 7:00PM and roll call was taken.

**P&Z**

**1. Consent Agenda**

- A. Request by Great Rivers Council, Inc. Boy Scouts of America to approve a Final Development Plan for Lot 1 of VH Acres, Plat 2 on 2.43 acres located at 6081 W. Van Horn Tavern Road, Columbia

Director of Resource Management Bill Florea read the following staff report:

Regarding Item 1 on the consent agenda, final plan item A, was approved by consent and is recommended for Commission approval. Director Florea requests that the Commission waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

**A. Request by Great Rivers Council Inc. Boy Scouts of America to approve a Final Development Plan for Lot 1 of VH Acres, Plat 2 on 2.43 acres located at 6081 Van Horn Tavern Road, Columbia.**

This property is located on the North side of Van Horn Tavern Road and State Highway UU. The site is about 1500 feet West of the Columbia city limits. It is 2.43 acres in size, and zoned Planned Industrial (M-LP). All the surrounding property is zoned as follows:

- North – (across I-70) Agriculture 2 (A-2) & General Commercial (C-G)
- East – M-LP
- South – Agriculture-Residential (A-R) & Planned Commercial (C-GP)
- West – State Right-of-Way

The zoning to the North and the A-R zoning South are all original 1973 zonings, the planned commercial and planned industrial zonings have been approved and modified over time. The most recent review plan for the subject site prior to the current request was approved in July of 2014.

This proposal is to rezone the subject property to allow modification of the existing M-LP plan to allow for the construction of a pavilion shelter-house and refine the parameters of any future additions. The current lot is developed with an office building, parking, and landscaping/stormwater features.

The property scored 103 points on the rating system.

The corresponding Rezoning & Review Plan was approved under County Commission Order 574-2023.

The Boone County Zoning Ordinance Section 6.2.14 Standards for Approval of the Final Development Plan identify three (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; and,
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 indicates that it meets these criteria for approval.

Staff recommended **approval** of the final plan.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve item A, as listed in the attached consent agenda (Attachment A), and authorizes the Clerk to insert the associated staff report into the minutes of this meeting.

Attachment A:

- A. Final Development Plan for Lot 1 of VH Acres, Plat 2 on 2.43 acres at 6081 Van Horn Tavern Road.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #533-2023**

**2. First Reading: Request by Philip and Debbie Douce to vacate Lot one (1) of Douce Division Subdivision, Recorded in Plat Book 56, Page 86 of the Boone County Records. (Open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

Douce Division was platted in December of 2022. It is the intent of the Petitioners to add additional land to the lot to make it larger under the replat and add one additional lot to the plat. This lot will need to be at least five (5) acres or larger to comply with the minor plat definition.

In accordance with Boone 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.

**Character:** The original character of the area is mostly that of larger tracts despite the Agriculture-Residential (A-R) zoning. The limited infrastructure of the area is likely a more significant factor as to why development of smaller lots and higher densities more in tune with the zoning has not occurred.

**Traffic:** Granting the vacation request will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision. The result will have no net effect on traffic and circulation in the area as it doesn't change access.

**Utilities and Property Values:** Douce Division is served by on-site individual wastewater and wells or Consolidated Public Water District #1 domestic water. Major waterlines and fire flows are not present. Boone Electric provides power. This request should have no effect on utilities nor property values.

**Public Health, Safety, and Welfare:** The vacation will not adversely affect public health, safety, and welfare. Since there is a negligible increase in density, there is no net change to fire and other emergency services even when an additional lot is added to the replat.

The proposed concept is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no adverse effect on the public health and safety. Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lots proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County Missouri.

Commissioner Kendrick opened and closed the public hearing. No written public comment forms were submitted for this item.

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

**3. First Reading: Request to by Lon Hedglin and J. Denese Frink-Hedglin to vacate Lot 17 and 18 of Jay Dains Subdivision, Recorded in Plat Book 11, Page 149 of the Boone County Records. (Open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

Jay Dains Subdivision was platted in September of 1975. It is the intent of the Petitioners to combine the lots that they own into a single lot, by replat, to allow for a replacement on-site wastewater system to be installed for the existing home.

In accordance with Boone 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.

**Character:** The original character of the area was of moderate sized lots that were supposed to be developed/conveyed at no smaller than 3 acres. The replatting will allow for some regulatory clean-up such as the on-site wastewater system for existing residence will now be contained on the same lot as the home served.

**Traffic:** Granting the vacation request will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision. The result will have no net effect on traffic and circulation in the area as it does not alter access.

Utilities and Property Values: Jay Dains Subdivision is served by on-site individual wastewater and wells or Consolidated Public Water District #1 domestic water. Major waterlines and fire flows are not present. Boone Electric provides power. This request should have no effect on utilities nor property values.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. Since there is no net increase in density, there is no net change to fire and other emergency services.

