

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, October 15, 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
Michael Morrison, Acting Secretary	Columbia Township
John Schloot	Rocky Fork Township
Gregory Martin	Katy Township
Brian Dollar	Bourbon Township
Derin Campbell	Public Works

b. Members Absent:

Paul Zullo	Rock Bridge Township
Larry Oetting	Three Creeks Township
Vacant Seat	Perche Township
Vacant Seat	Missouri Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the August 20, 2009 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris entered the statement in to the record:

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 two subdivision plats.

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, October 27, 2009 will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None.

VI. Rezoning Requests

None.

VII. Planned Developments

None.

VIII. Plats

1. Lake of the Woods Plat 4. S10-T48N-R12W. R-S. Joseph and Roberta Lee, owners. James V. Patchett, surveyor.

No one present to represent plat.

The following staff report was entered in to the record:

This property is located at the intersection of Rocky Mountain Avenue & Shiloh Avenue, south of Interstate 70, on the east side of the city of Columbia. This plat reconfigures a 0.26 acre lot to adjust a platted future road and utility easement along the southern property line. The property is zoned R-S (Residential-Single Family), and has R-S zoning to the north, south, and west, with the city of Columbia to the east. This is all original 1973 zoning.

This lot has direct access to Shiloh Avenue.

This lot is served by Public Water Service District #9 for water, and the Boone County Fire Protection District for fire protection.

Central sewer service is provided by the Boone County Regional Sewer District.

This lot was originally platted as lot 76 of Lake of the Woods Plat 2. It and lot 75 of Lake of the Woods Plat 2 shared a 50' future road and utility easement. When the property to the east was developed as part

of the city of Columbia, no road was constructed to align with the easement. The purpose of the easement was no longer present, and a request to vacate and replat this lot was submitted in August of 2009. That request was granted by the county commission and this plat was submitted to reduce the size of the easement and re-purpose it for utilities only.

The property scored 83 points on the rating system.

Staff recommends approval of the plat.

Commissioner Schloot made and Commissioner Morgan seconded a motion to **approve** Lake of the Woods Plat 4:

Boyd Harris – Yes

Carl Freiling – Yes

Gregory Martin – Yes

Michael Morrison – Yes

Brian Dollar – Yes

John Schloot – Yes

Derin Campbell – Yes

Motion to approve the plat carries unanimously.



2. Winscott. S18-T46N-R12W. A-2. Keith Winscott, owner. J. Daniel Brush, surveyor.

No one present to represent plat.

The following staff report was entered in to the record:

This property is located to the northwest of the intersection of Rothie Drive & Calvin Drive, west of State Route M, between Wilton & Ashland. This plat creates a 10 acre and a 5 acre lot, with the 5 acre lot served by a private driveway easement on to Calvin Drive. The property is zoned A-2 (Agriculture), and is surrounded by A-2 zoning. The property to the west received a conditional use permit in 1990 to operate a kennel. This is all original 1973 zoning.

The lots have access onto Calvin Drive. The applicant has submitted a request to waive the requirement for a traffic study.

This property is served by Consolidated Public Water Service District #1.

On-site wastewater systems will be used by both lots. The applicant has submitted a request to waive the requirement for a central sewer cost-benefit analysis.

This plat was originally submitted as a three lot plat in August of 2008. During the interval, the design was reconfigured as two lot plat. Given that infrastructure needs not significantly altered, this design was moved for approval on the resubmittal schedule rather than a full review.

The property scored 30 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 Winscott with waiver requests:**

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	John Schloot – Yes
Derin Campbell – Yes	

Motion to approve the plat carries unanimously.

IX. Old Business

1. Stormwater and Addressing Ordinances.

Chairperson Harris stated the Planning and Zoning Commission has had three public hearings regarding these ordinances.

Stan Shawver stated there were no comments about the addressing ordinances. Mr. Shawver suggested that the Commission recommend the addressing ordinance be forwarded to the County Commission. Staff is still working on the stormwater ordinance on putting on the comments and responses together. We hope to have those before the next work session and mail them to the Commission before the next work session.

Chairperson Harris stated that the Commission had the first public hearing in August and then one in Centralia and another in Ashland. There were no comments on the addressing ordinances. There were numerous comments on the stormwater ordinance. There were as many comments stating the Stormwater ordinance does too much as there were comments that it doesn't do enough.

Stan Shawver stated staff is working on an analysis on those comments.

Commissioner Campbell stated the TMDL came out from DNR at the same time we were trying to compile the comments.

Commissioner Schloot made and Commissioner Martin seconded a motion to forward the **addressing/street naming ordinance** to the County Commission:

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	John Schloot – Yes
Derin Campbell – Yes	

Motion passes unanimously.

Commissioner Harris stated the Planning and Zoning Commission will address the stormwater ordinance at next month's meeting.



