

BOONE COUNTY PLANNING & ZONING COMMISSION

BOONE COUNTY GOVERNMENT CENTER

801 E. WALNUT ST., COLUMBIA, MO.

Thursday, July 17, 2003

Chairperson Smith called the meeting to order at 7:00 p.m., with a quorum present. Roll Call was taken by Commissioner Sloan.

Present:	Michael Caruthers, Vice-Chairman	Centralia Township
	Mary Sloan, Secretary	Rocky Fork Township
	Mike Morgan	Bourbon Township
	Carl Freiling	Cedar Township
	Keith Neese	Columbia Township
	Kristen Heitkamp	Katy Township
	Larry Oetting	Three Creeks Township
	Russell Duker	Missouri Township
	David Mink	Public Works

Absent:	Pat Smith, Chairperson	Perche Township
	Rob Brown	Rock Bridge Township

Also present:	Stan Shawver, Director	Bill Florea, Staff
	Paula Evans, Staff	Thad Yonke, Staff

The minutes of the June 19, 2003 meeting were approved with no corrections. Approved by acclamation.

Vice-Chairman Caruthers read the procedural statement which stated that the Boone County Planning and Zoning Commission is an advisory commission to the County Commission. The Commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes three subdivision plats.

The following procedure will be followed for the subdivision plats. The agenda item will be announced, followed by a report from the Planning Department Staff. At that time, the applicant or their representative may make a presentation to the commission. The agenda item will be announced, followed by a report from the Planning Department Staff. At that time, the applicant or their representative may make a presentation to the commission. The Commission may request additional information from the surveyor. Please give your name and mailing address when you address the commission. The Planning and Zoning Commission will then either make a recommendation to approve or deny the subdivision plat. All recommendations are then forwarded to the County Commission, they will review the subdivision plats on Monday, July 28, 2003 at 7:00 p.m. and will convene in this same room.

PLAT REVIEWS

1. Stack Subdivision. S24-T51N-R13W. A-2. Robert and Nancy Stack, owners. Steven R. Proctor, surveyor.

The following staff report was entered in to the record:

This 3 lot minor plat is located at the immediate Northwest corner of the intersection of State Route NN and Old Highway 63 North. The site is approximately 3.5 miles southwest of the municipal limits of the City of Sturgeon. The area being subdivided contains 29.82-acres. The property is zoned A-2 (agriculture) as is all the surrounding property and these zonings are the original 1973 zonings. The property is currently the site of a house, detached garage, barn and on-site wastewater system, all of which are located on proposed lot 3. Sewage treatment will be provided by an on-site wastewater systems and an appropriate wastewater plan is in the file. Any on-site wastewater system must meet all County Health Department requirements. The site is in Public Water District #10. Fire hydrants are not required for minor plats containing less than 4 lots, as is the case here. The site is in the Sturgeon School District. A waiver from traffic analysis and a waiver of cost-benefit analysis for central sewage have been requested. Staff concurs with the granting of these waivers. The site is in the Boone County Fire Protection District and Boone Electric Service areas. This plat has 43 points on the point rating scale.

Staff recommends approval along with the granting of the waiver requests.

Commissioner Caruthers made and Commissioner Morgan seconded a motion to **approve with waiver requests** the plat Stack Subdivision. S24-T51N-R13W. A-2. Robert and Nancy Stack, owners. Steven R. Proctor, surveyor:

Mike Caruthers – Yes	Keith Neese - Yes
Mary Sloan – Yes	Larry Oetting - Yes
David Mink – Yes	Kristen Heitkamp - Yes
Russell Duker - Yes	Carl Freiling - Yes
Mike Morgan - Yes	

Motion to approve plat with waivers carries unanimously.

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2. Garner, Replat of Lot 1. S5-T48N-R13W. George Bernard Garner Non-marital Trust and Lou Ann Montague, owners. James R. Jeffries, surveyor.

The following staff report was entered in to the record:

This 2 lot replat is located at the immediate Northwest corner of the intersection of I-70 Drive NW and Gibbs Road. The site is approximately 1400 feet west of the municipal limits of the City of Columbia. The area being subdivided contains 10.15-acres. The property is zoned R-M (moderate density residential) as is all the surrounding property and these zonings are the original 1973 zonings. The purpose of the replat is to increase the size of the original lot in Garner Subdivision. The original lot in

Garner Subdivision has received tentative vacation approval from the County Commission. The property is currently the site of an existing house on each of the proposed lots. Sewage treatment is already provided by existing on-site wastewater systems and an appropriate wastewater plan is in the file. Any new on-site wastewater system must meet all County Health Department requirements. The site is in Consolidated Public Water District #1. Fire hydrants are not required for minor plats containing less than 4 lots, as is the case here. The site is in the Columbia School District. A waiver from traffic analysis and a waiver of cost-benefit analysis for central sewage have been requested. Staff concurs with the granting of these waivers. The site is in the Boone County Fire Protection District and Boone Electric Service areas. This plat has 83 points on the point rating scale.

Staff recommends approval along with the granting of the waiver requests.

Commissioner Caruthers made and Commissioner Morgan seconded a motion to **approve with waiver requests** the plat Garner, Replat of Lot 1. S5-T48N-R13W. George Bernard Garner Non-marital Trust and Lou Ann Montague, owners. James R. Jeffries, surveyor:

Mike Caruthers – Yes	Keith Neese - Yes
Mary Sloan – Yes	Larry Oetting - Yes
David Mink – Yes	Kristen Heitkamp - Yes
Russell Duker - Yes	Carl Freiling - Yes
Mike Morgan - Yes	

Motion to approve plat with waivers carries unanimously.

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3. Wingate Subdivision. S35-T49N-R12W. Don Wingate, owner. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

The property is located on the south side of Mexico Gravel Road approximately 1/8 mile west of Route PP.

All lots will have frontage on and access to Mexico Gravel Road. Mexico Gravel Road is classified as a Major Arterial. Residential access from individual residential lots should be limited. The property owner has agreed to restrict vehicular access from Lots 2 and 3 to Mexico Gravel Road to 5-feet on either side of the property line between Lot 2 and 3. This restriction appears as a 15-foot wide no vehicle access easement along the frontage of Lots 2 and 3. A right of way sufficient to provide a 50-foot half width right of way is being dedicated by this plat. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

The City of Columbia provides water service in this area.

On-site wastewater systems will be used for sewage disposal. A plan showing a suitable location for a lagoon on Lots 2 and 3 has been submitted and is on file. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 63 points on the rating system.

Staff recommends approval of the plat and waiver requests.

Commissioner Caruthers made and Commissioner Morgan seconded a motion to **approve with waiver requests** the plat Wingate Subdivision. S35-T49N-R12W. Don Wingate, owner. J. Daniel Brush, surveyor.

Mike Caruthers – Yes	Keith Neese - Yes
Mary Sloan – Yes	Larry Oetting - Yes
David Mink – Yes	Kristen Heitkamp - Yes
Russell Duker - Yes	Carl Freiling - Yes
Mike Morgan - Yes	

Motion to approve plat with waivers carries unanimously.

NEW BUSINESS

1. Annual election of officers.

Pat Smith was elected to remain as Chairperson.

Mike Caruthers was elected to remain as Vice-Chairman.

Mary Sloan was elected to remain as Secretary.

OLD BUSINESS

1. Proposed revisions to zoning regulations.

The Planning and Zoning Commission discussed sign regulations.

Staff gave information on some billboard signs throughout the County. Staff proposed a directional sign program administered by the Public Works Department where under certain criteria yet to be developed, there would be a program for a private party who needed a directional sign to locate their business. The private party would pay for the installation costs of the sign being placed in the right of way then an annual maintenance fee to keep that sign in place. This would be a program similar to what the State has. The Public Works Department could look in to coming up with a policy on where it was appropriate and where it is not appropriate and how to deal with multiple ones.

Commissioner Freiling made and Commissioner Morgan seconded a motion to advise the public works department to look in to allowing directional/informational signs in the right of way to be regulated by the Public Works Department.

Motion passes unanimously.

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Commissioner Freiling made and Commissioner Mink seconded a motion to allow internally lit facade signs.

Motion passes unanimously.

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Commissioner Mink made and Commissioner Oetting seconded a motion to keep commercial free standing signs not to exceed 80-square feet and 120 with all the associated language.

Michael Caruthers - Yes	Mike Morgan - Yes
Mary Sloan - NO	Larry Oetting - Yes
Keith Neese - Yes	Kristen Heitkamp - Yes
Carl Freiling - Abstain	Russell Duker - No
Keith Neese - Yes	

Motion passes 6 - YES 2 - NO 1 - ABSTAIN

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Commissioner Freiling made and Commissioner Neese seconded a motion to reduce the maximum size of billboards to 288 square feet.

Vote by acclamation 8-YES 1 - NO

ADJOURN

Being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Mary Sloan,
Secretary

Minutes approved on this 21st day of August, 2003.