

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, June 21, 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	Perche Township
Boyd Harris, Secretary	Centralia Township
Patricia Fowler	Missouri Township
Michael Morrison	Columbia Township
Larry Oetting	Three Creeks Township
Gregory Martin	Katy Township
David Mink	Public Works

b. Members Absent:

Mike Morgan	Bourbon Township
Carl Freiling	Cedar Township
Paul Zullo	Rock Bridge Township
John Schloot	Rocky Fork Township

c. Staff Present:

Stan Shawver, Director	Uriah Mach, Planner
Thad Yonke, Senior Planner	Bill Florea, Senior Planner
Paula Evans	Terry Frueh

III. Approval of Minutes:

Minutes from the May 17, 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 revised review plan for a planned development 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 statutes 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 their 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. We ask that you please 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, July 3rd. 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 have been denied will not proceed to the County Commission unless the applicant files and appeal form within three 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, July 3rd 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.

V. Planned Developments

1. Request by MD & B, LLC to approve a revised development plan for Tiger Ice Planned Development on 10.94 acres located at 7171 W. Henderson Rd., Columbia.

Uriah Mach, Planner, gave the staff report stating the property is located three miles west of Columbia, on the north side of Henderson Road, approximately 1200 feet to the east of Locust Grove Church Road. The original zoning of this property was R-S (Residential Single-Family). It was rezoned to M-LP (Planned Light Industrial) in 2002. In that rezoning, a review plan was submitted and approved, but a final plan was never submitted.

The original review plan described a proposed ice plant building of 8,000 to 11,000 square feet in size, a future expansion to the north of 3,000 to 12,000 square feet in size, a future expansion to the south of

3,000 to 4,000 square feet in size, and three future buildings to the north and east, ranging from 5,000 to 30,000 square feet in size. Since that time, the ice plant was constructed at 8,900 square feet and the northern expansion (identified as warehouse/shipping & receiving) was constructed at 15,000 square feet.

The applicants are requesting a revised review plan to allow for the expansion of the existing structures and state the intent to construct two additional buildings to the east. The design of the additional buildings will require new revised review and final plans and will be submitted for approval at such time as the property owners are ready to construct these buildings.

This revised review plan retains the southern expansion at 3,000 to 4,000 square feet and two of the three future buildings identified on the previous plan are still in place, with sizes ranging from 10,000 to 30,000 square feet. The smaller future building to the north identified on the previous plan has been reconfigured into an expansion to the warehouse/shipping & receiving structure at 6,940 square feet.

The revised review plan retains the original plan's access off of Henderson Road, 14 parking spaces, and the 5 required loading spaces. The proposed expansions and current parking requirements indicate the need for a total of 47 spaces. 48 spaces have been identified on the revised review plan.

Water to this site is currently provided by a private well, with fire protection being provided by a dry hydrant on a fire pond on property immediately to the north. However, current fire protection requirements dictate the installation of a fire hydrant. At this time, Consolidated Public Water Service District #1 is doing a water study to determine the necessary infrastructure for the installation of a fire hydrant. The revised review plan proposes the construction of a 6" main extension to serve a hydrant on the property off of a 12" main line that lies to the north of the subject tract. The use of the fire protection pond will be discontinued but the pond itself will remain. The pond shall not be used in conjunction with activity on this property.

Wastewater at the site is handled by an on-site system approved by the Columbia/Boone County Health Department. At this time, no additional employees are being added to the existing business, so expansion of the wastewater system is not necessary. However, if additional employees are added, expansion of the existing system will be required.

The plan proposes a landscaped buffer along the eastern boundary of the property to buffer the industrial activity from the R-S zoning to the east. The proposed buffer is sufficient to serve the needs of the current plan.

The proposed uses are consistent with those submitted on the original review plan and are appropriate to the site.

This site is located in an area consisting of commercial/industrial development, surrounded by residential areas. The site has C-GP (Planned General Commercial), M-LP (Planned Light Industrial), and A-R (Agriculture-Residential) zoning to the south, with R-S zoning to the north, east, and west.

The property scored 40 points on the point rating system. Staff notified 48 property owners about this request.

Staff recommends approval of this review plan with the following two conditions:

1. That the landscaped buffer must be installed prior to the recording of the final plan.

2. That the fire protection equipment and public water infrastructure for the servicing of that equipment be installed to the satisfaction of the Boone County Fire Protection District & Consolidated Public Water Service District #1.

