

**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 21, 2013**

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
Paul Prevo, Secretary	Rocky Fork Township
Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Michael Poehlman	Rock Bridge Township
Loyd Wilson	Columbia Township

b. Members Absent:

Larry Oetting	Three Creeks Township
Brian Dollar	Bourbon Township
Derin Campbell	County Engineer

c. Staff Present:

Stan Shawver, Director	Uriah Mach, Planner
Paula Evans, Staff	

III. Approval of Minutes:

Minutes from the October 17, 2013 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 3 subdivision plats and a public hearing for re-adoption of the county zoning regulations and stormwater ordinance.

The following procedure will be followed for the subdivision plats:

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.

After action has been taken on the subdivision plats, the Commission will convene a public hearing on the proposed re-adoption of the Sections 1-27 of the Boone County Zoning Ordinance and the Stormwater Ordinance.

All subdivision plats are forwarded to the County Commission. They will consider the subdivision plats that are on tonight's agenda on Thursday, December 5th. The county commission meeting scheduled for Thursday, December 5th will begin at 1:30 p.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. Trade Winds Park Plat No. 2-A. S12-T48NM-R12W. M-L. Streams Edge Properties LLC, owner. David T. Butcher, surveyor.
2. Arens Acres. S23-T51N-R11W. A-2. John W. Arens, owner. Mark B. Holt, surveyor.
3. Ambrose Point, Plat No. 1-A. S10-T48N-R14W. A-2. Chad and Carina Hrdina, owners. David T. Butcher, surveyor.

Commissioner Wilson 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

**Trade Winds Park Plat No 2-A**

The subject property is located on the north side of Richland Road at the immediately north of the intersection of Trade Winds Parkway and Richland Road approximately 1400 feet west of the Route Z interchange on I-70. The site is approximately 1/2 mile east of the municipal limits of the City of Columbia. The property is zoned M-L(Light Industrial) & R-S(Residential Single-Family). Property to the north is zoned M-L, as is property adjoining to the east, property south across Richland Road is zoned A-1(Agriculture), and property to the west of the subject property is zoned R-S(Residential Single-Family) & R-M (Residential-Moderate Density). This proposal splits an existing lot, Lot 6 of Trade Winds Park Plat Number 2, into two smaller lots, 6-A & 6-B.

The subject property has frontage on both Richland Road and Trade Winds Parkway. Access is permitted only on Trade Winds Parkway. The applicant has requested a waiver to the traffic study requirement.

Public Water Service District #9 provides water service to these lots. The property is located inside the Boone County Fire Protection District service area.

The subject property has wastewater service provided by the Boone County Regional Sewer District.

The original approval of this plat was subject to the following conditions:

1. That it is understood that modifications to the plat may be required to comply with both the City & County Regulations and that a sign-off from the city prior to recording will be needed.
2. That this plat must work out the sewer and road placement issue to the satisfaction of the Director of Planning, Boone County Public Works, and the Boone County Regional Sewer District.
3. Appropriate cross-references to existing easements be placed upon the graphic.
4. That it is recognized that the existing preliminary plat is still expected to represent the replatting of the larger lots into smaller ones.

The plat must proceed through the City of Columbia's approval process prior to approval by the county commission.

The property scored 78 points on the rating system.

Staff recommends approval of the plat with the following conditions:

1. That it is understood that modifications to the plat may be required to comply with both the City & County Regulations and that a sign-off from the city prior to recording will be needed.

**Arens Acres**

The subject property is located on Rangeline Road, approximately 1 mile to the east of the city of Centralia. The subject property is 15.37 acres in size, and currently has a house, two barns, and two sheds

present. The applicant has submitted a subdivision plat to divide the property into two lots, one at 5.01 acres, and the other at 9.65 acres. The property is zoned A-2(Agriculture). This is original 1973 zoning.

The proposed lots have direct access on to Rangeline Road, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic-study requirement.

The subject property is in Public Water Service District #10's service area, AmerenUE's service area & the Boone County Fire Protection District. These service providers can provide necessary water, electric, & fire protection service for the proposed lots.

The existing home has an on-site wastewater system, and an on-site system will be proposed for the new lot. Such a system will be constructed under permit with the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost/benefit analysis.

The property scored 58 points on the rating system.

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

#### **Ambrose Point Plat No 1-A**

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 consolidate two of the three previously-platted lots into one larger lot. This property was previously divided into the 10.41 parent parcel through the administrative survey process and then split again by Ambrose Point Plat 1. That survey was recorded in Book 3780, Page 154, the plat in Plat Book 46, Page 20.

The new lot has direct access on to State Route O and a MoDOT-approved access point. 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.

IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning request for Glenn was approved as recommended.

X. New Business

1. Public hearing on the re-adoption of Sections 1 – 27 of the Boone County Zoning Ordinance and the Boone County Stormwater Ordinance.

Stan Shawver stated he provided the Commission members with various Commission Orders adopting the current zoning regulations. The County Commission adopted the 2003 revisions in two sessions; the first session they adopted part of the regulations, in the second session they adopted the remainder. Since that time they've also adopted the Sign Regulations, Addressing and Road Naming Regulations, the Stream Buffer Regulations and the Stormwater Ordinance. All of these are part of the zoning regulations. The reason we are re-adopting is that the County Attorney would like all of the regulations to be under one adoption date. No changes have been made to the regulations; this is simply to have all the regulations under one adoption date.

Chairperson Harris asked that if somewhere down the road one section of the ordinance is changed then the Commission will readopt the entire ordinance as a whole rather than just the one section.

Stan Shawver stated that is correct.

Stan Shawver stated that an ad was placed in the Columbia Daily Tribune, The Boone County Journal, and The Centralia Fireside Guard; notice was also posted on the bulletin board in the Government Center.

Chairperson Harris opened the public hearing for anyone wishing to speak.

No one spoke in favor or opposition.

Closed to public hearing.

Stan Shawver stated that our zoning regulations require that before the County Commission can make any changes to the regulations the Planning and Zoning Commission must hold three public hearings; one at the County seat, one in the northern County Commissioner's district, and one in the Southern County Commissioner's district. A public hearing will be held at 7:00 pm on December 2, 2013 at Ashland City Hall. Another public hearing will be held at 7:00 pm on December 9, 2013 at the County office in Centralia.

2. Subdivision Regulations

Commissioner Poehlman asked the progress of the subdivision regulations.

Stan Shawver stated we have been meeting with the Central Missouri Development Council, we've had one session with them already and explained that 90% of the proposed regulations are already in the existing regulations and have been since 1995; the wording has changed and the location of information in the regulations has changed. The group plans to meet several times to get through the proposed changes.

XI. Adjourn

Being no further business the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Secretary  
Paul Prevo

Minutes approved on this 18<sup>th</sup> day of December, 2013