

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, October 18, 2007

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

II. Roll Call:

a. Members Present:

Boyd Harris, Secretary	Centralia Township
Mike Morgan	Bourbon Township
Larry Oetting	Three Creeks Township
John Schloot	Rocky Fork Township
Gregory Martin	Katy Township
Paul Zullo	Rock Bridge Township
Michael Morrison	Columbia Township
David Mink	Public Works

b. Members Absent:

Pat Smith, Chairperson	Perche Township
Patricia Fowler	Missouri Township
Carl Freiling	Cedar Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the September 20, 2007 meeting were approved by acclamation.

IV. Chairperson Statement:

Commissioner Harris entered the procedural statement in to the record. The procedural statement states the Boone County Planning and Zoning Commission is 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 3 subdivision plats. The following procedure will be followed for the subdivision plats:

The agenda item will be announced, followed by a report from the Planning Department staff. At that time, the applicant or their representative may make a presentation to the Commission. The Commission may request additional information from the surveyor.

Please give your name and mailing address when you address the Commission.

The Planning and Zoning Commission will then make a motion to either approve or deny the subdivision plat.

All recommendations are followed to the County Commission. They will review the subdivision plats Tuesday, October 30th. The County Commission hearing scheduled for Tuesday, October 30th will begin at 7:00 p.m. and will convene in this same room.

V. Rezoning Requests

None.

VI. Planned Developments

None.

VII. Plats

1. Fox Trotter Lane. S17-T46N-R12W. A-2. J. Donna & Ronald J. White and Kim Evans, owners. Curtis E. Basinger, surveyor.

The following staff report was entered in to the record.

This property is located approximately 1.2 miles to the east of the city of Ashland, to the west of State Route M, south of Fox Hollow Road. This plat creates two 2.50 acre lots and one 4.39 acre lot. The property is zoned A-2 (Agricultural) and is surrounded by A-2 zoning. This is original 1973 zoning.

Lot 1 of this plat has direct access onto State Route M. Lot 2 has frontage along State Route M and Fox Hollow Road, but access will be off of Fox Hollow. Lot 3 has access onto Fox Hollow Road.

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 existing on-site system is serving the home on lot 2. On-site systems have been proposed on lots 1 and 3, but have not yet been approved by the City/County Health Department.

The existing structure on lot 2 inside the building setback received a variance for its location on 27 September 2007.

The property scored 58 points on the rating system.

Staff recommends approval of the plat with the following condition:

1. That the plat will not be presented to the county commission until the questions regarding the on-site wastewater systems are resolved to the satisfaction of the City/County Health Department.

No one present to represent the plat.

Commissioner Martin made and Commissioner Mink seconded a motion to **approve** Fox Trotter Lane with the following condition:

1. That the plat will not be presented to the county commission until the questions regarding the on-site wastewater systems are resolved to the satisfaction of the City/County Health Department.

Boyd Harris – Yes

Mike Morgan – Yes

Larry Oetting – Yes

Paul Zullo – Yes

Gregory Martin – Yes

Michael Morrison – Yes

John Schloot – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



2. Graystone Plat 1. S17-T48N-R13W. R-S. Opal and Ernest Smith Trust, owner. Jay Gebhardt, surveyor.

Planner, Thad Yonke read the following staff report:

Final Minor Plat: This 3 lot plat is located immediately west of the Municipal Limits of the City of Columbia at the termination of Waterfall Dr. The area being subdivided contains 20.40-acres out of a 40.4-acre parent parcel. The property contained in this proposal is zoned R-S (residential single family) as is the property to the north and west. Property to the east and south is inside the city limits and zoned R-1 All the county zonings are the original 1973 zonings. The property is currently vacant. Proposed lots 101 and 102 have frontage upon public roads in the Quail Creek development. Proposed lot 103 is accessed by a private ingress/egress easement. Since all the proposed lots from this parent parcel are greater than 5 acres private driveways may be proposed to serve up to four lots each. There is a separate private ingress/egress easement crossing this plat to provide access to Plat 2. Additional ROW for Whitefish Dr. is provided so that when the 40-acre property to the north is developed the public road can be constructed and extended. Sewage treatment for proposed lot 103 is from a City of Columbia central sewer line, and this lot will have to annex into the City in order to be developed. Proposed lots 101 and 102 will be served by engineered on-site wastewater systems. A cost benefit analysis has been prepared and submitted. The analysis shows that gravity sewer service to lots other than 103 would be approximately \$78,000 per lot as compared to the engineered on-site wastewater system of approximately \$20,000 per lot. The health department has indicated that engineered on-site wastewater systems can be proposed for this development. The topography of the site coupled with the low number of lots and large acreages make using a single gravity central sewer system impractical. The site is in City of Columbia electric and water service areas. Fire hydrants and watermain extensions are required along with any associated easements. The site is in the Columbia School District and the Boone County Fire Protection District. This plat has 78 points on the point rating scale. We have received comments from the City of Columbia indicating that they do not approve of the plat as it is proposed. And while the County would like to see a permanent public cul-de-sac on Waterfall Drive, the application of our regulations under these specific circumstances do not