Present: John Sullivan, Trabue, Hansen & Hinshaw, 1901 Pennsylvania, Columbia.

Mr. Sullivan stated the applicants want to change the previously approved plan. What was a stand alone structure is now an addition to the existing structure. The applicants have no problems with the conditions and would answer any questions the Commissioners have.

The Commissioners had no questions at this time.

Open to public hearing.

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

Closed to public hearing.

Commissioner Martin made and Commissioner Morrison seconded a motion to **approve** a request by MD & B, LLC for a revised development plan for Tiger Ice Planned Development on 10.94 acres located at 7171 W. Henderson Rd., Columbia **with the following conditions:**

1. That the landscaped buffer must be installed prior to the recording of the final plan.
2. That the fire protection equipment and public water infrastructure for the servicing of that equipment be installed to the satisfaction of the Boone County Fire Protection District & Consolidated Public Water Service District #1.

Pat Smith - Yes

Boyd Harris – Yes

Larry Oetting – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Patricia Fowler – Yes

David Mink – Yes

Motion to approve the revised plan carries unanimously.



VI. Plats

(Commissioner Harris stated that he would abstain from the McManama plat vote due to conflict of interest).

1. Shady Brook Estates. S34-T50N-R12W. A-2. George E. James, owner. James V. Patchett, surveyor.

The following staff report was entered in to the record:

The subject property is located approximately 2 ½ miles to the south of Hallsville, 1000 feet to the east of State Route B along Mount Zion Church Road. This plat creates three 3 acre lots, with a 50 foot strip

between lots 2 & 3. The property is zoned A-2 (Agriculture), and is surrounded by A-2 zoning. This is original 1973 zoning.

These lots have direct access on Mount Zion Church Road to the south. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to these lots will be provided by Public Water Service District #4. Electrical service will be provided by Boone Electric Cooperative. Fire protection will be provided by Boone County Fire Protection District.

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

Future development of the remainder of the parent parcel will likely require the construction of public roads, as these lots are all smaller than the five acre minimum that can be served by a private drive/access easement.

The property scored 33 points on the rating system.

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

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve** Shady Brook Estates **with waiver requests**:

Pat Smith - Yes

Boyd Harris – Yes

Larry Oetting – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Patricia Fowler – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



2. Bradshaw Acres. S21-T50N-R13W. A-2. James D. Bradshaw, owner. Nathanael E. Kohl, surveyor.

The following staff report was entered in to the record:

This property is located approximately 3 ½ miles to the southeast of Harrisburg, on Dripping Springs Road, south of the intersection with Willis Road. This plat creates 3 lots, 4.83 acres, 4.53 acres, and 3.54 acres. The property is zoned A-2 (Agriculture), and is surrounded by A-2 zoning. This is original 1973 zoning.

All three lots have direct access on Dripping Springs Road. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to these lots will be provided by Consolidated Public Water Service District #1. Electrical service will be provided by Boone Electrical Cooperative. Fire protection will be provided by the Boone County Fire Protection District.

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

The property scored 16 points on the rating system.

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

Commissioner Mink made and Commissioner Morrison seconded a motion to approve Bradshaw Acres with waiver requests:

Pat Smith - Yes

Boyd Harris – Yes

Larry Oetting – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Patricia Fowler – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



3. Ford Estates. S4-T47N-R12W. R-S. Duane & Brenda Ford, owners. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

The property is located approximately one mile south of the city limits of Columbia, on Bonne Femme Church Road. It is approximately 1 ¼ miles to the west of Highway 63. This plat creates one 3.18 acre lot, and leaves a 50 acre remainder. This property is zoned R-S (Residential Single-Family), and has R-S to the north, east, and west, with A-1 (Agriculture) zoning to the south. This is all original 1973 zoning.

This lot has direct access on Bonne Femme Church Road. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service shall be provided by Consolidated Public Water Service District #1. Electrical service shall be provided by Boone Electric Cooperative. Fire protection shall be provided by Boone County Fire Protection District.

An existing on-site wastewater system is providing wastewater disposal. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 57 points on the rating system.

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

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve Ford Estates with waiver requests:**

Pat Smith - Yes	Boyd Harris – Yes
Larry Oetting – Yes	Michael Morrison – Yes
Gregory Martin – Yes	Patricia Fowler – Yes
David Mink – Yes	

Motion to approve the plat carries unanimously.



