

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, May 20, 2010

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
Paul Prevo	Rocky Fork Township
Mike Morrison	Columbia Township, Acting-Secretary
Gregory Martin	Katy Township
Larry Oetting	Three Creeks Township
Kevin Murphy	Perche Township
Jeff McCann	Public Works

b. Members Absent:

Paul Zullo	Rock Bridge Township
Brian Dollar	Bourbon Township
Eric Kurzejeski	Missouri Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the April 15, 2010 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following procedural statement:

The Boone County Planning & 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 a final development plan and 3 subdivision plats.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff.

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, June 1st. The county commission hearing scheduled for Tuesday, June 1st 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

1. Request by Grant and Mary Stauffer Revocable Trust to approve a Final Plan for Stauffer Plat 1 Planned Development on 20 acres located at 6521 S. Scott Blvd., Columbia.

The following staff report was given by planner, Uriah Mach

The property is located at the end of Scott Boulevard, less than ½ of a mile north of State Route K. The property is 19.12 acres in size and is currently zoned A-1(Agriculture). There is A-1 zoning to the north, south, and west, with A-2(Agriculture) zoning and the city limits of Columbia to the east. The applicants are seeking a rezoning to A-2P(Planned Agriculture) for purposes of subdividing the property into three lots. The property currently has a house and shed present, and they will be retained on one of the proposed lots.

The Master Plan designates this property as suitable for residential land use. 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: The property is served by a Consolidated Public Water Service #1 12” line and a 4” line. Boone Electric Cooperative provides electrical service. The Boone County Fire Protection District will provide fire protection.

Transportation: All three lots have direct frontage on Scott Boulevard. Scott Boulevard, at this point, is classified as a minor arterial and will eventually be pushed through to Route K.

Public Safety: The nearest fire station is on Scott Boulevard, approximately 2 miles away. This rezoning will not significantly increase risk beyond that which is already provided for the current use of the property.

Zoning Analysis: This property has rugged topography. That topography, when combined with the stream buffer present on the property, renders much of it unsuitable for development. The controls placed on a property by a planned district allow for those physical characteristics to be identified and understood by all those involved prior to earth being moved and construction begun.

Staff did a field visit to consider issues presented regarding impacts on adjacent property owners. The nearest property owner's residence, located to the north of the subject tract is screened by the existing trees. While an argument can be made for additional vegetative screening, the elevation differences between the neighbor's residence and the northern-most building site make any solution a long-term one. It may take as long as ten years for any new tree growth to reach sufficient height to make any noticeable difference. As long as existing trees and vegetation are preserved as best as practicable, visual impacts on the adjacent properties will be mitigated.

While the density is greater than that of the surrounding properties, the number of lots proposed, the topography, and the tree coverage of the property will allow the subject tract to retain the low-density feel of the surrounding properties. It is strongly recommended that as much of the existing tree cover be retained for purposes of retaining that feel to the property.

This property can meet the requirements of the sufficiency of resources test and complies with master plan.

The property scored 66 points on the rating system.

Staff recommends approval of this request.

The rezoning was approved, and the review plan was approved with the following condition:

1. Any woody stem vegetation north of the existing driveway on lot 101 that is removed as a result of actions by the applicants must be replaced.

The request was forwarded to the County Commission on March 30, 2010, where the rezoning was approved, and the review plan was approved with the Planning & Zoning Commission's condition and the following condition:

2. If the existing road that crosses lot 101 is widened it must be taken off the south side of the easement.

The final plan matches the review plan and complies with the Boone County Zoning Ordinance. The documentation and depiction of the conditions placed on this development are shown on the final plan, along with the commission order authorizing the rezoning request and review plan.

Staff recommends approval of the final plan.

Commissioner Martin made and Commissioner Prevo seconded a motion to **approve** the request by Grant and Mary Stauffer Revocable Trust to approve a Final Plan for Stauffer Plat 1 Planned Development on 20 acres located at 6521 S. Scott Blvd., Columbia **with the conditions as shown on the plan.**

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Larry Oetting – Yes	Paul Prevo – Yes
Kevin Murphy – Abstain	Jeff McCann – Yes

Motion to approve the request passes 7 YES 1 ABSTAIN

Chairperson Harris stated that this request would go before the County Commission on June 1, 2010 and the applicants need to be present for the hearing.

VIII. Plats

1. Stauffer Estates. S8-T47N-R13W. A-2P. Grant S. and Mary E. Stauffer Revocable Trust, owner. Jay Gebhardt, surveyor.

The following staff report was given by planner, Uriah Mach:

The property is located at the end of Scott Boulevard, less than ½ of a mile north of State Route K. The property is 19.12 acres in size and is currently zoned A-2P (Planned Agriculture). There is A-1 zoning to the north, south, and west, with A-2(Agriculture) zoning and the city limits of Columbia to the east. The applicants are dividing the property into three lots, as shown by the March 30 2010 review plan & rezoning request. The property currently has a house and shed present, and they will be retained on one of the proposed lots.

