

**BOONE COUNTY PLANNING & ZONING COMMISSION**  
**BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS**  
801 E. WALNUT ST., COLUMBIA, MO

**AGENDA**

**7:00 P.M.**

**Thursday, July 17, 2025**

**TO ACCESS THIS MEETING BY PHONE CALL: 701-801-1211; ACCESS CODE 758-401-651**

- I. Meeting called to order, Boyd Harris, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.

**V. CONDITIONAL USE PERMITS**

- 1. Request by [Heather Sears](#) for a conditional use permit for a kennel and pet boutique in the Agriculture 2 (A-2) zoning district on 10 acres located at 8875 S Smith Hatchery Rd, Columbia. Rock Bridge Township. **(open public hearing)**.
- 2. Request by [Mid MO Rentals](#) for a conditional use permit for a structure taller than 100-feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 164.6 acres located at 3301 E Kemper Rd, Hallsville. Rocky Fork Township. **(open public hearing)**.
- 3. Request by [Frank Martin](#) for a conditional use permit for a structure taller than 100-feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 138.88 acres located at 5155 E Kemper Rd, Hallsville. Rocky Fork Township. **(open public hearing)**.

**VI. REZONING REQUESTS**

- 1. Request by [Twin Ventures LLC](#) to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 48.31 acres located at 5641 S Sundance Dr, Columbia. Rock Bridge Township. **(open public hearing)**
- 2. Request by [Dwight Douglas Wheeler](#) to rezone from Moderate-Density Residential (R-M) to Planned Single-Family Residential and to approve a Review Plan for Spencer Hills Plat 4 on 7 acres located at 599 E Clearview Dr, Columbia. Missouri Township. **(open public hearing)**.

**VII. PLANNED DEVELOPMENTS**

- 1. Request by [Carl & Marlene Dunn](#) to approve a Final Development Plan for Dunn Property on 9.62 acres located at 4880 E Hwy CC, Sturgeon. Bourbon Township.

**VIII. PLATS**

- 1. Spencer Hills, Plat 4 PRD Preliminary Plat. R-M. S24-T49N-R13W. Dwight Douglas Wheeler, owner. David Borden, surveyor.
- 2. Clear Creek Estates Plat 2. A-2. S1-T47N-R13W & S6-T47N-R12W. William J & Morgan S Montgomery, owners. Jay Gebhardt, surveyor.
- 3. M.S. Wilcoxson Subdivision. A-2. S30-T50N-R13W. Michael & Susan Wilcoxson, owners. Kevin Schweikert, surveyor.
- 4. Higher Ground Subdivision Plat 2. A-2. S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor.
- 5. Hartsburg Hideaway Plat 1. A-2. S30-T46N-R12W. KeriAnn Roth & Justin Farrar, owners. James Patchett, surveyor.

**IX. OLD BUSINESS**

- 1. Update on Commission action.

**X. NEW BUSINESS**

- 1. Annual Election of Officers

**XI. ADJOURN**

Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the permanent record. For more information about the above requests go to:

<https://www.showmeboone.com/resource-management/planning-zoning/land-use-requests/>