

**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 17, 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
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Michael Poehlman	Rock Bridge Township
Paul Prevo	Rocky Fork Township
Larry Oetting	Three Creeks Township

b. Members Absent:

Carl Freiling, Vice-Chairperson	Cedar Township
Eric Kurzejeski	Missouri Township
Brian Dollar	Bourbon Township
Derin Campbell	County Engineer

c. Staff Present:

Stan Shawver, Director	Uriah Mach, Planner
Thad Yonke, Senior Planner	Bill Florea, Senior Planner
Christina Crane, Staff	

III. Approval of Minutes:

Minutes from the April 19, 2012 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris entered the following statement into the record:

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 22 acres on Tucker School Road south of Sturgeon, 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, May 29th. The county commission meeting scheduled for Tuesday, May 29th 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. Ambrose Point. S10-T48N-R14W. A-2. Tompkins Homes & Development, Inc., owner. David T. Butcher, surveyor.

The following staff report was entered in to the record:

The subject property is located along State Route O, south of I-70, between Kings Lane and Sinking Creek Road. The property is 10.41 acres in size, and is zoned A-2 (Agriculture). It is surrounded by A-2 zoning. This is all original 1973 zoning. The applicant proposes to divide this property into three lots, one at 2.50 acres, one at 3.92 acres, and the last at 3.66 acres in size. This property was previously divided into the 10.41 parent parcel through the administrative survey process. That survey was recorded in Book 3780, Page 154.

All three lots have direct access on to State Route O. However, Lot 1 has all of its access to Route O covered by floodplain, and Lot 2 has approximately 150' of its frontage under floodplain. The identified joint access to these lots is under that floodplain and any construction of a driveway access will have to comply with the requirements of Boone County's floodplain regulations. Lot 3 has no issues with its access point to State Route O. Lot 1 is adjacent to the ingress/egress easement to serve the lots of the administrative survey recorded in Book 3780 Page 154. While that easement exists, it is for the use of the other administrative survey lots, not these platted lots. The bulk of that easement is also under floodplain,

and only approximately 60' is outside the floodplain. The applicant has submitted a request to waive the traffic study requirement.

Consolidated Public Water Service District #1 is the water provider, with access on the opposite side of State Route O. Boone Electric will provide electrical service. Boone County Fire Protection District will provide fire protection services.

On-site wastewater systems are proposed to serve these new lots. An exhibit was provided identifying locations on each lot for an on-site wastewater system. The property is near an identified sinkhole area, and soil morphology may be required by the Columbia/Boone County Health Department prior to approval of any on-site system at time of construction. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

Besides the substantial quantity of floodplain on Lot 1, there is approximately 360 feet of a type II stream. That stream is subject to the requirements of the Boone County Stream Buffer ordinance. Those requirements indicate a 50' buffer from the stream's ordinary high water mark. That buffer has been identified on the plat.

The property scored 48 points on the rating system.

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

Commissioner Prevo made and Commissioner Oetting seconded a motion to approve Ambrose Point Plat with staff recommendations

Boyd Harris – Yes

Michael Morrison – Yes

Gregory Martin – Yes

Larry Oetting – Yes

Paul Prevo – Yes

Michael Poehlman – Yes

Kevin Murphy – Yes

Motion to approve the plat passes unanimously

IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning request for Reinsch on I-70 Drive Northeast was recommended for denial and the applicants did not appeal to the County Commission.

The conditional use permit for Debra Diller for the horse facility on Boothe Lane was recommended for denial. The applicant appealed to the County Commission. The County Commission held a public hearing on the request but then took it under advisement by tabling the request. A work session is scheduled for 5/21/12.

X. New Business

Mr. Shawver stated that based upon direction from the Planning and Zoning Commission an area of 1000 feet on each side of Highway 63 South would be an appropriate area to for the highway 63 corridor study. Staff will prepare maps based upon this and investigate the level of infrastructure available in the area. That will be the first step in the study process.

XI. Adjourn

Being no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Secretary  
Michael Morrison

Minutes approved on this 21<sup>st</sup> day of June, 2012