

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, August 16, 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
Mike Morgan	Bourbon Township
Patricia Fowler	Missouri Township
Michael Morrison	Columbia Township
Larry Oetting	Three Creeks Township
Carl Freiling	Cedar Township
John Schloot	Rocky Fork Township
David Mink	Public Works

b. Members Absent:

Gregory Martin	Katy Township
Paul Zullo	Rock Bridge Township

c. Staff Present:

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

III. Approval of Minutes:
Minutes from the July 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 rezoning request and three 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, August 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 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, August 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.

V. Rezoning Requests

1. Request by Adam and Kimberly Rosenfelder to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a Review Plan for Rosenfelder Planned Agricultural Development on 10.18 located at 23800 N. Jefferson St., Centralia.

Planner, Uriah Mach gave the staff report stating that this site is located approximately a ½ mile south of the Audrain County line, off of Jefferson Street. The subject tract is 10.18 acres and is zoned A-1 (Agricultural). This is original 1973 zoning. This property is surrounded by A-1 zoning, also original 1973 zoning. Currently, there is a house, a garage, and a barn on the property. This site is located in the Boone Electric service area, and is in the Public Water Supply District #10 service area. It is located in the Centralia School District. This review plan scored 41 points on the point rating system.

The applicants are requesting a rezoning to A-1P (Planned Agriculture). This rezoning is being sought to preserve the dwelling and transfer the farmed portion of the property. If the rezoning is approved, the applicants intend to complete the subdivision process with a plat to create two lots. Staff notified 6 property owners about this request.

The Master Plan designates this property as suitable for agricultural and rural residential land uses. The Master Plan also identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

Utilities: Public water is provided by Public Water Service District Number 10. The existing infrastructure is capable of providing domestic service. Boone Electric can provide sufficient electric service to the site.

Transportation: Access to the site is by Jefferson Street. The subdivision proposed by the plan will not increase traffic on this road by any discernable amount.

Public Safety: The nearest fire station is in Centralia, approximately ½ mile away. The existing road network provides access for emergency service providers.

Based upon the existing adjacent zoning, and current land use of the surrounding property, staff recommends approval of this request, with the following condition:

1. That the recording of the final plan will await the decision of the Boone County Board of Adjustment on 23 August 2007.

Present: Adam Rosenfelder, 23800 N. Jefferson St., Centralia.
Kimberly Rosenfelder, 23800 N. Jefferson St., Centralia.

Mr. Rosenfelder stated he had no comments; the staff report covered everything well.

Open to public hearing.

Present, speaking in support of the request:

Becky Rosenfelder, 6358 Highway C, Centralia.

Ms. Rosenfelder stated she owns the adjacent land and had owned the applicant’s property previously. The only goal in doing this is to preserve the property as farm land.

No one spoke in opposition to the request.

Closed to public hearing.

Commissioner Freiling stated this is what the regulations were designed to accomplish.

Commissioner Freiling made and Commissioner Schloot seconded a motion to **approve** a request by Adam and Kimberly Rosenfelder to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) on 10.18 located at 23800 N. Jefferson St., Centralia.

Pat Smith - Yes
Carl Freiling – Yes
Larry Oetting – Yes
John Schloot – Yes
David Mink – Yes

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

Motion to approve the rezoning request carries unanimously.

Commissioner Harris made and Commissioner Morrison seconded a motion to **approve** a request by Adam and Kimberly Rosenfelder for a Review Plan for Rosenfelder Planned Agricultural Development on 10.18 located at 23800 N. Jefferson St., Centralia **with the following condition:**

1. That the recording of the final plan will await the decision of the Boone County Board of Adjustment on 23 August 2007.

Pat Smith - Yes
Carl Freiling – Yes
Larry Oetting – Yes
John Schloot – Yes
David Mink – Yes

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

Motion to approve the rezoning request carries unanimously.

Chairperson Smith informed the applicants that this request would go before the County Commission on August 28, 2007 at 7:00 p.m. The applicants and any interested parties should attend that meeting.



VI. Plats

1. Hidden Valley Estates Block 1. S23-T45N-R12W. A-2. GEM Property LLC, owner. Steven R. Proctor, surveyor.

The following staff report was entered in to the record.

The property is approximately 4 miles southeast of the city limits of Hartsburg, on the north side of Claysville Road. This plat creates one lot at 6.17 acres, and leaves a remainder of 71.81 acres to the south. The property is zoned A-2 (Agriculture). It is surrounded by A-2 zoning. This is all original 1973 zoning.

