

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, August 21, 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	Centralia Township
Paul Prevo, Vice-Chairperson	Rocky Fork Township
Eric Kurzejeski, Secretary	Missouri Township
Kevin Murphy	Perche Township
Michael Poehlman	Rock Bridge Township
Loyd Wilson	Columbia Township
Derin Campbell	County Engineer

b. Members Absent:

Carl Freiling	Cedar Township
Gregory Martin	Katy Township
Larry Oetting	Three Creeks Township
Vacant Seat	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the July 17, 2014 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following procedural statement:

The Boone County Planning and 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 a conditional use permit and six subdivision plats.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes to follow its own by-laws. The by-laws provide that all members

of the commission, including the chairperson, enjoy full privileges of the floor. The chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff. At that time, the applicant or the applicant's representative may make a presentation to the commission. The commission may request additional information at that time, or later following the public hearing. After the applicant's presentation, the floor will be opened for a public hearing to allow anyone wishing to speak in support of the request. We ask that any presentation made to the commission be to the point.

Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the commission and please restrict your comments to the matter under discussion. Please be considerate of everyone here. We ask that you please not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

There may be individuals that neither support nor oppose a particular request. Those individuals are welcome to address the commission at any time during the public hearing portion of the request.

Please give your name and mailing address when you address the commission. Please sign the sheet on the table after you testify. Also, we ask that you turn off your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours after they have had an opportunity to make a copy of your submission.

After those opposed to the request have had a chance to speak, the applicant will have an opportunity to respond to the concerns of those opposed to the request. Next the staff will be given an opportunity for any additional comments, as appropriate. The public hearing will then be closed and no further comments will be permitted from the audience or the applicant unless requested by the commission. The commission will then discuss the matter and may ask questions of anyone present during the discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the county commission. Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the county Commission. They will conduct another public hearing on Tuesday, September 2nd. Interested parties will again have the opportunity to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation. Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal, as there will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The County Commission hearing scheduled for Tuesday, September 2nd will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

1. Request by Matthew Whitworth for a permit for a creek gravel recovery operation on 270 acres, located at 7401 E Gilpin Rd., Ashland.

Planner Uriah Mach gave the following staff report:

The subject property is located off of the end of Gilpin Road, approximately 1 and ½ miles to the southeast of the City of Ashland. The property is approximately 270 acres in size, and is zoned A-2 (Agriculture). This is original A-2 zoning, and the property is surrounded by A-2 zoning. There is a house and several outbuildings present on the property. The application indicates that the property is currently used for recreational uses. The property received a conditional use permit for a creek gravel recovery operation in 1992. That activity stopped in 1997, when the Missouri Department of Natural Resources (MoDNR) Land Recovery program closed their permit for inactivity. The applicant is now seeking to get a new permit from MoDNR Land Recovery for a creek gravel recovery operation.

The applicant is requesting a conditional use permit to operate a creek gravel recovery operation. Staff notified 19 property owners about this request. The property scored 25 points on the point rating system.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing county and state regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The comparatively isolated location of the recovery operation should serve to provide substantial physical separation from neighboring property owners, limiting negative off-site impacts. MoDNR regulations on the recovery operation should limit negative impacts created by the extraction process on the stream itself. Public testimony may provide more information to this criterion.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

There is no indication that the proposed use will have a negative effect on property values. The physical isolation of the site should serve to mitigate negative impacts on surrounding properties.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.

The subject property is located at the end of Gilpin Road, a publicly-dedicated, publicly-maintained right of way. All necessary facilities will be available.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The location of the subject property and the limits of existing infrastructure for increased residential development will have a greater impact on future development than the establishment of this conditional use permit.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The subject property is located at the end of Gilpin Road, a publicly-dedicated, publicly-maintained right of way. While there may be an increase in truck traffic from the subject property, it is not expected to exceed the typical traffic generated by an agricultural operation of equivalent size.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-2 zoning district.

Zoning Analysis: The applicant is requesting a conditional use permit similar to the previous creek gravel recovery operation conditional use permit granted in 1992. That permit lapsed in 1997, and the applicant is re-applying for that permit. The negative impacts of noise and the recovery activity should be mitigated by the location of the creek gravel recovery operation. The applicant has taken action to re-apply for the necessary MoDNR permits for this activity and being granted this conditional use permit is a step in that process.

