

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, March 19, 2015

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
Gregory Martin	Katy 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
Vacant Seat	Three Creeks Township
Vacant Seat	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the February 19, 2015 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 one rezoning request and two 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, March 31st. 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, March 31st will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

1. Request by Allen and Judy Ronnebaum and Jennifer and Melvin Heath to rezone from A-1P (Planned Agriculture) to A-2P (Planned Agriculture) and to approve a review plan for A.J. Green Acres 2 on 26.89 acres, more or less, located at 2901 and 3125 N Rte Z, Columbia.

Planner Uriah Mach gave the following staff report:

This site is located approximately 1 mile east of the city of Columbia, on State Route Z between Mexico Grave Road and St. Charles Road. It consists of 26.89 acres currently zoned A-1P (Planned Agriculture). It is surrounded by A-1 zoning. Currently, there is one house on the property. In 2000, the applicants requested that 38 acres be rezoned to A-2 (Agriculture). That request was denied. Subsequently, the applicant created a 10 acre parcel for family transfer to his daughter. The 10 acre tract included an existing house. In 2006, the remaining property was successfully rezoned to A-1P (Planned Agriculture) and platted to create a 3.58 acre lot and a 22.94 acre lot. The current request is to rezone to A-2P (Planned Agriculture) in order to further divide the 22.94 acre lot into two lots, granting an overall density of 8.84 acres per lot vs the existing 11.47 acres per lot under the present A-1P zoning. The site is located in Public Water Service District #9 and Boone Electric service areas. It scored 52 points on our point rating system.

The applicants are requesting a rezoning to A-2P and approval of a review plan. The review plan shows the creation of two new lots, one of 12.94 acres, the other of 10 acres. The existing 3.58 acre lot will be preserved. Staff notified 20 property owners about this request.

The Master Plan designates this property as suitable for residential land use. The Master Plan also identifies a "sufficiency of resources" test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

Utilities: Public water is provided by Public Water District Number 9. The existing infrastructure is capable of providing domestic service and fire protection. Boone Electric can provide sufficient electric service to the site. For residential use, on-site wastewater systems have been proposed.

Transportation: Access to the site is by State Route Z, which gives close access to I-70, Mexico Gravel Road, and St. Charles Road. Consultation with the Missouri Department of Transportation has identified that of the two access points to Route Z, one at the northern end of the property and the other at the southern; the southern point is the better access for southbound traffic. Southbound traffic, towards St. Charles Road and the I-70 interchange is much more likely than northbound traffic towards Mexico Gravel Road. That said, the new 10 acre lot will access Route Z off the southern access point. Increased traffic on Route Z due to the presence of the new high school and, in the future, the new elementary school may make increased direct access on to Route Z more hazardous.

Public Safety: The nearest fire station is in Columbia, approximately three miles away. The existing road network provides ready access for emergency service providers.

Zoning Analysis: This site is located in an area where the majority of the surrounding tracts conform to the A-1 zoning of 10 acres or more per lot. That was slightly modified in 2006 with the A-1P rezoning that had a slightly lower density, at 11.47 acres per lot, but created a 3.58 acre lot. In the intervening 9 years between the A-1P rezoning and this request, the surrounding area has received a new high school and is receiving a new elementary school. The presence of new educational institutions are usually considered heralds of increased growth and development in their immediate surrounding.

However, since the placement and construction of the schools, the surrounding area has seen little to no construction of new residential or commercial development. There have been several proposals, some of which have only recently been approved by the appropriate governing bodies, but none have, as of yet, constructed infrastructure and improvements to the area. That lack of physical improvement leads staff to believe that any desire for increased density outside of the immediate vicinity of the new schools is premature. If there is a need for additional residential development, it is best that it be located in an area that has infrastructure to support it at a higher density. Small pockets of increased density outside the area surrounding the schools will only slow the development of the area near the existing infrastructure put in place to support the schools.

The rezoning and review plan are good proposals, maintaining a comparable overall density to the property's surroundings. However, when they are considered in the larger perspective of the Northeast Area Plan, the increase in density for an additional residential lot is not easily justified, particularly when combined with the increased need for direct access on to Route Z and the slower development of the areas immediately surrounding the Columbia Public School district properties.

Staff recommends denial of the request.

If approval is granted, staff recommends the following condition:

1. That a draft agreement covering the maintenance of the private drive on the southern side of this property be submitted with the final plan for review.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols St., Columbia

Mr. Schweikert stated the applicants are basically asking for one more residence on this tract; on a ten acre lot on the west side. We feel that the zoning is appropriate, there is A-2 zoning 220 feet to the west and A-R zoning 500 feet south of there; it is surrounded by A-1.

Chairperson Harris asked if the property owners were present tonight.

Mr. Schweikert stated no.

Chairperson Harris stated the current property line is on the north side of the existing driveway.

Mr. Schweikert stated yes.

Commissioner Poehlman asked who owns that lot.

Mr. Schweikert stated he believes the owners north side of the existing driveway.

Mr. Schweikert stated he believes the owners also own the tract to the south which also includes the driveway.

Chairperson Harris stated the same people own both parcels.

Mr. Schweikert stated yes.

Commissioner Murphy asked who the agreement was between for the existing road and utility easement for the private drive and whether it includes the subject property.

Mr. Schweikert stated he is not sure.

Mr. Mach stated the access is used by Marcia Devier, the property owner to the west, the three acre tract that is part AJ Green Acres and the 10 acre tract on the south that is owned by the applicants.

Chairperson Harris stated the way it is mapped the stem to Route Z is owned, it is not an easement.

Mr. Schweikert stated it is owned land, there is an easement there; the owner could grant another easement granting himself access.

Commissioner Murphy stated it shows two tracts being served by that easement then an additional easement granted there, has there been discussion with the property owners to the south and are they agreeable to including them in the additional easement.

Mr. Schweikert stated he hasn't consulted with the owner.

Commissioner Murphy stated we don't know if the adjacent property owners will grant an easement.

Chairperson Harris stated it appears the little strip of land is owned with the parcel 6.05.

Commissioner Murphy stated it is a stem lot.

Mr. Schweikert stated yes, the owner owns the stem coming out.

Chairperson Harris asked how the ownership would change if the request were to be granted on who will then own proposed lot 3, the ten acres on the west end?

Mr. Schweikert stated that would be where the new house would be built.

Chairperson Harris asked if ownership would change.

Mr. Schweikert stated that is the hope, to sell it.

Open to public hearing.

No one spoke in favor of the request.

Present, speaking on opposition:

Terry Buckley, 2914 Route Z, Columbia

Mr. Buckley stated we are here to consider a rezoning request for a parcel of land on Route Z between St. Charles Road and Mexico Gravel Road. The first thing I would like to address is the impact the new high school has had on the north east area. In the Commission meeting a couple of weeks ago the prevailing attitude seemed to be that the high school had already changed everything in the north east but that is far from true. The school has had a major impact on infrastructure in the area and around the high school and the St. Charles Road corridor. Sewer, stormwater, and other utility upgrades have improved that areas ability to support not only the school but the greater housing density that will develop over the years. Heading east on St. Charles Road from the school you quickly leave the infrastructure changes behind. Residents of the Copper Creek Estates housing development just east of the school were able to tie their sewage into the new sewer upgrade around the school but that is as far east as the utility upgrades reach. The State made some road improvements along Route Z from St. Charles Road to I-70 which helped with traffic flow but not with getting the utility infrastructure needed to support more dense housing. The neighborhood in question in tonight's rezoning request lies north of St. Charles Road and not only missed out on the utility upgrades but also on the road improvements. This neighborhood is one of many in the north east area that still waiting for the impact of the high school to improve infrastructure so more dense housing can be supported and existing homes can enjoy the upgrades. We know changes will come some day and we are not against them. In the meantime we must get by the old fashioned way; we have lagoons or sewer treatment, natural topography for water runoff and ditches instead of shoulders along our roads.

Mr. Buckley presented the following statement which he read to the Commission:

Point one: We have great concern about more lagoons on this plot of land. There are already two houses feeding waste into lagoons, the overflow of which goes under Route Z and onto the property just north of us, skirting our northern boundary. This proposal will add the possibility of the effluent from a third a lagoon following the same water flow path dictated by the topography and ending up in the naturally created secondary lagoon at the northwest corner of our property. As the Northeast Area Plan shows, there is not adequate sewage disposal infrastructure in the area for so many houses.

This was a principal reason for denying the owners request to rezone to A-5 fifteen years ago (P & Z meeting minutes 6/15/2000), and the same conditions exist today. It was also a principal reason to steer the owners toward an A-1 planned development rather than A-2 zoning (refer to Chairman Kirkpatrick's comments in the referenced meeting notes). The current A-1P zoning restricts the number of houses that can be built on the property, thus limiting the negative impact of wastewater flow. While the current rezoning request asks for just one more ten acre plot to be created, it moves away from what the 2000 P & Z Commission tried to establish, and it moves the property closer to A-2 zoning. We urge the P & Z Commission to retain the current A-1P zoning to keep the number of houses on this property more strictly limited.

Point two: Traffic conditions on this section of Route Z are a real problem. Drivers coming north from I-70 must navigate through a blind "S" curve and over a slight rise before coming to this area with several driveways on both sides of the road. Coming south from Centralia, drivers must crest a slight rise before coming into view of this stretch of road. Unfortunately, people tend to drive too fast and are often not ready for what they encounter. There have been multiple accidents in this area over the years, with at least one death. An increase in the number of people living in the area and going into and out of the driveways will only make the problem worse. Something should be done to improve visibility on Route Z and provide better turnouts for residents before housing density is increased.

