

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, July 15, 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
Mike Morrison	Columbia Township, Acting-Secretary
Gregory Martin	Katy Township
Larry Oetting	Three Creeks Township
Brian Dollar	Bourbon Township
Eric Kurzejeski	Missouri Township
Derin Campbell	Public Works

b. Members Absent:

Carl Freiling, Vice-Chairperson	Cedar Township
Paul Prevo	Rocky Fork Township
Kevin Murphy	Perche Township
Vacant	Rock Bridge Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the June 17, 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 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 decisions are forwarded to the county commission. They will review the subdivision plats on Tuesday, July 27th. The county commission hearing scheduled for Tuesday, July 27th 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. Big River Ridge. S8-T45N-R12W. A-2. Big River Land Company LLC, owner. Curtis E. Basinger, surveyor.

Uriah Mach gave the following staff report:

The subject tract is located on the south side of Lammers Lane, approximately 100 feet from State Route A. It is approximately ½ mile to the east of Hartsburg. This plat divides a 16.07 acre parent parcel into three lots. One lot is 5 acres; the other two are approximately 5.5 acres in size. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The property has access on to Lammers Lane. Lot 1 has direct access, and the other two lots share a 50' Road and Utility easement for access. The applicant has requested a waiver for the traffic study requirement.

There is no water service to these lots. Water service will need to be established either by the extension of a 6" main from the north side of State Route A or by the establishment of private wells in compliance with existing regulations.

On-site systems are proposed for wastewater treatment. The health department has commented that soils must be tested for suitability and the severe slopes present on this property make it complicated to set lagoons for wastewater purposes. The applicant has requested a waiver to the central treatment cost/benefit analysis

The property scored 55 points on the rating system.

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

No one present to represent the plat.

Commissioner Campbell: The road is a private road; it will never be accepted by the county and will not be eligible as a Neighborhood Improvement District.

Chairperson Harris: (to Commissioner Martin) Does there seem to be any problems from an emergency services point of view?

Commissioner Martin: No, it is just like any other road in the county.

Commissioner Dollar made and Commissioner Kurzejeski seconded a motion to **approve Big River Ridge with waiver requests:**

Boyd Harris – Yes	Michael Morrison – Yes
Gregory Martin – Yes	Larry Oetting – Yes
Brian Dollar – Yes	Eric Kurzejeski – Yes
Derin Campbell – NO	

Motion to approve the plat passes 6 YES 1 NO

2. Bailey Acres. S28-T51N-R12W. A-2. Walter and Mary Bailey, owners. Nathanael E. Kohl, surveyor.

Uriah Mach gave the following staff report:

The subject property is located three miles to the south of Sturgeon, on State Route V, near the intersections of Gordon Road and Graybill Road with State Route V. The property is 25 acres in size and is being divided into two lots, one with an existing house, shop and shed present at 6.98 acres, and the other is vacant at 17.79 acres in size. The property is zoned A-2 (Agriculture), with A-2 zoning to the east, west, and south, and A-1(Agriculture) zoning to the north. These are all original 1973 zonings.

Both lots have direct access on to State Route V. The applicant has requested a waiver to providing a traffic study.

There are currently two water meters on this lot. One that is active and serves the existing house and another that is inactive. Public Water Service District #10 has indicated that they will not set any additional meters on this property.

An on-site wastewater system is currently serving lot 1 of this plat. Any development on lot 2 will be served by an on-site system. The applicant has requested a waiver to the central sewer cost-benefit analysis requirement.

The property scored 29 points on the rating system.

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

No one present to represent the plat.

Commissioner Dollar made and Commissioner Kurzejeski seconded a motion to **approve** Bailey Acres with waiver requests:

Boyd Harris – Yes	Michael Morrison – Yes
Gregory Martin – Yes	Larry Oetting – Yes
Brian Dollar – Yes	Eric Kurzejeski – Yes
Derin Campbell – Yes	

Motion to approve the plat passes unanimously

3. VH Acres. S7-T48N-R13W. A-R / A-1. Larry W. Potterfield Revocable Trust, owner. Timothy J. Reed, surveyor.

Uriah Mach gave the following staff report:

The subject property is located approximately 1 mile to the west of the city limits of Columbia, on Van Horn Tavern Road. The property is approximately 17.27 acres in size, and is being split into two lots, one at 2.50 acres, and the other at 14.40 acres in size. The property is split zoned A-R (Agriculture-Residential) and A-1 (Agriculture). There is A-R and M-LP (Planned Light Industrial) zoning to the north, REC (Recreational) zoning to the east, A-1 zoning to the south, and A-R and A-1 zoning to the west. The M-LP, being the Midway Arms Campus, had its most recent final plan approved 1 July 2010. The REC zoning was created in June of 1993 for a family rec center. The A-1 and A-R zonings are original 1973 zonings.

Both lots of this property have direct access onto Van Horn Tavern Road, a county-maintained roadway. The applicant has submitted a request to waive the traffic study requirement.

Lot 1 is currently served by a Consolidated Public Water Service District #1 meter. There is a 4” water line along the front of both lots.

On-site systems will serve to provide waste-water treatment. The applicant has submitted a request to waive the central wastewater treatment cost-benefit analysis

The majority of this property is under federally regulated floodplain. A floodplain development permit and/or a no-rise certificate will be required for development of this property.

The property scored 52 points on the rating system.

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

No one present to represent the plat.

Commissioner Martin made and Commissioner Harris seconded a motion to **approve** VH Acres with waiver requests:

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

Michael Morrison – Yes
Larry Oetting – Yes
Eric Kurzejeski – Yes

Motion to approve the plat passes unanimously

IX. Old Business

1. Update on County Commission Action

Mr. Shawver stated the requests by Joseph Caputo, 2801 Olivet LLC, and Forbes Realty were approved as recommended.

X. New Business
Annual Election of Officers

Nominations were taken for Chairperson.

A nomination was made and seconded for Boyd Harris as Chairperson. No further nominations were made. Motion passed by acclamation.

Nominations were taken for Vice-Chairperson

A nomination was made and seconded for Carl Freiling as Vice-Chairperson. No further nominations were made. Motion passed by acclamation.

Nominations were taken for Secretary.

A nomination was made and seconded for Michael Morrison as Secretary. No further nominations were made. Motion passed by acclamation.

XI. Adjourn

Being no further business the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Secretary
Michael Morrison, Secretary

Minutes approved on this 19th day of August, 2010