4. McManama Replat. S8-T51N-R11W. A-2. Douglass and Louise Lawson, owners. Donald E. Bormann, surveyor.

The following staff report was entered in to the record:

The property is located approximately ½ mile to the west of Centralia on Highway 22. This replat reconfigures lots 2 & 3 of McManama subdivision into lots 2A at 5.58 acres, and 3A at 6.78 acres. The property is zoned A-2 (Agriculture). It has A-2 zoning to the east, west and south, A-1 (Agriculture) zoning to the north and south, and some A-R (Agriculture-Residential) zoning to the east. The property's A-2 zoning and the A-2 zoning to the west was rezoned in 1999 from A-1. The A-2 to the south was rezoned in 1978 from A-1. The A-R to the west was rezoned in 2003 from A-2. The remaining A-1 to the north & south, and the A-2 to the east is original 1973 zoning.

Lot 3A has direct access on March Road. Lot 2A has direct access to Highway 22. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service is provided to these lots by Public Water Service District #10. Electrical service is provided by Boone Electric Cooperative. Fire protection is provided by Boone County Fire Protection District.

An existing on-site system on lot 3A provides wastewater disposal for that lot. Lot 2A will use an on-site wastewater system. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis.

The property scored 47 points on the rating system.

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

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve McManama Replat with waiver requests:**

Pat Smith - Yes	Boyd Harris – Abstain
Larry Oetting – Yes	Michael Morrison – Yes
Gregory Martin – Yes	Patricia Fowler – Yes
David Mink – Yes	

Motion to approve the plat carries 6 YES 1 ABSTAIN.



5. Calcote Acres. S26-T50N-R13W. A-2. Ralph and Tammy Calcote, owners. Brian David Dollar, surveyor.

The following staff report was entered in to the record:

The property is approximately 5 ½ miles from the city limits of Hallsville, west of Old Highway 63, off of a private drive. This plat creates two lots of 8.11 acres each. The property is zoned A-2 (Agriculture). It is surrounded by A-2 zoning. This is original 1973 zoning.

Access to this property is via a private drive/access easement that extends east to Old Highway 63. The approval and recording of this plat closes that private drive to any further development, as it will then be serving the maximum number of tracts. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Consolidated Public Water Service District #1 will be providing domestic water service to these lots. Boone Electric Cooperative will be providing electrical service. Fire protection will be provided by the Boone County Fire Protection District.

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

The property scored 10 points on the rating system.

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

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve** Calcote Acres with waiver requests:

Pat Smith - Yes	Boyd Harris – Yes
Larry Oetting – Yes	Michael Morrison – Yes
Gregory Martin – Yes	Patricia Fowler – Yes
David Mink – Yes	

Motion to approve the plat carries unanimously.



6. Kramer Acres. S2-T48N-R14W. R-S. Larry & Dorothy Kramer and Tim & Julie Klusmeyer, owners. Nathanael E. Kohl, surveyor.

The following staff report was entered in to the record:

The property is located approximately 3 ½ miles from the city limits of Columbia, south of Highway 40 on Trails West Avenue. This plat divides an administrative survey lot into two smaller lots, one at 4.23 acres, and the other at 6.60 acres. This property is zoned R-S (Residential Single-Family), and is surrounded by R-S zoning. This is original 1973 zoning.

Both lots have direct access to Trails West Avenue. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Consolidated Public Water Service District #1 will be providing domestic water service to these lots. Boone Electric Cooperative will be providing electrical service. Fire protection will be provided by the Boone County Fire Protection District.

On-site systems will be providing 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.

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve Kramer Acres with waiver requests:**

Pat Smith - Yes
Larry Oetting – Yes
Gregory Martin – Yes
David Mink – Yes

Boyd Harris – Yes
Michael Morrison – Yes
Patricia Fowler – Yes

Motion to approve the plat carries unanimously.



