

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

**Minutes**

**7:00 P.M.**

**Thursday, June 18, 2009**

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

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Carl Freiling, Vice-Chairperson	Cedar Township
Pat Fowler, Secretary	Missouri Township
Mike Morgan	Bourbon Township
John Schloot	Rocky Fork Township
Larry Oetting	Three Creeks Township
Michael Morrison	Columbia Township

b. Members Absent:

Paul Zullo	Rock Bridge Township
Gregory Martin	Katy Township
Derin Campbell	Public Works
Vacant Seat	Perche Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the May 21, 2009 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following procedural statement:

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 plat.

The following procedure will be followed for the subdivision plat:

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 forwarded to the County Commission. They will review the subdivision plat on Tuesday, June 30, 2009. The County Commission hearing scheduled for Tuesday, June 30, 2009 will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None.

VI. Rezoning Requests

1. Request by Timothy and Toby Rost to rezone from A-R (Agriculture Residential) to C-G (General Commercial) on 1.50 acres, more or less, located at 2450 N. Trails West Ave., Columbia.
2. Request by Timothy and Toby Rost to rezone from C-G (General Commercial) to A-R (Agriculture Residential) on .11 acres, more or less, located at 2450 N. Trails West Ave., Columbia.

THESE REQUESTS WERE WITHDRAWN BY THE APPLICANT PRIOR TO THE MEETING.

VII. Planned Developments

None.

VIII. Plats

1. Howland. S24-T48N-R14W. A-R. Howland Family Trust, owner. Steven R. Proctor, surveyor.

No one present to represent plat.

The following staff report was entered in to the record:

The property is located on the east side of State Route UU, north of where Gillespie Bridge Road comes off of Route UU to the east. The subject property is 16.17 acres in size and was previously divided by family transfer into three tracts, one at .63 acres, one at 1.1 acres, and the remainder of approximately 14.5 acres. This plat reconfigures the three tracts into three lots of 5.07 acres, 5.58 acres, and 5.52 acres. This property is zoned A-R(Agriculture-Residential). It was rezoned from A-2 (Agriculture) to A-R in 1975.

The lots have an existing access onto State Route UU, with lot 1 having direct access and lots 2 & 3 having access via a variable width private access & utility easement. The applicant has submitted a request to waive the required traffic study.

The property is served by Consolidated Public Water Service District #1, Boone Electric Cooperative, and the Boone County Fire Protection District. District water service is through a 4" line to the south of lots 1 & 2.

Existing septic systems provide wastewater service to these lots. The applicant has requested that the wastewater cost/benefit analysis be waived.

The property scored 61 points on the rating system.

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

**Commissioner Schloot made and Commissioner Morgan seconded a motion to approve Howland with waiver requests:**

Boyd Harris – Yes	Carl Freiling – Yes
Mike Morgan – Yes	Larry Oetting – Yes
John Schloot – Yes	Pat Fowler – Yes
Michael Morrison – Yes	

Motion to approve the plat carries unanimously.

IX. Old Business

1. Update on County Commission Decisions

Mr. Shawver updated the Commission of the decisions of the County Commission.

The rezoning request by the Columbia Jobs Foundation was approved as recommended.

The rezoning request by Dolores Wolfe was approved as recommended.

The revised review plan by Three Creeks LLC was approved as recommended. The drainage issue was resolved.

The rezoning request by Gary Naugle heard by the Planning and Zoning Commission in April was denied as recommended.



2. Resolution of appreciation for Pat Smith

Chairperson Harris read the following resolution in to the record and presented it to Pat Smith who was in attendance (this resolution was passed at the May 21, 2009 meeting).

Whereas, Patricia Norton Smith was appointed to the Boone County Planning and Zoning Commission in August 1998; and

Whereas, Patricia Norton Smith did serve on the Planning and Zoning Commission representing Perche Township until April 2009; and

Whereas, Patricia Norton Smith did serve as the Chairperson of the Boone County Planning and Zoning Commission from June 2001 until April 2009; and

Whereas, during her service the Boone County Planning and Zoning did consider 99 conditional use permit applications and 146 rezoning requests; and

Whereas, through her leadership the citizens of Boone County were able to be comfortable that all applicants were treated fairly and equally when they appeared before the Commission; and

Whereas, the dedication of Patricia Norton Smith was such that all citizens of Boone County, present and future could rest assured that land use decisions recommended by the Planning and Zoning Commission took the best interests of the citizens at large to heart; therefore be it

Resolved, that Patricia Norton Smith is to be recognized as an upstanding, selfless leader and she will be sorely missed upon her retirement from the Boone County Planning and Zoning Commission.

Done this 21<sup>st</sup> day of May, 2009.

X. New Business

None

XI. Adjourn

Being no further business the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Secretary  
Pat Fowler

Minutes approved on this 16<sup>th</sup> day of July, 2009