

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 17, 2014

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

Paul Prevo, Secretary

Eric Kurzejeski

Kevin Murphy

Michael Poehlman

Larry Oetting

Loyd Wilson

Centralia Township

Rocky Fork Township

Missouri Township

Perche Township

Rock Bridge Township

Three Creeks Township

Columbia Township

b. Members Absent:

Carl Freiling, Vice-Chairperson

Gregory Martin

Derin Campbell

Vacant Seat

Cedar Township

Katy Township

County Engineer

Bourbon Township

c. Staff Present:

Stan Shawver, Director

Thad Yonke, Senior Planner

Uriah Mach, Planner

Paula Evans, Staff

III. Approval of Minutes:

Minutes from the June 19, 2014 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 final plan for planned development.

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, July 29th. Interested parties will again have the opportunity to comment at that time. The county commission meeting scheduled for Tuesday, July 29th 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. Buckman. S11-T50N-R12W. A-R. Buckman Properties LLC, owner. J. Daniel Brush, surveyor.
2. West Wind Farm. S22-T51N-R13W. A-2. Byron and Catherin Fulkerson, owners. Ronald G. Lueck, surveyor.
3. Wilhoit. S6-T48N-R11W. A-R. James C Abernathy, owner. David T. Butcher, surveyor.

Commissioner Murphy 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

Buckman

The subject tract is located on the north side of Schooler Road, east of State Route U, north of Hallsville. The tract is approximately 65 acres in size. The property is zoned A-R (Agriculture-Residential), and has A-R zoning to the east, west and south, with A-2 (Agriculture) zoning to the north. This is all original 1973 zoning. The proposal is to split nine lots from the tract, ranging from 2.95 acres in size to 5.43 acres in size, with the remainder in excess of 20 acres. There is a mobile home and two barns on lot 1, a site-built home on lot 2, and a mobile home on lot 7 that is to be removed. There is a three acre lot created by deed in 1983 that is in the center of this proposal but is under separate ownership.

All nine lots have direct access onto Schooler Road. The applicant has submitted a request to waive the traffic study requirement.

Public Water Service District #4 will be providing water service to these lots from a main on the south side of Schooler Road. Electrical service will be provided by Boone Electric Cooperative. Fire protection will be provided by the Boone County Fire Protection District and fire hydrants will be required.

The applicant has proposed on-site wastewater systems for the new lots. The applicant has provided a wastewater cost-benefit analysis. After consideration by staff and representatives of the Columbia/Boone County Health Department and the Boone County Regional Sewer District, the analysis justifies the proposed on-site wastewater systems for these lots.

The property scored 55 points on the rating system.

Staff recommends approval of the final plat and granting the requested waiver with the following condition:

1. That an agreement between Public Water Service District #4 and the developer is made with the approval of Boone County Resource Management and the Boone County Fire Protection District on the installation of fire hydrants to this property prior to recording the final plat.

West Wind Farm

The subject property is located on Ponderosa Road, approximately 4 miles to the southeast of Sturgeon. The parent parcel is 27.95 acres in size and zoned A-2(Agriculture). The surrounding properties are also zoned A-2. This is original 1973 zoning. The plat divides the house and wastewater system from the remainder of the property on 2.70 acres, leaving approximately 25 acres in the remainder tract.

The property has direct access on to Ponderosa Road, a publicly-dedicated and publicly-maintained right-of-way. The applicant has requested a waiver to the traffic study requirement

The subject property is located in Public Water Service District #10, the Boone Electric Cooperative service area, and Boone County Fire Protection District. Existing services are sufficient for this proposal.

There is an existing on-site wastewater system for the house on this property. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 23 points on the rating system.

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

Wilhoit

The subject property is located less than ¼ of a mile to the east of the intersection of St. Charles Road and State Route Z, east of the city limits of Columbia. It is 14.23 acres in size and is zoned A-R (Agriculture-Residential) and is surrounded by A-R zoning. This is all original 1973 zoning. The property currently has a residence and an accessory structure present. This property was previously platted as lot 2 of Wilhoit Subdivision in 2006. The current proposal separates the house and outbuilding from the rest of the property, leaving 11.68 acres as shown by an accompanying administrative survey.

The subject property has direct access on to St. Charles Road, a publicly-dedicated, publicly-maintained right-of-way. The applicant has requested a waiver to the traffic study requirement.

The property is located in Public Water Service District #9, the Boone Electric Cooperative service area and the Boone County Fire Protection District. Existing services are sufficient to meet the needs of the proposal.

The property has an existing on-site wastewater system. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 58 points on the rating system.

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

IX. Old Business

1. Request by VH Properties LLC to approve a revised Final Plan for the Midway USA Campus on 21.51 acres, more or less, located at 5885 W Van Horn Tavern Rd., Columbia.

No one was present to represent the request.

Commissioner Freiling made and Commissioner Martin seconded a motion to **approve** a request by VH Properties LLC for a revised Final Plan for the Midway USA Campus on 21.51 acres, more or less, located at 5885 W Van Horn Tavern Rd., Columbia.

Boyd Harris – Yes

Paul Prevo – Yes

Eric Kurzejeski – Yes

Larry Oetting – Yes

Kevin Murphy – Yes

Michael Poehlman – Yes

Loyd Wilson - Yes

Motion to approve the request passes unanimously

2. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning request for Gates was approved as recommended.

The rezoning request for North Battleground was approved as recommended

The review plan for VH Properties was approved as recommended.

X. New Business

1. Annual election of officers.

Commissioner Wilson nominated and Commissioner Poehlman seconded Commissioner Harris as Chairperson. No other nominations.

All members voted in favor of Commissioner Harris as Chairperson, none opposed.

Commissioner Wilson nominated and Commissioner Poehlman seconded Commissioner Prevo as Vice-Chairperson. No other nominations.

All members voted in favor of Commissioner Prevo as Vice-Chairperson, none opposed.

Commissioner Prevo nominated and Commissioner Poehlman seconded Commissioner Kurzejeski as Secretary. No other nominations.

All members voted in favor of Commissioner Kurzejeski as Secretary, none opposed.

XI. Adjourn

Being no further business the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Secretary
Paul Prevo

Minutes approved on this 21st day of August, 2014