

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, March 15, 2012

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, Secretary	Columbia Township
Larry Oetting	Three Creeks Township
Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Paul Prevo	Rocky Fork Township
Derin Campbell	County Engineer

b. Members Absent:

Carl Freiling, Vice-Chairperson	Cedar Township
Michael Poehlman	Rock Bridge Township
Brian Dollar	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the February 16, 2012 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 three planned developments and three subdivision plats.

Each of the planned developments includes a final development plan and subdivision plat segments. While this is a public meeting, it should be pointed out that the reason a final development plan is on the agenda is to insure that it conforms with the regulations and any conditions placed on the review plan. The zoning classification is not an issue, having been approved at a previous meeting. No further

conditions may be placed on the final development plan. Anyone that wishes to address the commission should base their comments on the final development plan and how it complies or fails to comply with the approved review plan and conditions.

The subdivision plats on tonight's agenda are being considered as administrative acts. The commission must approve any plat that conforms to the subdivision regulations.

All recommendations for approval are forwarded to the county commission. They will conduct another public hearing on Tuesday, March 27th. Interested parties will again have the opportunity to comment on the requests at that time. The county commission generally follows the recommendations of the planning and zoning commission, however, they are not obligated to uphold any recommendation. The county commission hearing scheduled for Tuesday, March 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

1. Request by Robert M. LeMone Marital Trust to approve a Final Development Plan for Concorde South Phase 3 on 75.6 acres, more or less, on property located at 5515 S Ponderosa St, Columbia.

The following staff report was entered in to the record.

This property is located southeast of Columbia at the existing end of Meyer Industrial Drive. The subject property consists of two parent parcels comprising approximately 80 acres that sit immediately southwest of Boone County Public Works South Facility and the property containing Magellan Pipeline's Large White Storage Tanks. The nearest municipal limit of the City of Columbia is approximately 1200 ft northeast of the subject property across Highway 63. This property is currently zoned A-1 (agriculture) and R-S (residential single family) with the section line between sections 3 and 4 as the dividing line. The A-1 property is east of the section line in section 3 and the R-S portion on the western side in section 4. These are original 1973 zonings.

Property adjacent to this development is zoned R-M(Residential-Moderate Density) & M-LP(Planned Light Industrial) to the north, A-1(Agriculture), R-S, & R-SP(Planned Residential Single-family) to the south, M-LP, M-L(Light Industrial), and C-G(General Commercial) to the East, and R-S to the west.

This development had its review plan/preliminary plat approved on the February agenda. This submission of Final Plat & Final Plan for the development is to finalize the location of the roadway and establish the zoning for the property respectively. The Final Plan establishes the M-GP(Planned General Industrial) zoning on the property as described by the submitted plan.

At the 16 February 2012 Boone County Planning & Zoning Commission Meeting, the review plan and preliminary plat were approved with the following conditions:

1. The last sentence of the paragraph labeled Phasing Plan be revised to remove the letters M-LP so the final text will be “A revised review/final plan will be required prior to the development of any of the proposed lots.”
2. That it is recognized that inherent to the proposal, the uses listed for this development establishes the pool from which future specific uses will be drawn. However, the issue of whether any of these uses is appropriate for a specific location within the development or whether any of these uses as specifically proposed in the future has not been determined and is a feature of the future request and it is possible said future request may not be approved.

The County Commission, on 28 February 2012 approved the review plan and preliminary plat with the above conditions and an additional condition that extended the life of the review plan to be consistent with the life of the preliminary plat to five years.

At the review of the final plan, the first condition, “The last sentence of the paragraph labeled Phasing Plan is revised to remove the letters M-LP so the final text will be “A revised review/final plan will be required prior to the development of any of the proposed lots,” has been met.

The property scored 83 points on the rating system.

Staff recommends approval of the final plan with the remaining conditions placed by the County Commission and the final plat.

Commissioner Prevo made and Commissioner Murphy seconded a motion to **approve** a request by Robert M. LeMone Marital Trust to approve a Final Development Plan for Concorde South Phase 3 on 75.6 acres, more or less, on property located at 5515 S Ponderosa St, Columbia.

Boyd Harris – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Eric Kurzejeski – Yes

Larry Oetting – Yes

Kevin Murphy – Yes

Paul Prevo – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously

Chairperson Harris stated that this plan would go to before the County Commission on March 27, 2012.

2. Request by Randy and Kathleen Gibbs to approve a Final Development Plan for Lot 1A Ponderosa Subdivision Phase 2 on 1.93 acres, more or less, on property located at 5481 S Ponderosa St, Columbia.

The following staff report was entered in to the record:

Because the Gibbs request and the Cunningham request are shown together on a single final plat (Ponderosa Subdivision Plat 2), staff has combined the requests for the purposes of the staff report. This property is located southeast of Columbia at the existing interruption of Ponderosa St. approximately 300 ft south of the intersection of Prairie Circle and Ponderosa St. The subject property consists of two parent parcels, the 2.5 acre Gibbs property and the 4.55 acre Cunningham property. The southeastern property line of these two properties adjoins the property containing Magellan Pipeline's Large White Storage Tanks. The nearest municipal limit of the City of Columbia is approximately 400 ft east of the subject property across Highway 63. The Gibbs property(Ponderosa Lot 1A) is currently zoned C-G (general commercial) which is an original zoning and the Cunningham property(Ponderosa Lots 2A & 3) is zoned M-LP(planned industrial) which was rezoned in 1999.

