

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 20, 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
Carl Freiling, Vice-Chairperson	Cedar Township
Kevin Murphy, Acting-Secretary	Perche Township
Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Michael Poehlman	Rock Bridge Township
Brian Dollar	Bourbon Township
Paul Prevo	Rocky Fork Township
Derin Campbell	County Engineer

b. Members Absent:

Larry Oetting	Three Creeks Township
Mike Morrison	Columbia Township

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 August 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 one final plan for a planned development and 4 subdivision plats.

The planned development includes a final development plan and a subdivision plat segment. 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 to 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 consider these matters on Tuesday, October 2nd. Interested parties will again have the opportunity to comment at that time. The county commission meeting scheduled for Tuesday, October 2nd will begin at 9:00 A.M. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

None

VII. Planned Developments

1. Request by David and Christine Casey to approve a Final Development Plan for Casey Estates on 15.0 acres, more or less, located at 9420 E Clatterbuck Rd., Ashland.

Planner Uriah Mach explained that the final development plan is on the agenda for tracking purposes. The regulations provide that a final plan can be approved by the Chairperson and Secretary whenever there are no changes by the County Commission to the review plan approved by the Planning and Zoning Commission. That is the case with the final plan on the agenda tonight.

Commissioner Freiling made and Commissioner Prevo seconded a motion to approve the final development plan for Casey Estates.

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

Carl Freiling – Yes
Michael Poehlman – Yes
Kevin Murphy – Yes
Eric Kurzejeski – Yes

VIII. Plats

The following items were placed on consent agenda:

1. Nolke. S1-T48N-R14W. R-S. Walter A. and Rita T. Nolke Trust, owner. James V. Patchett, surveyor.
2. Beryl McBride Farmstead. S14-T50N-R14W. Beryl & Betty McBride Revocable Trust, owner. Nathanael E. Kohl, surveyor.
3. Casey. S7-T46N-R11W. A-2P. David and Kristine Casey, owners. Steven R. Proctor, surveyor.
4. Goose Down Estates. S34-T46N-R12W. Biff & Carol Barner and the Eugene R Zumwalt Revocable Trust, owners. Curtis E Basinger, surveyor.

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

All members voted in favor, none opposed.

Staff reports:

Nolke

The subject tract is located at the east end of Henderson Road, where it connects into US Highway 40, approximately three miles west of the city limits of Columbia. The property is zoned R-S(Residential Single-Family), and has R-S zoning to the east, west and south, with A-2(Agriculture) zoning to the north. This is all original 1973 zoning. There is currently an existing house, and several outbuildings on the property. The applicant is seeking to separate a 5 acre lot from the 39 acre parent parcel.

The new lot will retain the access used by the parent parcel, exiting the property on to Henderson Road. The applicant has submitted a request to waive the traffic study requirement.

The subject property is served by Consolidated Public Water District #1, Boone Electric Cooperative, and the Boone County Fire Protection District for water, electricity, and fire protection.

The existing home uses an on-site wastewater system. The system is an older septic tank and can be replaced at the request of the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 47 points on the rating system.

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

Beryl McBride

The subject property is located on State Route J, directly south of Harrisburg. The property is zoned A-2(Agriculture). It has A-2 zoning to the south, east, and west, with the city of Harrisburg and A-R(Agriculture-Residential) zoning to the north. This is all original 1973 zoning. The parent tract is approximately 143 acres, and the proposed plat splits 6.32 acres off of the parent. This acreage includes the existing house, lagoon, and several outbuildings.

The new lot will have direct access on to State Route J, a state-maintained right of way, with an existing MoDOT-approved access. The applicant has requested a waiver to the traffic study requirement.

The subject tract is served by a Consolidated Public Water Service District #1 6" waterline, with a water meter serving the existing house. Boone Electric Cooperative provides electrical service, and the Boone County Fire Protection District provides fire protection services.

The house has an existing lagoon system. The applicant has requested a waiver to the wastewater cost-benefit analysis.

The property scored 61 points on the rating system.

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

Casey

The subject property is located on Clatterbuck Road, approximately 2 miles east of the city of Ashland, near Bob Veach Road. The applicants own a 15 acre tract, currently zoned A-2P(Planned Agriculture). It was rezoned in July 2012 from A-1. It is surrounded by A-1 zoning, all of which is original 1973 zoning. There is currently a house and shed on the property. Their location, within the setback, was approved by the Boone County Board of Adjustment 24 May 2012 as case number 2012-004. This plat is the final stage in division of this property into two lots, consistent with the approved plan.

The property is located in the Consolidated Public Water Service District #1 service area. There is existing service to the house located on proposed Lot 1. To establish service to Lot 2, a waterline extension will be required. Boone Electric will provide electrical service. There is an existing on-site system for the house, and another system will be needed for the other lot. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The subject tract has direct access on to Clatterbuck Road, a county-maintained public right-of-way. The applicant has requested a waiver to the traffic study requirement.

The subject tract is located in the Southern Boone County Fire Protection District, whose nearest station is located in the city of Ashland, approximately 2 miles to the west.

The property scored 47 points on the rating system.

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

Goose Down Estates

The subject property is located on Old Highway 63 South, just north of Zumwalt Road, approximately 2 ½ miles to the south of Ashland. The applicants are seeking to reconfigure two lots, extending one lot further east and splitting the remainder into two lots, ultimately creating three lots. The property is zoned A-R(Agriculture-Residential), and is surrounded by A-R zoning. This is all original 1973 zoning. There are currently two residences and several outbuildings on the subject property.

All three lots will have direct access on to Old Highway 63 South, a county-maintained right-of-way. The applicants have submitted a request to waive the traffic study requirement.

There is an existing 12" Consolidated Public Water Service District #1 waterline running along the front of these lots. Fire protection will be provided by the Southern Boone County Fire Protection District. Electrical service will be provided by Boone Electric Cooperative.

The existing homes use on-site wastewater systems, and any new construction will do the same. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 48 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.

Stan Shawver updated the Commission as follows:

The conditional use permit for Missouri Soybean Association was approved as recommended. The Soybean Association has complied with the lighting condition and the neighbors seem to be satisfied.

X. New Business

1. Proposed revision to Subdivision Regulations.

Director, Stan Shawver gave the history of the Subdivision Regulations from their inception to the current regulations; Mr. Shawver gave examples of past problems and explained why the regulations need to be updated.

Planner, Bill Florea summarized some of the major changes to the regulations and stated that a lot of the changes just codifies what is already done in the development process. Mr. Florea stated that while it may seem redundant, information is sometimes repeated in each section so the information can be found in one section rather than going through the entire regulations.

Mr. Florea explained each of the following proposed changes:

General:

- Reformatted to eliminate lengthy paragraphs
- Use of bulleted text for lists
- Severely restrict the use of private roads within subdivisions: 2-lots for Admin Survey, no private drives in minor / major plats without planned development
- Additional restrictions on subdividing below dams or where dams are proposed to be constructed

- Clarification of the Director's authority
- Established a consistent organizational structure where the types of subdivisions appear the same order within the different Sections and Appendices as applicable
- 40-acre threshold, consistent with Missouri Statutes

1.4 Definitions

- Several new definitions
 - Define new terms relative to new processes and/or regulations (Recognized Utility, Subdivision, Type of, etc.)
 - Define terms that have historically been difficult to administer (Stem, Qualifying Family Member)
- Revision of existing definitions to provide more clarity
- Move regulatory text out of definitions and into regulatory sections

1.5 General Provisions

- Moved several generally applicable regulations from other Sections
- New regulations as directed by County Commission (dams)
- New regulations to address deficiencies (proof of ownership, continuation of stubbed roads...)

1.6 Subdivision Category and Type

- New Category: Abbreviated Administrative Approval
 - Exception Survey
 - Utility Survey
- Administrative Approval: three new subdivision types (family transfer, lot line adjustment, lot consolidation)

1.7 Subdivision Plat and Survey Review

- Describes the review process and approval criteria for all types of subdivisions
 - AAA: 48-hour review and approval, no distribution
 - AA: 10-working day review and approval (existing)
 - Preliminary and Final based on P&Z schedule
- Change final plat process
 - Installation of infrastructure prior to submitting final plat
 - Pre-submittal conference required to discuss items to be addressed prior to approval
 - Final plat submittal must include sign off from agencies regarding completion of infrastructure

Appendix A Survey and Plat Preparation Specifications

- Added as necessary to address new subdivision types
- Clarifications and additions as necessary
- Appendix B Design Specifications for Subdivisions
- Traffic analysis: Will be done by the County at the subdivider's expense
- More specific criteria for wastewater CBA
- Standards for wastewater plans
- Update fire protection standards to be consistent with IFC

- Deleted most of the erosion control and stormwater standards since compliance with stormwater ordinance is required.
- Revised Point Rating System to address modern standards and to incorporate more environmental criteria instead of unused school crowding criteria.

The Commission discussed the proposed private roads and asked that a work session be scheduled to discuss the changes further.

XI. Adjourn

Being no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Acting-Secretary
Kevin Murphy

Minutes approved on this 18th day of October, 2012