The proposed concept is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no adverse effect on the public health and safety. Therefore, staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lots proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County Missouri.

Commissioner Kendrick opened and closed the public hearing. No written public comment forms were submitted for this item.

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

**4. First Reading: Request to by Nichols Property, LLC to vacate all of Hancox Plaza, Plat No. 1, including the right of way for Roanoke Drive, unrecorded. (Open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

Hancox Plaza Plat No. 1 was approved by the Boone County Planning & Zoning Commission in July of 1999. It was based upon a portion of an approved planned development for the parent lot. The plat included dedication of right of way for Roanoke Drive. The plat was never presented to the County Commission for receipt and acceptance because the developer did not complete installation of the roadway for Roanoke Drive. It is the intent of the Petitioners to combine the entire area contained within the plat as a single lot by replat.

In accordance with Boone 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 County 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.

**Character:** The property was rezoned from Agriculture 2 (A-2) to Planned Commercial (C-GP) in 1989. It was a component of a proposed development that included the entire 6.98-acre parent parcel. Hancox Plaza Plat 1 is the only portion of the property that was physically developed. Due to its location at the intersection of two state roads, the approval for commercial use was considered compatible with the area's character. The convenience store has been present in the neighborhood for close to 30 years. Approval of the vacation and replat will have no net effect on the character of the area.

**Traffic:** The Planning and Zoning Commission record for the original development indicates that the discussion included the question of whether public roadways would be provided through the development, to the South, to allow orderly development to progress onto the adjoining property. Initially, the development was proposed with two cul-de-sacs extending south from Route HH. A private-party compromise agreement is found in the file that appears to be between the southern property owner and the developer. Ultimately, the request was changed to include two through streets from HH south to the adjacent property. It was approved in that form.

Roanoke Drive was required by County Regulations to be constructed to County standards, inspected, and accepted for maintenance by the County; these things were never completed. The County is aware that there is a possibility for the adjoining property to the South to become part of a commercial scale solar energy facility, so access at this location may not provide the value to the neighboring property that it once did. And the County Chief Engineer does not believe the roadway contained in the plat will provide any utility to the public roadway network and supports the vacation.

Granting the vacation request will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision. The result will have no net effect on traffic and circulation as the roadway has never been fully constructed. The adjoining property to the South has public road frontage suitable for access and development along both Oakland Church Road and Brown Station Road.

**Utilities and Property Values:** Since the plat was never received and accepted, nor recorded, the useful status of the utility easements is questionable. The lot itself is not a legal lot for purposes of qualifying for a building permit (the permit for the current building predates the subdivision plat). Vacation and replat will solidify the status of the utility easements and will establish the lot as a legal lot qualifying for issuance of building permits. This request should have a positive effect on utilities and property values of the area by its resolution.

**Public Health, Safety, and Welfare:** The vacation will not adversely affect public health, safety, and welfare.

The proposed concept of the replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location, and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no reason to believe there will be an adverse effect on public health and safety. Therefore, staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lot and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County Missouri.

Commissioner Kendrick opened and closed the public hearing. No written public comment forms were submitted for this item.

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

**5. First Reading: Request by 7841 Management, Inc. to rezone from Recreation (REC) to Agriculture (A-2) on 2.85 acres located at 20650 North Hwy 124, Centralia. (Open Public Hearing)**

Director of Resource Management Bill Florea read the following staff report:

Items 5 and 6 are complimentary requests involving the same property. For brevity, this report will address both items. However, separate motions will be required for each request.

The Planning and Zoning Commission conducted a public hearing on these requests at its November 16, 2023 meeting and voted to recommend approval on a unanimous vote.

The property is located southeast of the intersection of Highway 124 and East Gano Chance Road. It contains 36.59 acres and split zoned, with Recreation (REC) on the Western portion and Agriculture 2 (A-2) on the Eastern portion. The surrounding zoning is as follows:

- North, South, West - A-2.
- East - Single Family Residential (R-S).

The existing A-2 zoning is the original 1973 zoning. A Conditional Use Permit for an outdoor recreational facility was issued in 1992. County Commission order #332-2002 rezoned approximately 18.94 acres from A-2 to REC.

The property is developed with a reception hall and outdoor pavilion located within the REC zoned area. An engineered subsurface wastewater system is present that serves the reception hall. There is a driveway connection to Highway 124 for vehicular access.

Two rezoning requests were submitted to modify the existing REC and A-2 zoning. The first request is to rezone a portion of A-2 to REC along the Eastern boundary of the existing REC area. The second request is to rezone from REC to A-2 on the Northern portion of the existing REC area.

The applicant has provided a site drawing of the intended development if the rezoning requests are granted. The property may also be subdivided into two (2) lots corresponding with the proposed zoning boundary. The REC lot will be 12.70 acres and continue to serve as a reception facility and outdoor pavilion. The A-2 lot will be 21.85 acres and will be developed into a place of worship, school with incidental playground and sport facilities, and potentially a cemetery.

