

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, September 15, 2011

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
Michael Poehlman	Rock Bridge Township
Paul Prevo	Rocky Fork Township
Brian Dollar	Bourbon Township

b. Members Absent:

Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Larry Oetting	Three Creeks Township
Derin Campbell	County Engineer

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the August 18, 2011 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 1 subdivision plat. The agenda originally included a rezoning request for 38 acres on St. Charles Road, however, that request has been removed from the agenda. If you are here for that request you will be notified when it is re-submitted.

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 agenda item.

All subdivision plats are forwarded to the County Commission. They will consider the subdivision plat on tonight's agenda on Tuesday, September 27th. The county commission meeting scheduled for Tuesday, September 27th will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

None

VII. Planned Developments

None

VIII. Plats

1. Oberhaus Valley Plat No. 1. S35-T50N-R12W. A-2. Arthur and Bonnie Oberhaus, owners. David T. Butcher, surveyor.

The following staff report was entered in to the record:

The subject tract is located on the east side of Varnon School Road, approximately three miles south of Hallsville. The plat splits a 5.00 acre piece from a 40.2 acre parent parcel. The 5 acre lot will contain the existing house and garage on the property. The property is zoned A-2(Agriculture), and is surrounded by A-2 zoning. This is all original 1973 zoning.

The property has direct access on to Varnon School Road via an existing driveway. The applicant has requested a waiver to the traffic study requirement.

The subject property is located in Public Water Service District #4's service area, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

There is an existing lagoon on site serving the house for wastewater purposes. The applicant has submitted a request to waive the cost-benefit analysis.

The property scored 27 points on the rating system.

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

Commissioner Prevo made and Commissioner Poehlman seconded a motion to **approve Oberhaus Valley Plat No. 1 with waiver requests:**

Boyd Harris – Yes

Carl Freiling – Yes

Michael Morrison – Yes

Paul Prevo – Yes

Brian Dollar – Yes

Michael Poehlman – Yes

Motion to approve the plat carries unanimously.

IX. Old Business

1. Update on County Commission Action.

The conditional use permit request by Missouri Soybean Association was approved as recommended. The rezoning request by Haught was approved as recommended.

X. New Business

1. Annual Review of Bylaws

Mr. Shawver stated that the bylaws are supposed to be reviewed every September. We changed article 3, section 2 “elections shall be by voice vote and if all members present agree it shall be by acclamation”. This has been the practice we have been following anyway. Copies of the bylaws were sent out to everyone, they cannot be voted on tonight but they can be voted on at next months meeting.

XI. Adjourn

Being no further business the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Secretary
Michael Morrison

Minutes approved on this 20th day of October, 2011