

**BOONE COUNTY PLANNING & ZONING COMMISSION**  
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS  
801 E. WALNUT ST., COLUMBIA, MO.  
(573) 886-4330

**Minutes**

**7:00 P.M.**

**Thursday, May 17, 2007**

I. Chairperson Smith called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Pat Smith, Chairperson  
Patricia Fowler  
Paul Zullo  
Michael Morrison  
Mike Morgan  
Gregory Martin  
David Mink

Perche Township  
Missouri Township  
Rock Bridge Township  
Columbia Township  
Bourbon Township  
Katy Township  
Public Works

b. Members Absent:

Boyd Harris, Secretary  
Carl Freiling  
Larry Oetting  
John Schloot

Centralia Township  
Cedar Township  
Three Creeks Township  
Rocky Fork Township

c. Staff Present:

Stan Shawver, Director  
Thad Yonke, Senior Planner  
Paula Evans

Uriah Mach, Planner  
Bill Florea, Senior Planner  
Terry Frueh

III. Approval of Minutes:

Minutes from the April 19, 2007 meeting were approved by acclamation.

IV. Chairperson Statement:

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 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 statutes to follow it 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 their representative may make a presentation to the commission. The Commission will then discuss the matter and may ask questions of anyone present during discussion. Next the staff will be given an opportunity for any additional comments, as appropriate. 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.

Recommendations for approval are forwarded to the County Commission who will meet on May 29, 2007. The County Commission generally follows the recommendations of the Planning and Zoning Commission, however, they are not obligated to uphold any recommendation. The County Commission hearing scheduled for Tuesday, May 29, 2007 will begin at 9:30 a.m. and will convene in this same room.

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

## V. Plats

1. Dumas. S18-T49N-R12W. A-R. Justin A. Dumas, owner. J. Daniel Brush, surveyor.

Uriah Mach, Planner gave the following staff report:

The property is located approximately 1 mile to the southwest of Ashland, on the north side of West Snowy Hills Lane. This plat creates one 6.26 acre lot and an accompanying administrative survey creates a 12.05 acre lot. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is original 1973 zoning.

The lot has direct access to West Snowy Hills Road. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service will be provided by Consolidated Water District #1. Electrical service will be provided by Boone Electric. Fire protection will be provided by the Southern Boone County Fire Protection District.

An on-site system currently provides wastewater service to the existing dwelling on the lot.

The property scored 28 points on the rating system.

Staff recommends approval of the subdivision.

Commissioner Mink made and Commissioner Morrison seconded a motion to McKee. S28-T46N-R12W. A-2. Danny and Pamela McKee, owners. Steven R. Proctor, surveyor:

Pat Smith - Yes  
Mike Morgan – Yes  
Paul Zullo – Yes  
David Mink – Yes

Patricia Fowler – Yes  
Michael Morrison – Yes  
Gregory Martin – Yes

Motion to approve the plat carries unanimously.



VI. Old Business

Director, Stan Shawver updated the Commission of the decisions of the County Commission.

VII. New Business

Elect interim Vice-chairperson.

Russell Duker's resignation from the Planning and Zoning Commission resulted in the Vice-Chairperson's seat to be vacated. By-laws call for an interim Vice-Chairperson to fill the seat until the elections regularly scheduled for July.

The floor was opened for nominations.

Commissioner Freiling was nominated as interim Vice-Chairperson. No other nominations were made. Commissioners voted unanimously for Commissioner Freiling to serve as interim Vice-Chairperson.



Discuss Bonne Femme Watershed Plan.

Planner, Bill Florea gave a power point presentation of the Bonne Femme Watershed Plan. General questions regarding the plan were asked and answered.

The State Statutes require the Planning and Zoning Commission to hold one public hearing, however, the Boone County Zoning Regulations requires a minimum of three public hearings for an amendment to the text of the zoning regulations. The Bonne Femme Watershed Plan will not change the text of the zoning regulations. Staff left it up to the Planning and Zoning Commission to decide how many hearings would be held and when they would be held.

The first public hearing will be at the regular June 21, 2007 Planning and Zoning Commission meeting at 7:00 p.m. at the Boone County Government Center. The Commissioners decided to see if there would be any interest in the item then decide whether or not to hold any more public hearings.

VIII. Adjourn

Being no further business the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Boyd Harris  
Secretary

Minutes approved on this 21<sup>st</sup> day of June, 2007