7. Cunningham Quality Estates Plat 1A. S34-T48N-R13W. Greg and Dana Cunningham, owners. C. Stephen Heying, surveyor.

The following staff report was entered in to the record:

This proposal is for a replat of Lot 1 of the original plat of Cunningham Quality Estates found in Plat Book 40 Page 34 of the Boone County Recorders records. The property is located adjacent to the city limits of Columbia, southeast of Old Mill Creek Road. The original plat created two approximately five acre lots. This replat only pertains to one of the original plated lots and the purpose of the replat is to modify a condition placed on the approval of the original plat. Lot 2 of the original plat is not included in this replat request and therefore the original conditions will still apply to lot 2 of the original plat. Lot 1 has received a tentative approval to be allowed to be vacated from the original plat and to replat the lot. This approval was given by the County Commission on May 10th of 2007 and will not fully go into effect until the replat gets recorded. The property is zoned R-S (Residential Single-Family). It has R-S zoning to the north, east, and west, with the city bordering it on the south. Lot 1 has access off of a pre-existing private drive easement that extends north and then curves west. There is an easement across Lot 1 to

serve Lot 2 of the original plat. The site contains a newly constructed house. 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.

The original plat approval has a requirement prohibiting on-site wastewater systems. The current replat seeks to replace this limitation on Lot 1 with a new provision that an engineered on-site wastewater system be allowed as a temporary system until the property can be served by central sewer service from the City of Columbia. There is an extensive note on the replat itself providing the agreement to eventually connect to the City system. The health department has already given approval of the temporary on-site system. The applicant has submitted a request to waive the requirement to provide a wastewater cost-benefit analysis. The only change in configuration between the current configuration of Lot 1A and the original Lot 1 is that property around a barn that had encroached into the original Lot 1 has been excluded from the current plat area. This excluded area is going to the neighboring property to the west upon which the majority of the barn is located. The property scored 70 points on the rating system.

Staff recommends approval of the plat and the requested waivers, on the condition that:

1. It is understood that with regards to the note pertaining to sewage treatment that “existing, dedicated public sewer or utility easements” does not mean existing at the time the plat is executed but rather at any point in the future where a public sewer easement or public utility easement in which a public sewer can be extended is available. The determination of reasonableness to connect to a central public sewer remains with the health department.

Commissioner Mink made and Commissioner Morrison seconded a motion to **approve Cunningham Quality Estates Plat 1A with waiver requests and the following condition:**

1. It is understood that with regards to the note pertaining to sewage treatment that “existing, dedicated public sewer or utility easements” does not mean existing at the time the plat is executed but rather at any point in the future where a public sewer easement or public utility easement in which a public sewer can be extended is available. The determination of reasonableness to connect to a central public sewer remains with the health department.

Pat Smith - Yes

Boyd Harris – Yes

Larry Oetting – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Patricia Fowler – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.

V. Old Business

Director, Stan Shawver stated there was one plat at last month’s meeting; the Planning and Zoning Commission approved that but it hasn’t gone to the County Commission yet. The Commission also elected an interim Vice-Chairperson who is not here tonight.

Mr. Shawver stated with regard to the Bonne Femme Watershed plan; the Commission is required by statute to hold one public hearing. If the zoning regulations were to be revised it would require three

public hearings. The Bonne Femme plan is part of the master plan which falls under a different set of statute than the zoning regulations. If the Commission wishes to have more public hearings they can.

Commissioner Mink stated if the Commission were to have at least one more meeting they should one out in the Bonne Femme Watershed area.

Mr. Florea stated that the watershed falls in both the northern and southern district and to be fair if the Commission wants to hold another public hearing they should really hold two additional meetings, one in the north district and one in the south.

Chairperson Smith stated she is not ready to vote on the plan; perhaps the Commissioners can discuss the plan at the next work session and they can decide what the next step should be.

VI. New Business

Bonne Femme Watershed Plan, Public Hearing

Planner, Bill Florea explained that the Bonne Femme Watershed Plan was developed as a component of the Bonne Femme Watershed Project. The project officially began in 2003 as a four-year grant funded project. Funding for the project was provided by the United States Environmental Protection Agency through the Missouri Department of Natural Resources. Local government along with other project partners provided matching funds.

Development of the plan began with the creation of a Stakeholder Committee. The Committee was appointed by the Bonne Femme Policy Committee which included elected and appointed local government officials and a representative from the University of Missouri Columbia. The composition of the Stakeholder Committee was diverse and intended to represent three major constituencies: business and land development, landowner and environmental. A diverse committee was key to developing a plan that reflected the social and political context of the community.

The Stakeholders were given control of the content of the plan. Project staff and the project Steering Committee provided information and meeting facilitation. The Stakeholder Committee held their first meeting on June 21, 2004 and continued to meet on a monthly basis until June 11, 2007 the date of their final meeting.

