

**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, November 15, 2012**

I. Secretary Morrison called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Mike Morrison, Secretary

Eric Kurzejeski

Gregory Martin

Kevin Murphy

Michael Poehlman

Paul Prevo

Columbia Township

Missouri Township

Katy Township

Perche Township

Rock Bridge Township

Rocky Fork Township

b. Members Absent:

Boyd Harris, Chairperson

Carl Freiling, Vice-Chairperson

Brian Dollar

Larry Oetting

Derin Campbell

Centralia Township

Cedar Township

Bourbon Township

Three Creeks Township

County Engineer

c. Staff Present:

Stan Shawver, Director

Thad Yonke, Senior Planner

Uriah Mach, Planner

Paula Evans, Staff

III. Approval of Minutes:

Minutes from the October 18, 2012 meeting were approved by acclamation.

IV. Chairperson Statement

Secretary Morrison entered the following procedural statement in to 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 two final plans for planned developments and 2 subdivision plats.

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, November 27th. Interested parties will again have the opportunity to comment at that time. The county commission meeting scheduled for Tuesday, November 27<sup>th</sup> will begin at 9:30 A.M. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

None

VII. Planned Developments

1. Request by Ehren and Lisa Earlywine to approve a Final Development Plan for Brookfield Estates Plat 4-A on 10.34 acres, more or less, located at 9050 S Blake Dr, Columbia.

Stan Shawver reminded the Commission that the rezoning and review plan were approved at last month's meeting; the applicant has incorporated all the requirements in the final development plan so it complies with the zoning regulations.

Uriah Mach stated the applicants have submitted a draft document of their agreement for maintenance for the private driveway which is satisfactory.

Commissioner Prevo made and Commissioner Poehlman seconded a motion to **approve** a request by Ehren and Lisa Earlywine to approve a Final Development Plan for Brookfield Estates Plat 4-A on 10.34 acres, more or less, located at 9050 S Blake Dr, Columbia.

Michael Morrison – Yes

Gregory Martin – Yes

Paul Prevo – Yes

Michael Poehlman – Yes

Eric Kurzejeski – Yes

Kevin Murphy – Yes

Motion to approve the request passes unanimously

2. Request by Edward E. Bartel to approve a Final Development Plan for Hayes Road on 15 acres, more or less, located at 5480 E Hayes Rd., Columbia.

Stan Shawver reminded the Commission that the rezoning and review plan were approved at last month's meeting with certain conditions. It is in an environmentally sensitive area so there is a restriction that the new wastewater system must be designed by an engineer. The final development plan reflects all those changes.

Commissioner Murphy made and Commissioner Kurzejeski seconded a motion to **approve** a request by Edward E. Bartel to approve a Final Development Plan for Hayes Road on 15 acres, more or less, located at 5480 E Hayes Rd., Columbia.

Michael Morrison – Yes

Gregory Martin – Yes

Paul Prevo – Yes

Michael Poehlman – Yes

Eric Kurzejeski – Yes

Kevin Murphy – Yes

Motion to approve the request passes unanimously

## VIII. Plats

1. Brookfield Estates Plat 4-A. A-2P. S24-T47N-R13W. Ehren and Lisa Earleywine, owners. James R. Jeffries, surveyor.

The following staff report was entered in to the record:

The subject property is approximately 2 miles to the south of Columbia, at the northeastern corner of Silver Brook Road and Blake Drive. The subject tract is approximately 10.34 acres in size. The subject tract is zoned A-2 (Agriculture), and is surrounded by A-2 zoning. This is all original 1973 zoning. The subject tract was part of an A-RP (Planned Agriculture-Residential) rezoning in 2000 that was denied and later redeveloped at A-2 density. This tract is the final portion of that development. The applicant is completing the development of this plat under an A-2P rezoning approved on the October 2012 Planning & Zoning Commission agenda. That rezoning and accompanying review and final plans creates two lots with three potential residences. The property has been undeveloped agricultural land until this point.

Lot 1B has direct access on to Silver Brook Road, a public right-of-way. Lot 1A has access to Silver Brook Road and Blake drive via a private drive. Current proposals have these two lots, and the developed lot across the private drive sharing in the maintenance of that drive as described by a proposed shared driveway easement.

Utilities: The subject property is located in Consolidated Public Water Service District #1, Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Wastewater treatment is provided by a central wastewater treatment plant to the west of the property, operated by the Boone County Regional Sewer District.

The subject tract is located in the Boone County Fire Protection District, with the nearest station being located approximately 3 miles away.

The property scored 59 points on the rating system.

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

Commissioner Murphy made and Commissioner Prevo seconded a motion to approve the Replat Waters Edge Estates Block IV Lot 99Edgewater / Water's Edge Recreational Association, owner.

Michael Morrison – Yes

Gregory Martin – Yes

Paul Prevo – Yes

Michael Poehlman – Yes

Eric Kurzejeski – Yes

Kevin Murphy – Yes

Motion to approve the plat passes unanimously

2. Replat Woodlands 5A Lots 135 & 136. A-R. S27-T48N-R12W. Chad and Nora Hager, owners. Ronald G. Lueck, surveyor.

The following staff report was entered in to the record:

The property is located on Turkey Trail Drive, approximately ½ mile east of the city limits of Columbia, north of New Haven Road. This plat creates one 3.10 acre lot from two lots at 1.57 & 1.53 acres. The property is zoned A-R (Agriculture-Residential) and is surrounded by A-R zoning. The A-R to the west is original 1973 zoning; the other A-R zoning was rezoned in 1994 from A-1 (Agriculture).

This lot has direct access on to Turkey Trail Drive to the north. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to this lot will be provided by Public Water Supply District #9. Fire protection will be provided by the Boone County Fire Protection District. Electrical service is provided by Boone Electric.

Wastewater service to this lot will be provided by the Boone County Regional Sewer District.

The property scored 78 points on the rating system.

Staff recommends approval of this plat.

Commissioner Murphy made and Commissioner Prevo seconded a motion to approve the Replat Waters Edge Estates Block IV Lot 99Edgewater / Water's Edge Recreational Association, owner.

Michael Morrison – Yes

Gregory Martin – Yes

Paul Prevo – Yes

Michael Poehlman – Yes

Eric Kurzejeski – 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:

There were three rezoning requests last month for Earleywine, Bartel, and Phoenix Properties. The County Commission approved all three as recommended.

The Planning and Zoning Commission also recommended that the County Commission take a step back from the subdivision regulations and take another look at it. The County Commission accepted the recommendation and that is what they are doing, nothing has been set up yet. At their night meeting they mentioned that they would try to meet with the Planning and Zoning Commission's Chairman and Vice-Chairman to go over some things.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Secretary  
Michael Morrison

Minutes approved on this 20<sup>th</sup> day of December, 2012