2. Northeast Area Plan.

Chairperson Harris stated the City had a public hearing immediately prior to this meeting. The county Planning & Zoning Commission is not required to hold a public hearing for any comment. It is open for discussion among the Commissioners before it is forwarded to the County Commission.

Stan Shawver stated the statutes would consider this to be a part of the master plan. The master plan is adopted by the County Commission after they conduct a public hearing. The Planning and Zoning Commission should make a recommendation to the County Commission and they will advertise and give notice of a public hearing.

Commissioner Freiling stated there have been some changes on the Commission since all this started. This joint effort is the realization of a long term goal which is to achieve a greater level of coordination between the city and county. Both on staff and Planning and Zoning Commissions and the elected governing bodies level. The second effort was to try to provide a preliminary blue print so that current and future residents have some idea of what the goal is in the area. The map demonstrates that and the text gives the reasoning. From that standpoint it was a good effort as well. Over time the area will end up being different than any conceptual plan but it does layout some basic principals.

Chairperson Harris stated he believes this is a good plan. The level of stakeholder participation was surprising. It was a good effort with the joint Commissions. Thanks goes to both the City and County staff for the work they have put in to it on a technical aspect. It is the Commissioner's document; we relied on technical help from staff but as far as production and ideas the input was from stakeholders and joint Commissioners which makes it that much more credible.

Commissioner Schloot stated former Planning Commissioners Pat Fowler and Pat Smith are the ones that really did the bulk of the county work. It is a good document; it was good to see the County and City working together.

Commissioner Freiling made and Commissioner Harris seconded a motion to forward the **Northeast Area Plan along with public comments** to the County Commission with a recommendation for approval:

Boyd Harris – Yes
Gregory Martin – Yes
Brian Dollar – Yes
Derin Campbell – Yes

Carl Freiling – Yes
Michael Morrison – Yes
John Schloot – Yes

Motion passes unanimously.



3. Update on Commission action.

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

The conditional use permit request by Rose for the ballfield was recommended approval. The County Commission tabled action on it. They are still trying to resolve some type of reasonable accommodations for both parties involved.

The conditional use permit request by Harrison for the private cemetery was recommended approval. The County Commission cut it down to ¼ acre total and approved it.

The rezoning request for Rost Landscaping was approved as recommended.

The rezoning request for Biggs was approved as recommended.

The revised review plan for Potterfield was approved as recommended.

X. New Business

Thad Yonke stated anticipating the success of the joint plan for the northeast area plan the City Council directed City Planning to start looking in to other plans. The first one they were directed to look at is the east area. The City Planning and Zoning Commission has done some brainstorming on that, however they do not wish to proceed on anything because it is all area that is out in the county. It is another one of these projects that it would be inappropriate for them to go forward without the County Planning and Zoning Commission input. They would like for the County Planning and Zoning Commission to do some brainstorming on the purpose, the plan area, and what the plan should come up with without the City's influence. What they then want to do is take that input, work it in to their process and then have the County Planning and Zoning Commission involved in it as well. But as far as framing the initial process they want the county's opinions.

Mr. Yonke suggested an in depth discussion of it. The city Planning and Zoning Commission had four, two hour work sessions just on this issue. We don't plan on doing that.

Commissioner Freiling asked what the city defined the area as.

Mr. Yonke stated he is not supposed to say; the Commission is supposed to figure it out. Obviously the north boundary of this thing is the south boundary of the plan that was just finished. The real question then comes the western boundary, which would obviously is the existing city limits line. The real issue is how far south and how far east do you think it needs to go for an east area plan? I believe the City is going to be the lead agency in terms of devoting the most staff time. There will be more staff involvement on this plan and what staff is looking for from both Commissions is more policy direction so this can move forward quicker than two and a half years.

Mr. Shawver stated one of the problems with the last plan was both the City Council and the County Commission wanted the initial joint planning effort to be driven by the Planning and Zoning Commissions. The staff was directed to be hands-off. There were missteps with public notification, having agendas ahead of time, having minutes available, access to information, and coordination. There was a lack of consistency in scheduling meeting times and locations. The main thing that was learned by the last plan is that the basic process works. The Commissions can work together - the issue has always been giving them something to work with. You've shown you can work together and now the improvement will be staff involvement to make sure things move along and steady progress is made.

Chairperson Harris asked if there were bullet points of questions Mr. Yonke could email to the commission to consider. Chairperson Harris stated he needed to make the time to drive around the area to look at it.

Mr. Yonke stated he would email the questions and as the Commissioners have time, get out and look at the area. We can dedicate some time for this at the November work session and see who from our group is going to be spearheading.

Mr. Shawver stated the commission can go look at it. We will also get a county van and set a date to drive around.

XI. Adjourn

Being no further business the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Acting-Secretary
Michael Morrison

Minutes approved on this 19th day of November, 2009