The plan was published in March of 2007. Public meetings were held April 10 at Rockbridge Elementary School, April 18th in the Ashland City Hall and April 23rd at Little Bonne Femme Baptist Church. A postcard providing notice of the meetings was sent to each property owner within the watershed. In addition flyers were posted at locations around the watershed and there were several news stories printed in local newspapers. The purpose of the meetings was to educate the public regarding the content of the plan and to advertise a public comment period. Written comments were accepted and have been published as an addendum to the plan along with responses by the Stakeholders.

The plan includes a set of policy recommendations for local governments to consider in addressing issues that will arise as urbanization of the watershed occurs. It also provides details regarding the manner in which the policy recommendations were developed by the Stakeholders along with background and scientific information about the watershed.

3,928 property owners were sent notification of tonight's public hearing. Staff recommends approval of the plan due to the intensive public process that was used for its development.

Open to public hearing.

Bill McQuegge, 6402 S. Rangeline, Columbia.

Mr. McQuegge stated he would like to know how this plan is going to be implemented and monitored. What does the plan consist of?

Mr. Florea stated the plan has not been adopted yet. How the plan will be implemented is up to each of the different governmental agencies that are being asked to adopt the plan. There are 41 recommendations in the plan. It is unlikely that any government will utilize or implement all of those recommendations but they will be free to choose which ones suit their needs the best. Staff is hoping to coordinate those activities between Columbia, Boone County, and Ashland to make the best use of them.

Mr. McQuegge asked as a property owner, how does he know which plan will affect him in his area.

Mr. Florea suggested reading the plan and the recommendations because it is difficult for staff to be able to look at Mr. McQuegge's situation and say what affects him the most. Staff can provide him with a copy of the plan.

Chairperson Smith suggested Mr. McQuegge follow the plan and see how it moves through the adoption process with the County Commission.

Mr. Florea stated if Mr. McQuegge has any questions regarding the plan he is free to contact Mr. Florea or Mr. Frueh with the Boone County Planning Department.

Steven Sapp, 8020 Bennett Dr., Columbia.

Mr. Sapp stated he was one of the stakeholders that served on the committee. When Commissioner Miller asked him to serve on the committee Mr. Sapp was not thrilled about it but decided to go ahead and try to protect property rights. In a lot of ways the process went well. Mr. Sapp stated he feels he got a lot of points across as far as agriculture. Within the plan there are exemptions for agriculture because it is important that the less restriction on agriculture the more we can do whereas if we restrict the land it is not profitable. There are some good points within that and if this does go through and is adopted in some fashion Mr. Sapp asks the Commission to keep that in mind; that agriculture be exempt, especially from stream buffer situations where they can't cut the weeds or till. Farmers are pretty good stewards of the land the way they do it now. Mr. Sapp stated the stakeholder committee took a vote at the very end of the process, Mr. Sapp stated he voted against the plan. While the plan does have some good attributes it is a little overreaching in areas where it could be seen as taking property rights. Mr. Sapp urges the Commission to participate and look through those things and try to take in to consideration the landowners that have worked there and tried to make a living. No one has the right to sell their land and it is also something the owners have worked hard to get.

Amelia Cottle, 921 E. High Point Ln., Columbia.

Ms. Cottle stated she was also one of the stakeholders that served on the committee. Ms. Cottle stated she voted for the plan. There are things about the plan that she doesn't like but there are also things that she likes a lot. A lot of people worked very, very hard; the stakeholders had a task and they did it. Ms. Cottle hopes the Commission looks at the plan and at the recommendations they have made. As a citizen group as the Planning and Zoning Commission is too, Ms. Cottle would like to see the plan adopted for the best

of Boone County and the citizens that participated when they sat there every Monday of the month for three years.

Chairperson Smith thanked Ms. Cottle and Mr. Sapp for their time.

Chairperson Smith asked staff how many public hearings are required.

Mr. Florea stated there is only one required by statute.

Mr. Shawver stated the County Commission will have another public hearing.

Chairperson Smith stated this is not the last time for public input and at the next work session the Commission can decide what their next step is going to be. Maybe there will be more people there or maybe we can make a point to get more Commissioners at the work sessions.



VII. Adjourn

Being no further business the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Boyd Harris
Secretary

Minutes approved on this 19th day of July, 2007