Staff recommends approval of the conditional use permit with the following conditions:

1. The recovery operation will operate Monday through Friday only.
2. That hours of operation be limited to daylight hours of operation as defined by the Boone County Zoning Regulations of April through October 6:00 AM to 9:00 PM Central Daylight Time and November through March 6:00 AM to 7:00 PM.
3. Applicant is required to be in compliance with the permits issued by MoDNR for their activities on the property.

Be advised, staff has based these conditions on the 1992 conditional use permit. The commission should consider the testimony presented by the applicant in forming the conditions for the approval of this conditional use permit.

Present representing the request:

Matthew Whitworth, 7401 E Gilpin Rd, Ashland

Mr. Whitworth stated he wanted to get the gravel operation up and running again.

Chairperson Harris asked if this is something the applicant has done in the past.

Mr. Whitworth stated yes.

Chairperson Harris asked if the gravel that gets taken out comes out using the applicant's trucks.

Mr. Whitworth stated his trucks only.

Chairperson Harris stated that the application indicated the applicant wants to remove the gravel build up and maintain creek flow.

Mr. Whitworth stated there is erosion taking place along the creek.

Chairperson Harris asked if the operation would take place the length of the creek on the applicant's property or just in certain areas.

Mr. Whitworth stated there are three different places along the creek where it is cutting into the creek bank.

Chairperson Harris asked if the applicant will use a rubber tire or track loader.

Mr. Whitworth stated yes; that is what he has now, a rubber tire loader.

Commissioner Murphy asked how many loads per day.

Mr. Whitworth stated three loads per day.

Commissioner Murphy asked how long the operation will continue.

Mr. Whitworth stated it has been going on for years; it started in the 1930's.

Chairperson Harris stated the applicant needs a conditional use permit from the county but will also need a permit from DNR. Why did the DNR permit terminate or did the time frame just run out?

Mr. Whitworth stated the DNR permit was in his fathers name; he is deceased.

Commissioner Poehlman asked if the applicant had started the process with DNR.

Mr. Whitworth stated yes, the notice has been placed in the newspaper and we've notified people along the creek.

Commissioner Poehlman stated he considered doing this along his creek but the DNR regulations are pretty extensive about what you can take out and what you have to leave; it is pretty explicit. Is the applicant familiar with the regulations?

Mr. Whitworth stated he has been doing this for years and is familiar with the regulations; Mr. Whitworth stated he hasn't had any problems.

Open to public hearing.

Steve Dyer, 7721 E Cedar Hills, Ashland

Mr. Dyer stated he just had questions about the request.

Mr. Dyer stated the request was for a gravel recovery operation for 270 acres. 270 acres is a big area; where exactly is that going to be on Fowler Creek? Mr. Dyer stated he is directly east of where Foster Branch comes into Fowler Creek. He can sit on his deck and throw a basketball at Fowler Creek. Someone is going to scoop out a bunch of gravel; it is going to be disruptive. Mr. Dyer asked where the gravel operation is going to be located.

Mr. Whitworth showed Mr. Dyer on the aerial.

Mr. Dyer asked if the applicant was going to be held to that area only. If Mr. Whitworth wants to expand the gravel operation would he have to come back to change his conditional use permit?

Chairperson Harris asked Mr. Dyer if Fowler Creek touched his property.

Mr. Dyer stated no, but it is close. There is a 220-240 foot drop off.

Chairperson Harris stated if Mr. Whitworth comes up to that end of the creek he wouldn't touch Mr. Dyer's property.

Mr. Dyer stated the issue is noise.

Chairperson Harris stated that is why there are restrictions on the hours of operation so they aren't intrusive into the evening and early morning hours.

Mr. Dyer stated he is retired so 8:00 am to 5:00 pm is the worst time for this.

Chairperson Harris stated that one of Mr. Dyer's questions was why this request was for 270 acres. The conditional use permit is for the applicant's property. Any restrictions that may be placed subsequent to that request are a discussion for later.

Mr. Shawver explained that when an application for a conditional use permit comes in, unless there is a separate legal description or survey defining a specific area, staff has to work with the entire property, especially for reasons of notification so people are aware of what is proposed. On a 270 acre piece of property you can define a 3 acre piece and go out 1000 feet and not even get off the property. To err on the side of caution and make sure people are aware of what is going on staff goes by property boundaries for notification. Mr. Shawver believes the DNR permit will be very site specific stating limits on where gravel can be recovered. If he gets off of that then he is in violation of the DNR permit. They have much better methods of enforcement than the County does.