Adjacent property is zoned R-M(moderate density residential) and C-G to the north, A-1(agriculture), M-L(light industrial), and R-S to the south, M-L to the east, and R-S to the west.

This development had its review plan/preliminary plat approved on the February agenda. This submission of Final Plats & Final Plan for the development is to finalize the location of the roadway and establish the zoning for the property respectively. The Final Plan establishes the M-LP(Planned Light Industrial) zoning on the property as described by the submitted plan.

Effectively, this proposal allows the existing uses of the properties to be legitimized and reconfigured to appropriately address the new roadway.

At the 16 February 2012 Boone County Planning & Zoning Commission Meeting, the review plan and preliminary plat were approved. The County Commission, on 28 February 2012, approved the review plan and preliminary plat for these properties.

The plan & plats scored 83 points on the point rating system.

Staff recommends approval of Ponderosa Subdivision Phase 2 Final Plan, the Final Plat Lot 1A of Ponderosa Subdivision Phase 2, and the Final Plat of Lots 2A & 3 of Ponderosa Subdivision Phase 2.

Commissioner Prevo made and Commissioner Murphy seconded a motion to **approve** a request by Randy and Kathleen Gibbs to approve a Final Development Plan for Lot 1A Ponderosa Subdivision Phase 2 on 1.93 acres, more or less, on property located at 5481 S Ponderosa St, Columbia.

Boyd Harris – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Eric Kurzejeski – Yes

Larry Oetting – Yes

Kevin Murphy – Yes

Paul Prevo – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously

Chairperson Harris stated that this plan would go to before the County Commission on March 27, 2012.

3. Request by Harold and Wanda Cunningham to approve a Final Development Plan for Lots 2A and 3 Ponderosa Subdivision Phase 2 on 3.12 acres, more or less, on property located at 5495 S Ponderosa St. Columbia.

See staff report for the Gibbs request.

Commissioner Prevo made and Commissioner Kurzejeski seconded a motion to approve a request by Randy and Kathleen Gibbs to approve a Final Development Plan for Lot 1A Ponderosa Subdivision Phase 2 on 1.93 acres, more or less, on property located at 5481 S Ponderosa St. Columbia.

Boyd Harris – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Eric Kurzejeski – Yes

Larry Oetting – Yes

Kevin Murphy – Yes

Paul Prevo – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously

Chairperson Harris stated that this plan would go to before the County Commission on March 27, 2012.

VIII. Plats

The following items were placed on consent agenda:

1. Concorde South Plat 2. S3/4-T47N-R12W. MG / RM. Robert M. LeMone Marital Trust, owner. James R. Jeffries, surveyor.
2. Ponderosa Plat 2. S3/4-T47N-R12W. M-LP / C-G. Harold and Wanda Cunningham / Randy and Kathleen Gibbs / Turnberry Properties, LLC, owners. James R. Jeffries, surveyor.
3. Eibel Plat 2. S25-T50N-R14W. A-2. Donna Eibel, owner. Donald E. Bormann, surveyor.

Commissioner Prevo made and Commissioner Murphy seconded a motion to approve the items on consent agenda and place the staff reports in to the record.

All members voted in favor, none opposed.

Staff reports

Concorde South Plat 2

See staff report under Lemone final development plan.

Ponderosa Plat 2

See staff report under Gibbs final development plan.

Eibel Plat 2

The subject property is located at the northwest corner of the intersection of Bethlehem Road & State Route E, approximately 2 ½ miles to the south of Harrisburg. The proposal is to create a new 3.47 acre lot from the parent parcel. Previously, three lots were created from this same parent parcel under Eibel Subdivision. Since that initial land division, lots 1 & 2 from Eibel Subdivision were replatted as lot 1A, with lot 3 remaining intact. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is original 1973 zoning.

The property has access on to State Route K, and MoDOT has indicated that a new drive location is available for this property. The applicant has submitted a request to waive the traffic study requirement.

Electrical service will be provided by Boone Electric Cooperative. Water is available from a 4" line along the south property line, provided by Consolidated Public Water Service District #1.

An on-site wastewater system will need to be constructed to serve the new lot, and will be required to meet the standards of the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 25 points on the rating system.

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

IX. Old Business

1. Update on County Commission Action.

The rezoning request for North Battleground was appealed to the County Commission. The applicants asked the County Commission to table the request. The Commission asked that a new traffic study be performed and will incorporate the known issues, the new high school, the proposed elementary school, the city park, St. Charles Road development, North Battleground, and the potential development impacts of the other properties. The County Commission has said that they don't want to see anything else out there until this traffic study comes back and informed North Battleground that until it was done the Commission would not consider their appeal.

The Planning and Zoning Commission just acted on the requests for Lemone, Gibbs, Cunningham, and Turnberry.

X. New Business

1. Highway 63 South planning area.

At the work session we brought the Commission to Highway 63 south and with the rezoning request last month and the final development plans we thought it was time to revisit the discussion about a sub-area plan for the Highway 63 south corridor from the city limits to at least the airport. We showed the Planning and Zoning Commission the existing zoning in the area at the last work session and talked about how wide the study plan should be, Mr. Shawver suggested a quarter mile on each side. The majority of that area along the corridor is zoned A-1 or A-2. The City of Ashland has annexed a lot of that land and they've identified it as Airport Industrial.

The next work session is the quarterly work session with the County Commission.

XI. Adjourn

Being no further business the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Secretary
Michael Morrison

Minutes approved on this 19th day of April, 2012