All three lots have direct frontage on Scott Boulevard. Scott Boulevard, at this point, is classified as a minor arterial and will eventually be pushed through to Route K. A request to waive the traffic study has been submitted.

The property is served by a Consolidated Public Water Service #1 12” line and a 4” line. Boone Electric Cooperative provides electrical service. The Boone County Fire Protection District will provide fire protection.

On-site systems will be used for wastewater service. A request has been made to waive the wastewater cost-benefit analysis.

The nearest fire station is on Scott Boulevard, approximately 2 miles away.

This property meets the requirements of the Boone County Subdivision Regulations..

The property scored 66 points on the rating system.

Staff recommends approval of this request, and granting the requested waivers

No one was present to represent the plat.

Commissioner Martin made and Commissioner Harris seconded a motion to **approve** Stauffer Estates with waiver requests:

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Larry Oetting – Yes	Paul Prevo – Yes
Kevin Murphy – Abstain	Jeff McCann – Yes

Motion to approve the plat passes 7 YES 1 ABSTAIN

2. Cypress Lake. S19-T49N-R11W. A-1 / A-2. Donald McKenzie, owner. Nathanael E Kohl, surveyor.

The following staff report was read by planner, Uriah Mach:

The subject tract is located on Liddell Lane, northeast of the City of Columbia, approximately 1 mile west of Route Z. The applicant is seeking to divide the property into two lots. The division would create a 4.14 acre lot with the existing house and outbuildings and a 10 acre lot to be sold. Currently, the property is split-zoned A-1, which is original 1973 zoning, and A-2, which was rezoned on 30 March 2010. It has A-1 zoning to the north, south, and east, and A-2 zoning to the west. The A-2 zoning was rezoned from A-1 in November of 2005.

Both lots would have direct access on to Liddell Lane. The applicant has requested a waiver to the traffic study requirement.

The City of Columbia provides domestic water service to this site. Electrical service will be provided by Boone Electric. Fire protection will be provided by the Boone County Fire Protection District.

On-site systems will be providing wastewater service to these two lots. The applicant has requested a waiver to the sewer cost-benefit analysis.

This request scored 41 points on the point rating system.

Staff recommends approval of the plat and granting the waiver requests with the following condition:

1. That the final plat document show the stream buffer on the Type II stream in compliance with the example provided by Boone County Public Works.

No one was present to represent the plat.

Commissioner Prevo made and Commissioner McCann seconded a motion to **approve** Cypress Lake with staff recommendations:

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Larry Oetting – Yes	Paul Prevo – Yes
Kevin Murphy – Yes	Jeff McCann – Yes

Motion to approve the request carries unanimously

3. Phillipe Road. S1-T49N-R12W. A-2. Brent and Angela Bennett, owners. J. Daniel Brush, surveyor.

The following staff report was read by planner, Uriah Mach:

The subject tract is located less than a quarter mile south of the intersection of Spiva Crossing Road and Phillipe Road, approximately 3 miles to the northeast of the city of Columbia. The plat consists of one lot of 6.96 acres being split from a parent parcel approximately 96 acres in size. The property is zoned A-2(Agriculture) and is original 1973 zoning. There are currently no structures on the new lot.

The property has direct access on to Phillipe Road. The applicants have requested a waiver to the traffic study requirement.

The property is served by a Public Water Service District #4 line, 2” in size. This is sufficient to serve one house. Electrical service will be provided by Boone Electric. Fire protection will be provided by the Boone County Fire Protection District.

An on-site system will be used for wastewater service in compliance with the requirements of the Columbia/Boone County Health Department. The applicant has requested a waiver to the central sewer cost-benefit analysis requirement.

The property scored 37 points on the rating system.

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

No one was present to represent the plat.

Commissioner Murphy made and Commissioner Harris seconded a motion to **approve** Phillipe Road with waiver requests:

Boyd Harris – Yes

Carl Freiling – Yes

Gregory Martin – Yes

Michael Morrison – Yes

Larry Oetting – Yes

Paul Prevo – Yes

Kevin Murphy – Yes

Jeff McCann – Yes

Motion to approve the request carries unanimously

IX. Old Business

1. Update on County Commission Action

Mr. Shawver stated the request by VH Properties was approved as recommended.

X. New Business

Commission Freiling stated the next public meeting for the East Area Plan stakeholders will be held on Tuesday, May 25, 2010 at 5:30 p.m.

XI. Adjourn

Being no further business the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Secretary
Michael Morrison, Acting-Secretary

Minutes approved on this 17th day of June, 2010