Mr. Dyer stated he used to work for DNR and asked if the applicant got a dredge and drill permit.

Mr. Shawver stated he didn't believe DNR allowed dredging; it has to be removed from above the waterline. The County has had four creek gravel recovery operations in the past and the stipulation from DNR is that you have to stay out of the creek, you can't wash in the creek; everything has to be screened away from the creek and there has to be a buffer zone between the screening area and the creek.

Mr. Dyer asked if this was a one time permit; does it expire in 12 months or will it last for years?

Chairperson Harris stated a conditional use permit stays with the land.

Mr. Mach stated the conditional use permit stays with the land unless it goes inactive for one year.

Mr. Dyer asked if it is a seasonal operation.

Chairperson Harris stated the staff recommended that it be year round, it would not be limited to a seasonal operation.

Present speaking in support:

Steve Heying, 1402 Madison St, Columbia

Mr. Heying stated he is familiar with the property. The controls by DNR will be very specific; the location will be specific. The applicant has had it published in the paper to serve notification of the bounds of where the permit will be. The applicant and his dad have done this before without disturbance; it was done before without disturbance in this same location using the same method. The creek gravel is similar to the gravel that is put on chip and seal. He uses the bigger gravel to do dirt roads. It is part of why you own land; you own land for crops and trees, in this particular case this is how the applicant gets income from his 270 acres. It has worked before and I don't see why it won't work in the future.

Also present speaking in support:

Michelle Knowles, Ashland

Ms. Knowles stated she has been helping Mr. Whitworth with the paperwork and according to DNR the only reason this lapsed is due to his father passing away and the time that it was not in operation. This operation has been going on for years and it has obviously not disturbed anyone. The only reason we have to go through this process is because of the transfer of the property to Mr. Whitworth. This is not a daily operation.

Present speaking in opposition:

Steve Morse, 6650 E Gilpin Rd, Ashland

Mr. Morse stated he doesn't oppose the operation but he does have a problem with the road (Gilpin Rd) and the possibility of increased traffic. The road is narrow and when two cars meet one of them has to get off in the gravel. There is only one speed limit sign, the speed limit is 35 mph and Mr. Morse stated that is too fast in his area, not only is it a danger but it creates a health risk with all the dust.

Claire DuCharme, 8141 E Gilmore Rd, Ashland

Ms. DuCharme stated she lives downstream from the applicant and has a creek crossing over Fowler that she crosses to get home. Ms. DuCharme is concerned about what that is going to be like; she maintains the creek crossing. Ms. DuCharme is also concerned about the noise; she lives out there for peace and quiet. Another concern is water quality of the creek.

Commissioner Murphy asked Ms. DuCharme how long she has lived there.

Ms. DuCharme stated over 20 years.

Commissioner Murphy asked Ms. DuCharme if she was aware this type of operation was going on 20 years ago.

Ms. DuCharme stated she didn't hear it so it must not have been much of an operation. There is a lot of wildlife out there and the silt will destroy the habitat. If this is a daily, constant operation then Ms. DuCharme is opposed to the request. The staff report indicated that the property value won't be affected; Ms. DuCharme has a quiet sanctuary there and that will change and if she wanted to resale it won't be worth much. Also, Mr. Whitworth has a hog operation on his property; the hogs get out all the time.

Chairperson Harris stated he wanted to keep the discussion with the requested use.

Ms. DuCharme stated she is concerned with the applicant's willingness to comply with the regulations.

Closed to public hearing.

Commissioner Murphy stated the permit lapsed in 1997 and asked if it will be operating at the same level as it was then.

Mr. Whitworth stated he will be the only one doing the work so it will probably be less

Chairperson Harris asked Mr. Whitworth if he had a rubber tire loader.

Mr. Whitworth stated yes; a Terex 740, 3 yard machine.

Chairperson Harris asked if he also had a tandem dump truck.

Mr. Whitworth stated yes.

Chairperson Harris asked if Mr. Whitworth had extra drivers or is it just him.

Mr. Whitworth stated he is doing all the work. Mr. Whitworth will load it, screen, and load it again and haul it out.

Chairperson Harris asked if Mr. Whitworth did his own screening in an appropriate place out of the creek bed.

Mr. Whitworth stated yes.

Commissioner Poehlman stated it is all defined where you can do that, what you do with the screenings and everything.

