

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, July 18, 2013

I. Vice-Chairperson Freiling called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Carl Freiling, Vice-Chairperson	Cedar Township
Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Larry Oetting	Three Creeks Township
Paul Prevo	Rocky Fork Township
Derin Campbell	County Engineer

b. Members Absent:

Boyd Harris, Chairperson	Centralia Township
Michael Poehlman	Rock Bridge Township
Brian Dollar	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the June 20, 2013 meeting were approved by acclamation.

IV. Chairperson Statement

Vice-Chairperson Freiling entered the following procedural 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 3 subdivision plats.

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 plats on tonight's agenda on Tuesday, July 30th. The county commission meeting scheduled for Tuesday July 30th 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

None

VIII. Plats

The following items were placed on consent agenda:

1. Heuer's Place. S34-T51N-R12W. A-2. Brent Heuer, owner. Michael L. Klassing, surveyor.
2. Heller Grove. S15-T49N-R12W. A-2. Gary N. Schultz, owner. David T. Butcher, surveyor.
3. Valley Springs. S18-T48N-R13. A-2. David and Sherri Hockett, owners. Ronald G. Lueck, surveyor.

Commissioner Freiling made and Commissioner Prevo 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

Heuers Place

The subject tract is located at the southeast corner of the point where Barnes Road connects to McLane-Dailing Road, approximately 2 miles north of Hallsville. The proposal divides the subject tract into two pieces, one platted lot described by this plat of 8.27 acres, and the other a 10 acre administrative survey lot. Both documents have been reviewed and will be concurrently recorded once they are approved. The platted lot has a house and a shed on the property. The property is zoned A-2(Agriculture), and is surrounded by A-2 zoning. This is all original 1973 zoning.

This property has direct access on to Barnes & McLane-Dailing Roads, both are publicly-dedicated, publicly maintained rights-of-way. The applicant has requested a waiver to the traffic study requirement.

Water service is provided by Public Water Service District #4. Boone Electric Cooperative provides electrical service. The property is located in the Boone County Fire Protection District.

On-site wastewater systems are proposed for any new development. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 28 points on the rating system.

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

Heller Grove

The subject property is located on Heller Road, between Rogers Road and North Brown Station Road. It is directly adjacent to the City of Columbia to the south. The parent parcel is a 40 acre property and this proposal splits a 3.02 acre piece of containing the house, garage, and an existing lagoon. The property is zoned A-2(Agriculture), and has A-2 zoning to the north, east, west, and southeast, with the City of Columbia directly to the south. This is all original 1973 zoning.

The new lot has direct access on to Heller Road, a publicly dedicated and publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

This property is served by Public Water Service District #4, Boone Electric Cooperative & Boone County Fire Protection District for water, electricity, and fire protection services.

There is an existing on-site system that is to be relocated. That will be done under permit with the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 63 points on the rating system.

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

Valley Springs

The subject property is located approximately 1 & ½ miles to the west of the city limits of Columbia on State Highway UU, south of the UU/Interstate 70 intersection. The property is approximately 17 acres in

size, and is proposed to be split by this subdivision plat into two tracts, one at 6.68 acres in size, the other at 10.97 acres in size. There is currently a house & lagoon on tract B, and a pond on tract C. This property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

Access to Tract C is directly off of State Route UU, requiring consultation with Missouri Department of Transportation Access Control for any new entrances. Access to Tract B is by an existing easement off of State Route UU. The applicant has requested a waiver to the traffic study requirement.

Consolidated Public Water Service District #1 provides water service to Tracts C & B. Boone Electric Cooperative & the Boone County Fire Protection District provide electrical service and fire protection, respectively.

The existing house on Tract B has a lagoon system permitted by the Columbia/Boone County Health Department. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

Tract C is almost completely in the floodplain as identified by the 2011 National Flood Insurance Rate Maps, and small portions of Tract B are also in the floodplain. Development on Tract C will require engineering for floodplain development permits & no-rise certificates.

The property scored 45 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 Crane rezoning request was approved as recommended.

The rezoning request for Tompkins was recommended denial; the applicants appealed to the County Commission but decided to withdraw the appeal the afternoon of the meeting.

Commissioner Freiling asked the status of the subdivision regulations.

Mr. Shawver informed the Commission that staff met with the Home Builders Association and Central Missouri Development Council yesterday and went over some of the changes. There will be additional meetings scheduled.

X. New Business

Annual Election of Officers

Commissioner Freiling nominated Commissioner Harris as Chairperson; Commissioner Oetting seconded the nomination. No other nominations were made and all members voted in favor of the nomination. Commissioner Harris remains Chairperson.

Commissioner Martin nominated Commissioner Freiling as Vice-Chairperson; Commissioner Letting seconded the nomination. No other nominations were made and all members voted in favor of the nomination. Commissioner Freiling remains Vice-Chairperson.

Commissioner Martin nominated Commissioner Prevo as Secretary; Commissioner Oetting seconded the nomination. No other nominations were made and all members voted in favor of the nomination. Commissioner Prevo is the Secretary.

XI. Adjourn

Being no further business the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Acting-Secretary
Stan Shawver

Minutes approved on this 15th day of August, 2013