

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, December 16, 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
Mike Morrison, Secretary	Columbia Township
Gregory Martin	Katy Township
Eric Kurzejeski	Missouri Township
Michael Poehlman	Rock Bridge Township
Paul Prevo	Rocky Fork Township
Kevin Murphy	Perche Township

b. Members Absent:

Larry Oetting	Three Creeks Township
Brian Dollar	Bourbon Township
Derin Campbell	Public Works

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the October 21, 2010 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 four 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 recommend the approve or deny the subdivision plat.

All decisions are forwarded to the County Commission. They will review the subdivision plats on Tuesday, December 28th. The County Commission hearing scheduled for Tuesday, December 28th 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

Staff indicated that there was nothing unusual relating to any of the plats on the agenda. All of the plats comply with the regulations and the staff's recommendation is that the Commission authorize the staff reports be entered into to record and that all of the plats can be approved by acclamation. The commission concurred and the vote will follow the reports.

1. Eibel (replat). S25-T50N-R14W. A-2. Kevin and Lori Ellis, owners. Steven R. Proctor, surveyor.

The following staff report was entered in to the record:

The subject property is located on Bethlehem Road, west of Route E, approximately 2 ½ miles to the south of Harrisburg. The re-plat is a reconfiguration of two lots of the previously platted Eibel Subdivision, merging Eibel Subdivisions lots 1 & 2 into 1A. The proposed Lot 1A will be 5.97 acres in size. The property is zoned A-2(Agriculture), and is surrounded by A-2 zoning. This is all original 1973 zoning.

The new lot will have direct access on to Bethlehem Road. The applicant has submitted a request for a waiver to the traffic study requirement.

Water to the property is provided by a Consolidated Public Water Service District #1 4" line. Electrical service will be provided by Boone Electric Cooperative. Fire protection will be provided by the Boone County Fire Protection District.

On-site wastewater systems have been proposed for this property. Such systems will be built under permit with the Columbia/Boone County Health Department. The applicant has requested a waiver to the central sewer cost-benefit analysis requirement.

The property scored 25 points on the rating system.

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

See approval below.

2. Young Guns Ridge. S25-T50N-R14W. A-2. Advanced Drywall LLC, owner. Steven R. Proctor, surveyor.

The following staff report was entered in to the record:

The subject property is located at the northwest corner of State Route J and Callahan Creek road, approximately 2 ½ miles to the south of Harrisburg. The property is approximately 10 acres in size, and is being divided into two lots, one at 5 acres, and the other at 4.17 acres by the proposed plat. There is currently a house and shed on the five acre lot. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. The zoning of the subject tract and the surrounding property is all original 1973 zoning.

The 5 acre lot has access on to Callahan Creek Road. The 4.17 acre lot has direct access on to State Route J and Callahan Creek Road. The applicant has submitted a request to waive the traffic study requirement.

The property is served by a Consolidated Public Water District #1 4" line for water, Boone Electric Cooperative for electrical service, and the Boone County Fire Protection District for fire protection.

The existing house uses an on-site lagoon for wastewater handling. A similar system is proposed for Lot 2. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 31 points on the rating system.

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

See approval below.

3. Kabler Estates. S35-T50N-R13W. A-2. Wes and Sandy Kabler, owners. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

The subject property is located on Peabody Road, approximately six miles north of the City of Columbia, near the intersection of Peabody and State Route VV. It is approximately 10.68 acres in size and is zoned A-2 (Agriculture). The proposed plat divides the property into two lots, one at 4.74 acres in size. There is a house on Lot 1, and a metal outbuilding on Lot 2. The surrounding zoning is A-2 to the east, west, & south, with A-2 and C-GP(Planned General Commercial) to the north. The A-2 is all original 1973 zoning, and the C-GP was rezoned in 1985.

These lots will have direct access on to Peabody Road. The applicant has requested a waiver to the traffic study requirement.

This property is served by a Consolidated Public Water Service District #1 4" water line on the south side of Peabody Road. Boone Electric Cooperative will provide electrical service, and the Boone County Fire Protection District will provide fire protection for this property.

