

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, November 19, 2009

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

II. Roll Call:

a. Members Present:

Carl Freiling, Vice-Chairperson	Cedar Township
Michael Morrison, Acting Secretary	Columbia Township
John Schloot	Rocky Fork Township
Gregory Martin	Katy Township
Larry Oetting	Three Creeks Township
Brian Dollar	Bourbon Township
Derin Campbell	Public Works

b. Members Absent:

Boyd Harris, Chairperson	Centralia Township
Paul Zullo	Rock Bridge Township
Vacant Seat	Perche Township
Vacant Seat	Missouri Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the October 15, 2009 meeting were approved by acclamation.

IV. Chairperson Statement

Vice-Chairperson Freiling 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 plats:

The agenda item will be announced, followed by a report from the Planning Department staff. At that time, the applicant or their surveyor 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 Tuesday, December 1st. The County Commission hearing scheduled for Tuesday, December 1, 2009 will begin at 9:30 a.m. and will convene in this same room.

V. Conditional Use Permits

None.

VI. Rezoning Requests

None.

VII. Planned Developments

None.

VIII. Plats

1. Fox Ridge. S25-T49N-R14W. A-2. Equity Trust Company, owner. J. Daniel Brush, surveyor.

No one present to represent plat.

The following staff report was entered in to the record:

The property is located approximately ½ mile to the south of the intersection of Hatton Chapel Road and Locust Grove Church Road, approximately 3.5 miles to the northwest of the city of Columbia. This plat creates three lots at 8.22, 6.35, and 7.21 acres in size, and leaves a substantial remainder tract that will be divided using a concurrent administrative survey. The property is zoned A-2 (Agriculture), and is surrounded by A-2 zoning.

Lots 1 & 2 of this plat have direct access onto Locust Grove Church Road to the west. Lot 3 uses a private access easement that runs across lots 1 & 2 for access on to Locust Grove Church Road. The applicant has submitted a request to waive the requirement for a traffic study.

There is an 8" waterline along Locust Grove Church Road. An extension to serve lot 3 and the administrative survey tracts will need to be built. Boone County Fire Protection District will provide fire protection.

On-site systems will be used for wastewater. The applicant has submitted a request to waive the cost-benefit analysis for central vs. on-site wastewater systems.

Ownership of this property is currently in a state of flux. Until that issue is resolved with the property owners identified on the plat becoming the actual owners, this plat cannot be recorded.

The property scored 35 points on the rating system.

Staff recommends approval.

Commissioner Schloot made and Commissioner Dollar seconded a motion to **approve** Fox Ridge:

Carl Freiling – Yes

John Schloot – Yes

Gregory Martin – Yes

Michael Morrison – Yes

Brian Dollar – Yes

Larry Oetting – Yes

Derin Campbell – Yes

Motion to approve the plat carries unanimously.



2. Grandview Plat 2. S15-T50N-R12W. A-2. GW Developers LLC, owner. David T. Butcher, surveyor.

No one present to represent plat.

The following staff report was entered in to the record:

The subject tract is located a on the west side of Frink Road, south of Highway 124, west of Hallsville. This plat divides the remainder of the parent parcel that Grandview Plat No. 1 was split off of in April of 2009. Grandview Plat No. 1 created three lots of approximately 5 acres each. The remainder tract of 44.09 acres is split into three lots of approximately 5 acres each, one 7.85 acre lot, leaving a 20+ acre remainder tract. The property is zoned A-2 (Agriculture), and has A-2 zoning to the north and west, A-1 (Agriculture) zoning to the south, and the city of Hallsville to the east. This is all original 1973 zoning.

Three lots have direct access onto Frink Road. The seven acre lot uses the private drive easement created for Grandview Plat No. 1 for access. The applicant has requested a waiver to the traffic study requirement.

Public Water Service District #4 will be providing water service to these lots in an easement extending off of Frink Road. Fire hydrants will be installed to serve the lots created by this plat and Grandview Plat No. 1 to the satisfaction of the Boone County Fire Protection District. Fire protection will be provided by the Boone County Fire Protection District.

The applicant has submitted a cost-benefit analysis for the use of on-site wastewater to these lots. Given that information and the distance to reach available central sewer, on-site systems will be used for this development.

The property has a regulated type II stream running from the northwest corner of the remainder tract, crosses the remainder tract and the southwestern corner of lot six and then leaving the property via the northeastern corner of lot eleven. The required 50' stream buffer has been identified on the plat.

The property scored 60 points on the rating system.

Staff recommends approval of the plat and the requested waiver.

Commissioner Schloot made and Commissioner Dollar seconded a motion to **approve** Grandview Plat 2 with waiver request:

Carl Freiling – Yes	John Schloot – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	Larry Oetting – Yes
Derin Campbell – Yes	

Motion to approve the plat carries unanimously.

IX. Old Business

1. Stormwater Ordinances.

Mr. Shawver stated the Planning and Zoning Commission conducted three public hearings on the stormwater ordinance as required by the regulations. Staff evaluated the comments and prepared a report which was submitted to Commissioners. There were some good suggestions which were implemented; some other things were left as they were.

The Commission discussed the requirements of agricultural land sales to developers and the 5 year wait for development after disturbance of agricultural land.

Commissioner Schloot made and Commissioner Campbell seconded a motion to recommend approval of the **stormwater ordinance** and to forward it to the County Commission:

Carl Freiling – Yes	John Schloot – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Brian Dollar – Yes	Larry Oetting – NO
Derin Campbell – Yes	

Motion to forward the stormwater ordinance to the County Commission passes. 6 YES 1 NO



2. Update on Commission action.

The County Commission had two plats last month and they both went to the County Commission.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Acting-Secretary
Michael Morrison

Minutes approved on this 17th day of December, 2009