Mr. Whitworth stated a concern of silt was brought up. You have to be above the water level and take it away from the water, you can't do anything in the creek; whatever you pick up, you take out and screen away from the creek. Mr. Dyer questioned whether I would be operating below his property and I won't, there is no reason to go up there other than to clean where it is cutting in to Mr. Whitworth's property which is well below Mr. Dyer's property. Regarding the noise; this will not create any more noise than brush hogging a field.

Commissioner Kurzejeski stated the DNR permit will stipulate where the applicant can and can't remove gravel.

Mr. Whitworth stated that is correct.

Chairperson Harris stated the question here is whether this is an appropriate use of the land. Under the regulations, it is. I think that the DNR burdens that Mr. Whitworth will have to deal with are more stringent than anything that we could impose.

Commissioner Murphy stated that there will be less erosion with this operation. The creek is currently cutting into the banks and causing erosion and silt. As far as the noise, Commissioner Murphy feels that this is an agricultural area and it isn't any more intrusive than someone running agricultural equipment on their property. DNR is going to have a heavy hand in this as far as their permits and regulations. Commissioner Murphy asked Commissioner Campbell that if the neighbors wanted what would they have to do to lower the speed limit on that section of road or post more speed limit signs.

Commissioner Campbell stated more signs could be posted. Lowering the speed limit is a public process; they would have to make a request and an evaluation would be done, if it moves forward from that point it would require three public hearings by the County Commission.

Commissioner Harris made and Commissioner Murphy seconded a motion to **approve** the request by Matthew Whitworth for a permit for a creek gravel recovery operation on 270 acres, located at 7401 E Gilpin Rd., Ashland **with the following conditions:**

1. The recovery operation will operate Monday through Friday only.
2. That hours of operation be limited to daylight hours of operation as defined by the Boone County Zoning Regulations of April through October 6:00 AM to 9:00 PM Central Daylight Time and November through March 6:00 AM to 7:00 PM.
3. Applicant is required to be in compliance with the permits issued by MoDNR for their activities on the property.

Boyd Harris – Yes

Paul Prevo – Yes

Eric Kurzejeski – Yes

Michael Poehlman – Yes

Kevin Murphy – Yes

Derin Campbell – Yes

Loyd Wilson - Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on September 2, 2014 and the applicant needs to be present at the hearing.

VI. Rezoning

None

VII. Planned Developments

None

VIII. Plats

The following items were placed on consent agenda:

1. Akeman Bridge Plat 1. S11-T49N-R13W. A-R. Mary L. Roberts, owner. Kevin M. Schweikert, surveyor.
2. Woodie Proctor. S22-T47N-R13W. A-2. Russell Schoen, owner. Kevin M. Schweikert, surveyor.
3. Manchester Heights Block 2A. S35-T49N-R12W. R-S. Bruce and Deborah Horman, owners. C. Stephen Heying, surveyor.
4. Country Boys. S15-T50W-R13N. A-2. H-Town Properties LLC, owner. Steven R. Proctor, surveyor.
5. Sunrise Lot 100. S12-T48N-R12W. R-S. Vida Schneider, owner. Steven R. Proctor, surveyor.
6. Settlers Ridge Plat 2A. S9-T49N-R12W. R-D. T-Vine Development Corp., owner. James R. Jeffries, surveyor.

Commissioner Prevo made and Commissioner Wilson 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

Akeman Bridge Plat 1

The subject property is located on Akeman Bridge Road and extends to Wade School Road to the north, approximately 3 miles to the north of the city limits of Columbia. The subject property is 18.34 acres in size and is proposed under this plat to be divided into three lots. Two lots are 5 acres in size and the third is proposed at 7.98 acres in size. The property is zoned A-R (Agriculture-Residential) and has A-R zoning to the north, east, and west, with R-S (Residential Single-Family) zoning to the south. Each of the proposed lots has a residence present and some smaller outbuildings.

Lots 1 & 2 have direct access on to Akeman Bridge Road and lot 3 has direct access on to Wade School Road. Both are publicly-dedicated, publicly-maintained rights of way. The applicant has submitted a request for a waiver to the traffic study requirement

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

Existing on-site wastewater systems provide wastewater treatment for the residences. The applicant has submitted a request for a waiver to 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.

Woodie Proctor

The subject property is located approximately two miles south of the city limits of Columbia on Woodie Proctor Road, east of Smith Hatchery Road. The proposed plat splits 5.44 acres from this 153.67 acre parent parcel. The property is currently undeveloped. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The property has direct access on to Woodie Proctor Road, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The property is in the Consolidated Public Water District #1, Boone Electric Cooperative, and Boone County Fire Protection District service areas.