The Boone County Master Plan designates this area as being suitable for residential land use. The sufficiency of resources test was used to analyze these requests.

Transportation: The property has direct road frontage onto Highway 124 and East Gano Chance Road. Highway 124 is maintained by MoDOT, East Gano Chance Road is maintained by the Centralia Special Road District.

Utilities: Public Water Supply District #10 provides water service in this area. The water district has indicated that a water study will be needed to determine if an upgrade to existing water infrastructure is needed. Boone Electric provides power service to the area.

An engineered subsurface wastewater system serves the existing reception hall. The applicant has indicated that the future church and school on the A-2 portion of the property will be served by a public sewer line operated by the City of Centralia. Staff have confirmed with Centralia that they are working with the applicant to secure sewer capacity. With any future expansion of the reception hall, or failure of the existing onsite wastewater system occurs, the REC portion of the property will likely be required to connect to central sewer.

Public Safety: The property is located within the Boone County Fire Protection District. The nearest station, Station 10, is approximately 1.5 miles away.

#### Zoning Analysis:

Most A-2 to REC requests require confirmation that water flow, capable of meeting fire protection requirements, is present. In this case, there is a proposed net reduction in the amount of REC zoning which renders the applicability of this portion of the sufficiency of resources test less clear. The water line infrastructure may need to be upgraded and if that is truly necessary, future development of the property will be limited until the upgrade occurs.

For the REC to A-2 request, the sufficiency of resource test is met. The property will be downzoned to A-2, which does not permit as intensive land use under REC zoning. The applicant's ability to construct a place of worship and school will be dependent on meeting regulatory requirements for the building, parking, fire protection, and sanitary sewer. A cemetery will require the applicant to apply for a Conditional Use Permit before permission is granted.

The property scored 58 points on the point rating system. Staff notified 9 property owners of the request.

Staff recommended approval of both the A-2 to REC and REC to A-2 rezoning requests. No written public comment forms were submitted for this item.

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

**6. First Reading: Request by 7841 Management, Inc. to rezone from Agriculture (A-2) to Recreation (REC) on 1.03 acres located at 20650 North Hwy 124, Centralia. (Open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

Please see agenda item 5 for combined staff report.

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

**Purchasing**

**7. Second Reading: Amendment #9 to Contract C000016 (bid # 03-13APR17) - ERP System Selection Project with Superior, LLC, n/k/a Central Square Technologies, LLC for the addition of services totaling \$268,700.00 – First Read 11.21.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract Amendment #8 to Contract C000016 (03-13APR17) – ERP System Selection Project with Superior, LLC, n/k/a Central Square Technologies, LLC for the addition of services totaling \$268,700.00.

The terms of the Agreement are set out in the attached Contract Amendment and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #534-2023**

**8. Second Reading: C000700 (40-13NOV23) - Sale of Scrap Metal - Term and Supply – First Read 11.21.23**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve Contract C000700 (40-13NOV23) with Central Metals Recycling, LLC for the sale of the County's scrap metal.

The terms of the agreement are set out in the attached contract and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #535-2023**

**13<sup>th</sup> Judicial Court**

**9. Second Reading: Fostering Court Improvement JCIP Sub-Grant – First Read 11.21.23**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Multidisciplinary Education for Child Welfare Cases grant application submitted by the 13th Judicial Circuit Court.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #536-2023**

**Prosecuting Attorney**

**10. Second Reading: Budget Revision - Department 1263 – Move funds from Class 1 to Class 9 to purchase computers for Child Support Enforcement – First Read 11.21.23**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Revision for Department 1263 for the purchase of three (3) computers at the Child Support Enforcement division of the P.A. office.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #537-2023**

**Auditor**

**11. 2024 Budget Public Hearing**

Commissioner Kendrick opened and closed the public hearing. No members of the public were present in person or by phone to speak.

**Commission**

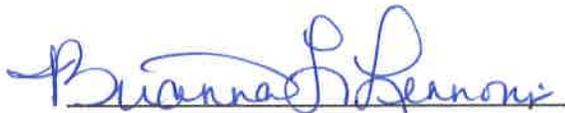
12. Public Comment

None

13. Commissioner Reports

Commissioner Thompson stated that today she finished her experience of getting trained as a Sequential Intercept Mapping trainer for the Justice Re-Investment Act work being done in Missouri. Commissioner Thompson stated Judge Joyce is now a member of the Policing, Justice and Mental Health Steering Committee for the Missouri Association of Counties.

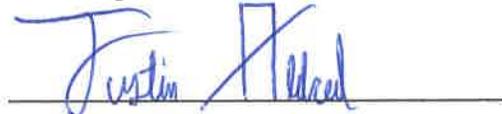
Attest:



Brianna L. Lennon  
Clerk of the County Commission



Kip Kendrick  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner