

BOONE COUNTY PLANNING & ZONING COMMISSION

BOONE COUNTY GOVERNMENT CENTER

801 E. WALNUT ST., COLUMBIA, MO.

Thursday, February 16, 2006

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

Present:	Pat Smith, Chairperson	Perche Township
	Kristen Heitkamp, Secretary	Katy Township
	Carl Freiling	Cedar Township
	Larry Oetting	Three Creeks Township
	Mike Morgan	Bourbon Township
	Michael Morrison	Columbia Township
	Paul Zullo	Rock Bridge Township
	John Schloot	Rocky Fork Township
	David Mink	Public Works
Absent:	Boyd Harris	Centralia Township
	Russell Duker	Missouri Township
Also present:	Thad Yonke, Staff	Uriah Mach, Staff
	Bill Florea, Staff	Paula Evans, Staff
	Stan Shawver, Director	

The minutes of the December 15, 2005 meeting were approved with no corrections. Approved by acclamation.

Chairperson Smith 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 one rezoning request, one development plan and seven subdivision plats.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri State Statues to follow its own by-laws. The by-laws provide that all members of the Commission, including the Chairperson, enjoy full privileges of the floor. The Chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the Planning Department staff. At that time, the applicant or the applicant's representative may make a presentation to the Commission. The Commission may request additional information at that time, or later following the hearing. After the applicant's presentation, the floor will be opened for anyone wishing to speak in support of the request. We ask that any presentation made to the Commission be to the point.

Please give your name and mailing address when you address the Commission. We also request that you sign the sheet on the table after you testify.

Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the Commission and please restrict your comments to the matter under discussion. Please be considerate of everyone here. The agenda tonight may not be lengthy, and while we wish to extend an opportunity to everyone who wishes to speak, we ask that you not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

After those opposed to the request have had a chance to speak, the applicant will have an opportunity to respond to the concerns of those opposed to the request. Next the staff will be given an opportunity for any additional comments, as appropriate. The public hearing will then be closed and no further comments will be permitted from the audience or the applicant unless requested by the commission. The Commission will then discuss the matter and may ask questions of anyone present during discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the County Commission. Please note that the Boone County Zoning regulations and subdivision regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, February 28th. Interested parties will again have the opportunity to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation. Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the Planning Office to see if a request that has been denied has filed an appeal as there will be no further public notification due to the short time between the hearing tonight and the County Commission Hearing. The County Commission hearing scheduled for Tuesday, February 28th, will begin at 7:00 p.m. and will convene in this same room.

Chairperson Smith asked if there were any questions about how the meeting will be conducted.

CONDITIONAL USE PERMITS

None.

REZONING REQUESTS

1. Request by Michael and Rita Morrison to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) and approve a Review Plan for 10 acres, more or less, located at 1771 S. Olivet Rd., Columbia.

Commissioner Mike Morrison recused himself from the proceedings and left the Commission Chambers.

Planner, Thad Yonke gave the staff report stating that this property is located on the west side of Olivet Road 700 feet north of the intersection of Highway WW and Olivet Road. The property is approximately ½ mile east of the municipal limits of the city of Columbia. The property is a 10-acre parcel created by

survey in 1993 and it is currently zoned A-1 (agriculture) as is all the surrounding property and these are all original 1973 zonings. There is currently an existing single family home and a wastewater lagoon on the site. The proposed PRD is intended to allow the division of the property into a north approximately 6-acre parcel that contains the existing home and a south 4-acre parcel to be attached by some form of appropriate plat or survey to the church property to the south. The church desires the additional property because they intend to build additional buildings in the future and need the additional property for buffer or possibly a building site. A-2P is requested rather than A-1P because no buildable area would be available on the 4-acres the church is going to acquire if the request had been A1-P. The building the church plans on building will be up to 18,000 square feet and will be located within an area shown on the proposed plan. No additional dwelling units are proposed and therefore no increase in residential density is proposed; should an increase in residential density be desired the proposal would have to come back for a revision. There is no regulated 100-year floodplain on the property. This site lies within the Columbia Public School District. The site is in Public Water District #9. The site is in the Boone County Fire Protection District and fire requirements will be up to the fire district. Electric service will be provided by Boone Electric Cooperative. The existing lagoon currently serves both the house and the church. A DNR operating permit is really required for the system, no building permits will be able to be issued for either the church or the residential property until the sewer situation is resolved. The plan does propose some locations for possible solutions. The Master Plan calls for the use of a "Sufficiency of Resources Test" when considering the rezoning of land. The purpose of the test is to determine whether there are sufficient resources available to support the proposed zoning, or whether services could be made available in an efficient manner. The resources necessary to serve the proposed development can be broken down into 3 general categories, utilities, transportation and public safety services.

Utilities: This site is served by Boone Electric Cooperative and Public Water District #9. An approved central waste-water system is not available for this site. The use of individual on-site waste-water systems may be possible.

Transportation: Access to the site is from Olivet Rd. which is a county maintained road.

Public Safety: The property is in the Boone County Fire Protection District. There is a fire station located approximately 3 miles of this site.

The sufficiency of resources test is not the only measure of the appropriateness of a rezoning; it is essentially a "gate keeping" function. If a rezoning proposal does not meet the sufficiency of resources test it should be denied. If a proposal does meet the sufficiency of resources test it does not mean that the property should be rezoned; it only means that further arguments about the suitability of the request should be evaluated. In this case the uses of the site and the neighboring site of the church are not changing in a manner that would not already be allowed in a different configuration.

The plan has 61 points on the point rating scale. Staff notified 15 property owners about this request.

Staff supports this request and recommends approval subject to the following condition:

1. That the sewer issue be resolved to the satisfaction of the Director of Planning, the County/City Health Dept. and the BCRSD before any building permit issuance.

Present: Chester Edwards, 1215 E. Nifong Blvd. Columbia.

Mr. Edwards stated he is a member of the Olivet Christian Church. This rezoning application benefits the church and the land use in that area just moves the boundary line to the north of where it is now and everything else stays the same. We have a private contract between the church and the Morrison's for

this property purchase. If that doesn't happen this land would be free for Mr. Morrison to do something else with. The church has obligated itself to resolve the lagoon issue and we do have a permitted use lagoon at its current configuration.

Open to public hearing.

Present speaking in support of the request:

Rick Coffman, A Civil Group, 1010 Fay St., Columbia.

Mr. Coffman stated A Civil Group is the engineer and land surveyor for this project. Mr. Coffman is an engineer and land surveyor in training and can answer any questions the Commission has.

No one spoke in opposition to the request.

Closed to public hearing.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** the request by Michael and Rita Morrison to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) for 10 acres, more or less, located at 1771 S. Olivet Rd., Columbia:

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
John Schloot – Yes	David Mink – Yes

Motion to approve request carries unanimously.

Commissioner Heitkamp made and Commissioner Morgan seconded a motion to **approve** the request by Michael and Rita Morrison to approve a Review Plan for 10 acres, more or less, located at 1771 S. Olivet Rd., Columbia **with the following staff recommendation:**

1. That the sewer issue be resolved to the satisfaction of the Director of Planning, the County/City Health Dept. and the BCRSD before any building permit issuance.

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
John Schloot – Yes	David Mink – Yes

Motion to approve request carries unanimously.

Chairperson Smith informed the applicants that this request would go before the County Commission on Tuesday, February 28, 2006. Applicants need to be present

Commissioner Morrison returned to Commission Chambers

PLANNED DEVELOPMENTS

1. Request by Dennis and Nancy Palmer to approve a revised Review Plan for Coastal Electric (formerly Tarleton Square), on 3.82 acres located at 3660 S Scott's Blvd., Columbia.

Planner, Thad Yonke gave the staff report stating that this property is located on the east side of Scott Blvd at the immediate northeast corner of where the MKT trail intersects with Scott Blvd. The property adjoins the municipal limits of the city of Columbia along the south property line of the subject tract. The property is considered zoned C-GP (planned general commercial) with a limitation of the permitted uses of the C-N (neighborhood commercial) zoning district. The actual rezoning request approved in 1980 that rezoned the property from its original 1973 zoning of R-S (single family residential) is indicated to be C-NP (planned neighborhood commercial). C-NP zoning districts are no longer a zoning classification under the current zoning ordinance and were effectively merged into the C-GP under a previous revision to the zoning ordinance. The property to the west across Scott Blvd and all the adjoining property north of the proposal is R-M (moderate density residential). The property to the east and south has been annexed into the municipal limits of Columbia. Property to the southwest across Scott Blvd is zoned A-R (agriculture-residential). All the surrounding county zonings are original 1973 zonings.

A CUP was granted on 12/27/2005; however, since this property is a planned zoning district a revised final plan will have to be approved in addition to the approval of the CUP. There are currently two existing structures on the site that are serving as the offices for coastal electric. The proposal is to allow up to 7 additional buildings to be constructed on the property to be used as mini-storage warehouses with the total square feet of the buildings not to exceed 23,500.

There is some regulated 100-year floodplain on the property in an area where some of the buildings and parking/access drive areas are proposed. These floodplain issues will need to be addressed prior to allowing construction of this portion of the development.

This site lies within the Columbia Public School District. The site is in City of Columbia water service area. The site is in the Boone County Fire Protection District and fire requirements will be up to the fire district. Electric service will be provided by Boone Electric Cooperative. There is a city sewer main on the property, however, the proposal is that the new structures will not have wastewater service and the sanitary sewer for the entire site will not change from what is in effect now. The master plan designates this area as being suitable for residential land uses, it should be noted that a form of planned commercial zoning already applies to this site. The Master Plan calls for the use of a "Sufficiency of Resources Test" when considering the rezoning of land. The purpose of the test is to determine whether there are sufficient resources available to support the proposed zoning, or whether services could be made available in an efficient manner. The resources necessary to serve the proposed development can be broken down into 3 general categories, utilities, transportation and public safety services.

Utilities: This site is served by Boone Electric Cooperative and Public Water. A central waste-water system is already providing service to the site; any new connection to this sewer will require the entire property to be annexed into the city.

Transportation: Access to the site is from Scott Blvd., a maintained public road designated as an arterial roadway on the MTP.

Public Safety: The property is in the Boone County Fire Protection District. There is a fire stations located less than 1/2 mile from this site.

The sufficiency of resources test is not the only measure of the appropriateness of a rezoning; it is essentially a “gate keeping” function. If a rezoning proposal does not meet the sufficiency of resources test it should be denied. If a proposal does meet the sufficiency of resources test it does not mean that the property should be rezoned; it only means that further arguments about the suitability of the request should be evaluated. The proposal doesn’t appear to unduly burden the infrastructure in the area over what the current uses of the property allow. The proposal has 68 points on the point rating scale. Staff notified 109 property owners about this request.

Staff supports this request and recommends approval subject to the following 5 conditions:

1. That it is recognized that all uses not specifically individually listed will require revised review and revised final plans and that the uses designated with a single star will require revised plans if they can’t conform to the site requirements of the graphic on the plan.
2. All driveway, loading, and parking areas are to be dust free (minimum chip and seal). This is already a standard for the property.
3. Lighting is oriented inward and downward so as to minimize light leaving the site.
4. Comply with all site requirements of the Boone County Fire Protection District.
5. Comply with all requirements of the building code.

Present: Bill Crockett, 2608 N. Stadium Blvd., Columbia.

Mr. Crockett stated the Commission saw this not too long ago when the applicants applied for the conditional use permit. It has not changed; it is a little more detailed. Applicants have no opposition to the conditions that were outlined by staff. The applicants were going to incorporate those conditions in to the final plan anyway.

Commissioner Mink stated last time there was discussion about the style of fencing. Have the applicants decided what type of fence they will use?

Mr. Crockett stated the fence is still going to be an iron fence. The exact height has not been determined yet because there are various heights between 6 and 10 feet. Applicants believe the 10 foot fence would be gaudy; we are looking at perhaps 7 ½ or 8 foot. It will be some kind of fence that will deter an individual from climbing over it. This does demand a reasonable degree of security; that is the reason for the security cameras onsite which will be continuous during the hours. The fence will be a security type fence; it won’t be a chain link fence. The exact fence has not been determined but it is going to be somewhere between 7 ½ and 8 foot.

Commissioner Morgan asked if it was going to be one of those fences with barbed wire.

Mr. Crockett stated no; there will be vertical components that will probably be pointed on the upper end but it is high enough up that it shouldn’t be offensive to children playing next to it.

Commissioner Heitkamp asked if the landscaping that is proposed will buffer those completely from the Katy Trail.

Mr. Crockett stated the trail as it currently exists through the growing season is very well buffered. The majority of that will stay in place. There is a little bit of that buffering that is on the property that will be removed and there will be some additional landscaping proposed in the thin area to the east to help buffer. The landscaping plan has not been finalized yet but we are looking at an evergreen type of trees; 20 to 30-foot mature height to help buffer that area.

Commissioner Heitkamp stated the plan states that all existing trees are to be removed unless otherwise indicated. There is one tree along the Katy Trail is marked and then an existing wooded area is marked. Is that wooded area staying?

Mr. Crockett stated yes; that is on the Katy Trail. South of buildings 4 and 5 there is about 15 feet of wooded area that projects out in to this property and it is scrub brush and it will be removed. In that area there are no trees of significant size.

Open to public hearing.

No one spoke in favor of or in opposition to the request.

Closed to public hearing.

Commissioner Mink made and Commissioner Oetting seconded a motion to **approve** the request by Dennis and Nancy Palmer to approve a revised Review Plan for Coastal Electric (formerly Tarleton Square), on 3.82 acres located at 3660 S Scott’s Blvd., Columbia **with the following conditions:**

1. That it is recognized that all uses not specifically individually listed will require revised review and revised final plans and that the uses designated with a single star will require revised plans if they can't conform to the site requirements of the graphic on the plan.
2. All driveway, loading, and parking areas are to be dust free (minimum chip and seal). This is already a standard for the property.
3. Lighting is oriented inward and downward so as to minimize light leaving the site.
4. Comply with all site requirements of the Boone County Fire Protection District.
5. Comply with all requirements of the building code.

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

Chairperson Smith informed the applicants that this request would go before the County Commission on Tuesday, February 28, 2006. Applicants need to be present

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PLAT REVIEWS

1. Spencer Hills Plat 3. S24-T49N-R13W. R-M. Double D Development, Inc, owner. Jay Gebhardt, surveyor.

The following staff report was entered in to the record:

The property is located east of and adjacent to Clearview Subdivision and northeast of Spencer Hills Plats 1 and 2. The property is zoned Moderate Density Residential, R-M. This is the first phase of a preliminary plat that was approved in May 2005.

The property is on an existing cul-de-sac that was platted and built as part of Spencer Hills Plat 2. Therefore no additional right of way dedication or road construction is required with this phase.

Sewer service is to be provided by Boone County Regional Sewer District. There is available capacity in the Clearview Treatment Plant. The developer will need to enter into an agreement with the District in order to receive sewer service. Installation of a portion of a collector system may also be necessary. Completion of the sewer service agreement and any necessary infrastructure is necessary prior to plat recording.

The City of Columbia will provide water service. The developer will be responsible for construction of the main that will be built according to plans prepared by City Water and Light. Fire hydrant spacing and fire flow will meet City of Columbia Standards, which exceed Boone County Standards. Fire hydrant locations have been specified by the Boone County Fire Protection District.

The property scores 84 points on the rating system.

Staff recommends approval of the plat.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Spencer Hills Plat 3. S24-T49N-R13W. R-M. Double D Development, Inc. owner. Jay Gebhardt, surveyor:

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

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2. Wheeler's Winds Plat 1. S27-T50N-12W. A-2. Troy and Jodie Wheeler, owners. Ronald G. Lueck, surveyor.

The following staff report was entered in to the record:

The property is located approximately 2 miles to the southwest of Hallsville, on Academy Road. It is being divided into two lots of 5.01 acres and 8.64 acres, respectively. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning.

Lot 1B has direct access upon Academy Road. Lot 1A has access to Academy via Nicole Drive, a private road that serves ten other tracts with Jamie Lane, which is also a private road. At the time of these lots being created, this configuration was acceptable for the private drives. Approval of this division is being granted as this is the only tract large enough to create a 5+ acre tract with at least 5+ acres remaining. No further subdivision will be allowed of any of the tracts receiving access via Jamie or Nicole. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided by Public Water Service District #4 and electrical service is being provided by Boone Electric. Fire protection is provided by the Boone County Fire Protection District.

On-site systems will provide wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 38 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Wheeler’s Winds Plat 1. S27-T50N-12W. A-2. Troy and Jodie Wheeler, owners. Ronald G. Lueck, surveyor **with waiver requests**:

- | | |
|------------------------|------------------------|
| Pat Smith - Yes | Kristen Heitkamp – Yes |
| Mike Morgan – Yes | Carl Freiling – Yes |
| Larry Oetting – Yes | Paul Zullo – Yes |
| Michael Morrison – Yes | John Schloot – Yes |
| David Mink – Yes | |

Motion to approve request carries unanimously.

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- 3. Boone Industrial Park North Plat 3. S30-T49N-R12W. P & M Sales, owner. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

The property is located at the intersection of Boone Industrial Boulevard and Highway 763. It is being divided into two lots with areas of one acre and 2.01 acres respectively. The property is zoned M-L(Light Industrial), with M-L zoning to the north, east, and south, with C-G(General Commercial) zoning to the west.

Both lots have direct access onto Boone Industrial Boulevard. The owner of Lot 6D will not be granted access by MoDOT for an access permit onto Highway 763. The Boone Industrial Boulevard/MO-763 intersection will only be a ¾ entrance, meaning that vehicles will be able to turn onto Boone Industrial from both north- & southbound MO-763, but will only be able to turn right off Boone Industrial.

MoDOT has not yet determined the size of easements required for the widening of 763, so additional right-of-way along the western boundary may be needed in the future.

Columbia Water and Light will provide water service to this property and a water main extension will be required. Boone Electric will provide electrical service and the Boone County Fire Protection District will provide fire protection.

The City of Columbia sewer utility will provide wastewater service to this property, and as a requirement of that service, Boone Industrial Park North Plat 3 will be required to annex into the City of Columbia

P & M Sales did submit a request for a variance on the building near the western boundary of Lot 6D. The variance was for the 50' building setback along state highways, and was not granted at the 12/6/05 Board of Adjustment. The building must be removed, as it is inside the aforementioned setback.

The property scored 71 points on the rating system.

Staff recommends approval of the plat and granted the requested waivers, with the condition that the existing building inside the western setback on Lot 6D be removed before the plat is recorded.

No one present to represent the plat.

Commissioner Mink stated the Public Works Department sent a request about a drainage easement on the north east corner of the property.

Mr. Yonke stated it will be required before it gets recorded.

Commissioner Heitkamp asked if that could be a condition.

Mr. Florea stated the Commission could add that as a condition.

Mr. Yonke stated before the plat gets recorded it has to be approved by the Public Works Department; if they don't tell us that everything is in place then the plat doesn't get recorded.

Commissioner Mink stated he is not asking that it be a staff condition but would like to say for the record that Public Works would like to have that noted on the final plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve Boone Industrial Park North Plat 3. S30-T49N-R12W. P & M Sales, owner. J. Daniel Brush, surveyor with waiver requests and the following condition:**

1. The existing building inside the western setback on Lot 6D be removed before the plat is recorded

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

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4. Cunningham Quality Estates. S34-T48N-R13W. R-S. Greg and Dana Cunningham, owners. C. Stephen Heying, surveyor.

The following staff report was entered in to the record:

The property is adjacent to the city limits of Columbia, southeast of Old Mill Creek Road. It is being divided into two five acre lots. The property is zoned R-S (Residential Single-Family). It has R-S zoning to the north and west, with the city bordering it on the east and south.

Lot 1 has access off of a pre-existing private drive easement that extends north and then curves west. Lot 2 will have access off of a new private drive easement that extends from the northwestern corner of the western lot. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

This property is served by Columbia Water and Light for water service and the Boone County Fire District for fire protection. Electrical service is provided by Boone Electric Cooperative.

This property must have wastewater service off of a centralized sewer system, as the City/County Health Department will not grant a permit for an on-site wastewater system. After the property has been divided, it will be annexed into the City of Columbia, and will be served by Columbia's sewer utility. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The barn and access easement along the western boundary of the property is not being reviewed by Boone County Planning, and will not play a role in this subdivision plat. There is a shed in the northwestern corner of Lot 1 that is currently inside the building setback for this R-S zoning district. At this time, a variance is being sought by the owners through the Board of Adjustment to allow it to remain.

The property scored 70 points on the rating system.

Staff recommends approval of the plat and the requested waivers, on the condition that recording not be allowed until the issue of the shed and its requested variance is resolved.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Cunningham Quality Estates. S34-T48N-R13W. R-S. Greg and Dana Cunningham, owners. C. Stephen Heying, surveyor **with waiver request and the following condition:**

1. Recording is not allowed until the issue of the shed and its requested variance is resolved.

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

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5. Inscore Plat 3. S17-T50N-R12W. A-2. Jerry and Renee Swartz, owners. Mathew P. Thomas, surveyor.

The following staff report was entered in to the record:

The property is located on Robinson Road, approximately 2.5 miles west of Hallsville. It is being divided into two 2.5 acre lots. The property was rezoned from A-1 to A-2 in 1997. It has A-2 zoning to the north, south, and west, with A-1 zoning to the east.