Access to this property is via Claysville Road. 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 the lot. Boone Electric Cooperative will be providing electrical service. Fire protection will be provided by the Southern Boone County Fire Protection District.

An on-site system 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 Freiling made and Commissioner Morrison seconded a motion to **approve** Hidden Valley Estates Block 1 **with waiver requests**:

Pat Smith - Yes

Boyd Harris – Yes

Carl Freiling – Yes

Mike Morgan – Yes

Larry Oetting – Yes

Michael Morrison – Yes

John Schloot – Yes

Patricia Fowler – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



2. Robertson. S28-T51N-R11W. A-2. David and Connie Robertson, owners. Donald E. Bormann, surveyor.

The following staff report was entered in to the record:

The property is approximately 1 and ½ miles south of the city limits of Centralia, ½ miles to the east of the intersection of Jay Jay and Union Church. This plat creates two lots of 3.12 and 7.32 acres, respectively. 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 Union Church Road. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Public Water Service District #10 will be providing domestic water service to these lots. Boone Electric Cooperative will be providing electrical service. Fire protection will be provided by the Southern Boone County Fire Protection District.

On-site systems will be providing wastewater disposal. There is an existing lagoon on lot 2 which is non-compliant with City/County Health Department regulations. This situation will need to be resolved before final approval of this plat. 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 with the following condition:

That the situation regarding the existing lagoon on Lot 2 be resolved to the satisfaction of the City/County Health Department.

Commissioner Freiling made and Commissioner Morrison seconded a motion to **approve** Robertson subdivision plat **with waiver requests and the following condition:**

1. That the situation regarding the existing lagoon on Lot 2 be resolved to the satisfaction of the City/County Health Department.

Pat Smith - Yes

Carl Freiling – Yes

Larry Oetting – Yes

John Schloot – Yes

David Mink – Yes

Boyd Harris – Yes

Mike Morgan – Yes

Michael Morrison – Yes

Patricia Fowler – Yes

Motion to approve the plat carries unanimously.



3. Martha’s Grove Plat 1. S3-T47N-R12W. R-SP. Martha L. Straub Trust, owner. Jay Gebhardt, surveyor.

The following staff report was entered in to the record:

This property is located one mile south of the general Columbia municipal limits to the north. The site is situated on the north side of Bonne Femme Church Road approximately 3000 feet southwest of the intersection of Highway 63 South and Bonne Femme Church Road. The site is immediately west of Bonne Femme Mobile Home Park. The site of the proposal comprises 20-acres. The current zoning of this plat is A-RP (planned agriculture-residential) which was rezoned from A-1 in 2003. Property to the south, west, and north of the requested site is zoned A-1. Property to the east is zoned A-1 with a small pocket of R-M (moderate density residential) upon which the existing MHP is located and which was rezoned from A-1 in 1983. The other zonings are all the original 1973 zonings. The proposed plat creates 22 lots; 20 lots for the residential single family attached units and 1 lot of common ground, and 1 large lot for future development of the second phase of the plan. Hummingbird Lane is a private drive located on the common lot and would be treated similarly to an apartment complex parking lot. The vehicular circulation as proposed can not be made into public roads. There is some 100-year Floodplain on the property near the proposed entry drive and the property is in the watershed of environmentally sensitive streams. The design for the development is proposing storm water detention and several best management practices for stormwater and erosion control. Two emergency-only improved grass lanes are required for emergency vehicle access. A centralized sewer collector system serving the plat is operated by the BCRSD. Water service and fire hydrants are required for this development. Consolidated Water District #1 provides water to the site and the site is in the Boone County Fire Protection District. The development will be within the Columbia Public School District. The *master plan* designates this area as being suitable for residential land uses. This site has **56** points on the point rating system.

Staff recommends approval of the plat.

Commissioner Freiling made and Commissioner Morrison seconded a motion to **approve** Martha’s Grove Plat 1.

Pat Smith - Yes

Carl Freiling – Yes

Larry Oetting – Yes

Boyd Harris – Yes

Mike Morgan – Yes

Michael Morrison – Yes

John Schloot – Yes
David Mink – Yes

Patricia Fowler – Yes

Motion to approve the plat carries unanimously.



V. Old Business

Update on County Commission Decisions

Director, Stan Shawver stated the request for Forrest Cunningham was approved as recommended. The request by Maximum Media was also approved by the Commission as were all the plats that went forward.

VI. New Business

None.

VII. Adjourn

Being no further business the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Boyd Harris
Secretary

Minutes approved on this 20th day of September, 2007