require one. We understand the objections of the City but feel the plat meets our regulations. A waiver from traffic analysis has been requested and staff concurs with the granting of the waiver request.

Staff recommends approval subject to the following condition:

1. Any on-site wastewater system must be an engineered wastewater system approved by the Health department or connection to a governmentally operated central sewer system.

No one present to represent the plat.

Commissioner Martin made and Commissioner Mink seconded a motion to approve Graystone Plat 1 with waiver request and the following condition:

1. Any on-site wastewater system must be an engineered wastewater system approved by the Health department or connection to a governmentally operated central sewer system.

Boyd Harris – Yes

Mike Morgan – Yes

Larry Oetting – Yes

Paul Zullo – Yes

Gregory Martin – Yes

Michael Morrison – Yes

John Schloot – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.



2. Graystone Plat 2. S17-T48N-R13W. R-S. Opal and Ernest Smith Trust, owner. Jay Gebhardt, surveyor.

Planner, Thad Yonke read the following staff report:

Final Minor Plat: This 4 lot plat is located immediately west of proposed Graystone Plat 1 and approximately 1000 ft west of the Municipal Limits of the City of Columbia. The area being subdivided contains 20.00-acres out of a 40.4-acre parent parcel. The property contained in this proposal is zoned R-S (residential single family) as is the property to the north and east. Property to the west is zoned A-2. Property to the south is inside the city limits and zoned R-1 All the county zonings are the original 1973 zonings. The property is currently vacant. The 4 proposed lots are accessed by a private ingress/egress easement. Since all the proposed lots from this parent parcel are greater than 5 acres private driveways may be proposed to serve up to four lots each. The access easement to serve this plat crosses Graystone Plat 1. Sewage treatment is proposed to be by engineered on-site wastewater systems. A cost benefit analysis has been prepared and submitted. The analysis shows that gravity sewer service to lots other than 103 of Plat 1 would be approximately \$78,000 per lot as compared to the engineered on-site wastewater system of approximately \$20,000 per lot. The health department has indicated that engineered on-site wastewater systems can be proposed for this development. The topography of the site coupled with the low number of lots and large acreages make using a single gravity central sewer system impractical. The site is in City of Columbia electric and water service areas. Fire hydrants and watermain extensions are required along with any associated easements. The site is in the Columbia School District and the Boone County Fire Protection District. This plat has 55 points on the point rating scale. We have received comments from the City of Columbia indicating that they do not approve of the plat as it is proposed. And while the County has a preference for central wastewater systems the engineered systems that are proposed are

allowable with Health Department approval. We understand the objections of the City but feel the plat meets our regulations. A waiver from traffic analysis has been requested and staff concurs with the granting of the waiver request.

Staff recommends approval subject to the following condition:

1. Any on-site wastewater system must be an engineered wastewater system approved by the Health department or connection to a governmentally operated central sewer system.

No one present to represent the plat.

Commissioner Martin made and Commissioner Mink seconded a motion to **approve** Graystone Plat 2 with waiver request and the following condition:

1. Any on-site wastewater system must be an engineered wastewater system approved by the Health department or connection to a governmentally operated central sewer system.

Boyd Harris – Yes

Mike Morgan – Yes

Larry Oetting – Yes

Paul Zullo – Yes

Gregory Martin – Yes

Michael Morrison – Yes

John Schloot – Yes

David Mink – Yes

Motion to approve the plat carries unanimously.

V. Old Business

Update on County Commission Decisions

Director, Stan Shawver stated the planned developments for Potterfield and Godas were approved as recommended. The plats that went before the County Commission were also approved.

VI. New Business

None.

VII. Adjourn

Being no further business the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Boyd Harris
Secretary

Minutes approved on this 15th day of November, 2007