Both lots have direct access to Robinson Road. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Public Water Service District #4 provides water service to the property. Electrical service is provided by Boone Electric Cooperative. Fire protection will be provided by the Boone County Fire Protection District.

On-site systems will provide wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 33 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Inscore Plat 3. S17-T50N-R12W. A-2. Jerry and Renee Swartz, owners. Mathew P. Thomas, surveyor **with waiver requests**:

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

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6. Missouri Star. S30-T47N-R12W. A-2. John and Susan Newstead, owners. Brian David Dollar, surveyor.

The following staff report was entered in to the record:

This property is located north of Nashville Church Road, off of a private drive easement, 5 miles west of the city limits of Ashland. This is a 6.77 acre, single lot plat, which leaves approximately 135 acres remaining in the parent parcel. The property is zoned A-2 (Agriculture), and is surrounded by A-2 zoning.

The property has access to Nashville Church Road via an existing private drive easement. There is an additional proposed 50' private drive agreement which may expand the existing easement to support more tracts from the parent parcel. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided by Consolidated Public Water Service District #1. Electrical service will be provided by Boone Electric Cooperative and fire protection will be provided by the Boone County Fire Protection District.

On-site systems will provide wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 18 points on the rating system.

Staff recommends approval of the plat and the requested waivers.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Missouri Star. S30-T47N-R12W. A-2. John and Susan Newstead, owners. Brian David Dollar, surveyor with waiver requests:

- | | |
|------------------------|------------------------|
| Pat Smith - Yes | Kristen Heitkamp – Yes |
| Mike Morgan – Yes | Carl Freiling – Yes |
| Larry Oetting – Yes | Paul Zullo – Yes |
| Michael Morrison – Yes | John Schloot – Yes |
| David Mink – Yes | |

Motion to approve request carries unanimously.

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7. Tobacco Ridge. S23-T48N-R14W. A-2. Henry and Lee Raye Lamm, owners. Brian David Dollar, surveyor.

The following staff report was entered in to the record:

The property is located on State Route O, approximately ¼ mile south of its intersection with State Route UU, 2 & ½ miles west of the City of Columbia. This is a one lot plat of 2.98 acres leaving approximately 50 acres in the parent parcel. The property is zoned A-2 and is surrounded by A-2 zoning.

The property has direct access to State Route O and is dedicating an additional three feet of right-of-way to State Route O. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided by Consolidated Public Water Service District #1. Electrical service will be provided by Boone Electric Cooperative and fire protection will be provided by the Boone County Fire Protection District.

On-site systems will provide wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 36 points on the rating system.

Staff recommends approval of the plat and the requested waivers.

No one present to represent the plat.

Commissioner Freiling made and Commissioner Mink seconded a motion to **approve** Tobacco Ridge. S23-T48N-R14W. A-2. Henry and Lee Raye Lamm, owners. Brian David Dollar, surveyor **with waiver requests**:

Pat Smith - Yes	Kristen Heitkamp – Yes
Mike Morgan – Yes	Carl Freiling – Yes
Larry Oetting – Yes	Paul Zullo – Yes
Michael Morrison – Yes	John Schloot – Yes
David Mink – Yes	

Motion to approve request carries unanimously.

OLD BUSINESS

Mr. Shawver updated the Planning and Zoning Commission of the decisions made by the County Commission as follows:

The Palmer conditional use permit request was approved as recommended.

The rezoning request by Mid-Am was approved as recommended.

The final development plan by Bobcat was approved as recommended.

Four out of the five plats went forward to the County Commission and they were approved as recommended.

NEW BUSINESS

Elect Vice-Chairperson

Commissioner Morgan nominated Commissioner Duker for the seat of Vice-Chairperson.

No further nominations were made. Approved by acclamation.

Commissioner Duker is the new Vice-Chairperson for the Planning and Zoning Commission.

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Commissioner Heitkamp asked the commission how many of the members managed to download the Boone County Planning and Zoning Master Plan review committee report. Commissioner Heitkamp suggested taking the report to discuss with the Commissioners at the next work session.

Mr. Shawver suggested that we copy the report and send it to all members in the mail and the Commissioners can discuss it at the work session and forward it to the County Commission.

Mr. Shawver welcomed Mr. Schloot to the Commission.

ADJOURN

Being no further business, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Kristen Heitkamp,
Secretary

Minutes approved on this 16th day of March, 2006.