The existing house is served by an on-site wastewater system. Any future development of Lot 2 will use on-site wastewater. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The metal outbuilding on Lot 2 would typically need to be removed or have a primary structure present for it to be allowed to remain, as the Boone County Zoning Ordinance prohibits accessory structures as the sole structures on lots less than 5 acres in size. The applicants went to the Boone County Board of Adjustment in October of 2010 and received a variance for the metal outbuilding's location on Lot 2 as the sole structure.

The property scored 22 points on the rating system.

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

See approval below.

4. Strub Estates. S32-T50N-R11W. A-R. Douglas and Patricia Strub, owners. J. Daniel Brush, surveyor.

The following staff report was entered in to the record:

The subject property is located at the southwestern corner of Van Court Road and Flynt Lane, approximately 3 miles to the southeast of Hallsville. It is approximately 15 acres in size and zoned A-R(Agriculture-Residential). There is an existing house and shed on the property. The proposed plat splits the property into two lots, one 10.45 acres in size, and the other in 3.51 acres in size. The property has A-2(Agriculture) zoning to the north and west, with A-R zoning to the east and south. This is all original 1973 zoning.

Lot 1 has direct access onto Van Court Road and Flynt Lane. Lot 2 has direct access onto Van Court Road. The applicant has requested a waiver for the traffic study requirement.

Public Water Service District # 9 provides water service to the property, Boone Electric provides electrical service, and the Boone County Fire Protection District provides fire protection to the property.

The existing house is served by an on-site wastewater system. Future development of Lot 2 will use an on-site wastewater system. The applicant has requested a waiver of the wastewater cost-benefit analysis requirement.

The existing shed on Lot 1 was identified as being within the front setback of the property as it was platted. The applicants received a variance from the Boone County Board of Adjustment for its location in October of 2010.

The property scored 31 points on the rating system.

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

Staff indicated that there was nothing unusual relating to any of the plats on the agenda. All of the plats comply with the regulations and the staff's recommendation is that the Commission authorize the staff reports be entered into to record and that all of the plats can be approved by acclamation. The commission concurred and the vote will follow the reports.

Commissioner Kurzejeski made and Commissioner Murphy seconded a motion to approve the plats as recommended by staff:

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Paul Prevo – Yes	Michael Poehlman – Yes
Eric Kurzejeski – Yes	Kevin Murphy – Yes

Motion to approve the plats carries unanimously

IX. Old Business

1. Update on County Commission Action

Director, Stan Shawver informed the Commission of the decisions of the County Commission.

The Wilson rezoning request was approved as recommended.

2. Public hearing for revised Flood Insurance Rate Maps (FIRM)

Chairperson Harris opened the public hearing.

No comments were made to the Commission.

Closed to public hearing.

Mr. Shawver stated the County is required to adopt the flood plain maps. FEMA requires that Boone County participate in the program which is the only way that flood insurance is available to property owners. Our process of adoption is to hold three public hearings; this is the first of three public hearings, the next one is January 5, 2011 in the county office at Boone Clinic in Centralia; the next one is January 12, 2011 at Ashland City Hall. The effective date of the maps is March 17, 2011. They also say that they want affirmation from Boone County that they have adopted them a month ahead of time, which would be February 17. That is the regular Planning and Zoning Commission meeting date. In order to move this along so there is plenty of room for error we talked about having a special meeting as there is no regular meeting in January. Mr. Shawver spoke with Chairperson Harris about having a meeting on Thursday, January 13, 2011 at 5:30 p.m. and it can go to the County Commission on the following Tuesday so it can be sent to FEMA.

Commissioner Poehlman made and Commissioner Freiling seconded a motion to hold a special meeting on January 13, 2011 at 5:30 p.m. to discuss the revised Flood Insurance Rate Maps.

Boyd Harris – Yes	Carl Freiling – Yes
Gregory Martin – Yes	Michael Morrison – Yes
Paul Prevo – Yes	Michael Poehlman – Yes
Eric Kurzejeski – Yes	Kevin Murphy – Yes

Motion passes unanimously

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Secretary
Michael Morrison

Minutes approved on this 17th day of February, 2010