The lot is proposed to be served by an on-site wastewater system as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

A substantial amount of this property is identified by the National Flood Insurance Program as being under 100 year floodplain. Development in those areas will require additional action, such as a floodplain development permit.

The property scored 49 points on the rating system.

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

Manchester Heights Block 2A

The subject property is located approximately $\frac{3}{4}$ of a mile to the east of the city limits of Columbia. The property is a little less than 1 acre in size, and is zoned R-S (Residential Single-Family). It has R-S zoning to the south and west, A-R (Agriculture-Residential) zoning to the north, and A-2(Agriculture) zoning to the east. This is all original 1973 zoning. The property has a two-story house, a garden shed, and another large building on the property. The applicant, after constructing the large building, was required to vacate and replat this lot, as the large building was classified by Boone County Building Inspection as a dwelling. The applicant was granted permission to vacate and replat the lot into two lots at the 1 July 2014 meeting of the Boone County Commission. This is the proposed replat.

Lot 13A has direct access on to Lawrence Drive and lot 13B has direct access on to Billy Jean Drive. Both are publicly dedicated and publicly maintained rights of way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is served by the Boone County Fire Protection District & Columbia Water & Light for utility services.

The subject property is a Boone County Regional Sewer District customer, and part of an area under a proposed Neighborhood Improvement District (NID) for sewer upgrades. Revision to the proposed NID will be required to include this new lot.

The property scored 78 points on the rating system.

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

1. That the Boone County Regional Sewer District's NID proposal be submitted for bid prior to recording the plat.
2. That the reference to Billy Jean Drive describing right-of-way in the drawing be amended to indicate note 9 rather than note 8.

Country Boys

The subject property is located near the intersection of Old Number 7 and Willis Road, approximately four miles to the southeast of Harrisburg. The property was previously part of a larger subdivision called Country View Acres. That subdivision was partially vacated on 6 May 2014. This is a replat proposed to create two lots from the larger area at just over 4 acres apiece. The property is zoned A-2 (Agriculture) and surrounded by A-2 zoning. This is all original 1973 zoning.

Both lots will have direct access on to Old Number 7, 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 the Consolidated Public Water Service District #1 service area, the Boone Electric service area and the Boone County Fire Protection District. All services will be available.

The applicant proposes on-site wastewater systems. The Columbia/Boone County Health Department believes that lagoons may work, but specific approvals will depend on site topography. The applicant has requested a waiver to the wastewater cost-benefit analysis.

The property scored 41 points on the rating system.

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

Sunrise Lot 100

The subject property is located at the corner of I-70 Drive SE and West Park Lane, approximately ½ mile to the east of the city limits of Columbia and approximately 1 mile to the west of the Route Z/I-70 Interchange. The property is 1.88 acres in size and the proposal is to split it into two lots, each .94 acres in size. The property is zoned R-S (Residential Single-Family) and has R-S zoning to the east, west, and south, with Interstate 70 and A-2 (Agriculture) property to the north. There is an existing house and shed on lot 100B, and lot 100A is vacant.

Both lots have access on to West Park Lane, and lot 100A has frontage on I-70 Drive SE. The applicant has requested a waiver to the traffic study requirement.

Public Water Service District #9 provides water service to this property. Boone Electric Cooperative provides electrical service and the Boone County Fire Protection District provides fire protection.

This property is served by the Boone County Regional Sewer District for wastewater treatment.

The property scored 78 points on the rating system.

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

Settlers Ridge Plat 2A

This property is located north of Columbia on State Highways B and HH. A final development plan for a portion of this property was approved in October, 2004. A final plat was approved for this property in November of 2004 which created lots that were labeled as "Not for Development". Those lots could not be developed until a replat was submitted for approval. This proposal is the required replat and it creates three lots suitable for development under the R-D (Residential-Duplex) zoning district and one larger one marked as "Not for Development".

The property is under a pre-annexation agreement with the City of Columbia for the purpose of obtaining sewer service. The necessary sewer infrastructure to support this plat is in place.

Access to the property will be via roads built by the developer and dedicated to Boone County.

Water District Number 4 provides water service to the property.

Sewer service will be provided by the City of Columbia.

Staff recommends approval of the plat.

IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The final development plan Midway USA and plats that went forward to the County Commission were approved as recommended.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Secretary
Eric Kurzejeski

Minutes approved on this 18th day of September, 2014