Point three: This property is entirely surrounded by land zoned A-1, so granting this rezoning request would establish spot zoning in the area. This was also a principal reason for denying the owners request to rezone to A-2 fifteen years ago (P & Z meeting notes 6/15/2000). Commission Fugit of the 2000 P & Z Commission stated, "The problem is that if somebody else wants to come in and rezone then they (P&Z) would have a hard time denying that zoning." Commissioner Fugit further stated that, "All kinds of things could happen then because the zoning stays with the land forever." We urge the P & Z Commission to avoid the potential problems introduced by spot zoning.

Point four: Finally, if the Commission is not persuaded to deny the request, we would like to offer an alternative for the Commission to consider. The owner's proposal results in the creation of a ten acre parcel that would allow another home to be constructed. This cannot be done with the current A-1P zoning, but it might be possible if the owners apply for and are granted a variance. This would avoid the problem of spot zoning and it would place a more restrictive limit on the number of houses that can be built (A-1 base zoning rather than A-2). On the downside, it would add one more home's wastewater to the area, as well as allow for increased traffic, which are not desirable outcomes, but it might be a good compromise that will give all parties something they want.

Mr. Buckley stated his base position though is for the Commission to deny the request.

Commissioner Murphy asked to see the topography map and noted that the property drains to the east.

Also present speaking in opposition:

Kenny West, 5650 Kircher Rd, Columbia

Mr. West stated he just inherited the land directly north of this property that was owned by Alberta Weaver; Mr. West's wife is Ms. Weavers daughter and they jointly own the property with Mrs. West's sister. From reading the paper and calling the Planning and Zoning office it is my understanding that A-2 allows for 2.5 acre lots however with the A-2P it requires a plan. When it gets zoned A-2P there could be four houses built on this lot rather than one. Siding in with what Mr. Buckley said if the applicants only want one house and ten acres allows for one house why would you need A-2 when you are only building one house?

Commissioner Murphy stated that the A-2P is a planned zoning so even though it is A-2 it relates to the density. With the planned zoning the applicants plan shows that there is only going to be one house on that ten acres.

Mr. West stated when you read the paper it talked about 2.5 acre lots.

Mr. Mach stated that is correct. Being planned, if the applicant wished to go for more lots there would be new notice and new notification, the applicants would have to revise their plan.

Mr. West stated if it were already zoned A-2P it would probably be easier to go to A-2.

Mr. Mach stated theoretically it is easier to change a plan rather than to change zoning. At this point the plan they proposed is for the one additional home and that is all they would get unless they came back to change the plan.

Chairperson Harris stated the necessity to go to A-2P rather than changing the plan for the existing A-1P is because of the existence of the third smaller lot.

Mr. Mach stated that is correct.

Also present speaking in opposition:

John Pasley, 3300 N Route Z, Columbia

Mr. Pasley stated he had nothing new to add but just wanted to show his opposition due to the traffic and the sewer situation with the increased density in the housing.

Closed to public hearing.

Mr. Schweikert stated it is a ten acre tract with one house. As far as access goes and coming back to revise the plan, I believe on that private drive, after the creation of the new lot we have possibly four tracts using the private drive which would prohibit it from being divided any further without a public road being put in. The chances of this being developed any further after this are not likely, at least not accessing the private drive on the south side.

Commissioner Martin stated it looks like the barn was built inside the setback on the original piece. The private road issue is a huge problem in the county.

Commissioner Poehlman stated the applicants haven't talked to the land owner.

Mr. Mach stated the Ronnebaum's own both pieces of property.

Mr. Schweikert stated they own the strip of land that the private drive is located on. They can create another easement on top of it giving access to themselves on the north piece. As far as the sewage goes, it is a ten acre tract and perfectly suitable for a lagoon, something can be put on the review plan to put something more sophisticated on there to control the effluent better.

Commissioner Murphy stated the existing lagoon looks fairly new so there shouldn't be too much of a problem.

Mr. Schweikert stated there is an application to the Board of Adjustment for the existing barn that is in the setback. It hasn't been turned in yet.

Chairperson Harris stated it looks like the lagoon for the small lot is on the property line.

Mr. Mach stated they have an easement to secure that. The lagoon was built in 2006 when the A-1P was first approved, they built the lagoon and the house there is a sewer easement that was approved by the Health Department.

Commissioner Murphy asked about the Commission meeting that was mentioned by Mr. Buckley.

Mr. Mach stated the applicants requested a variance to vacate and replat which basically gave the applicants permission to change their plan if the rezoning were approved. The request was approved by the Commission.

Mr. Shawver stated the vacation won't take affect until the rezoning is approved and a revised subdivision plat is presented.

Chairperson Harris asked for the reasoning for the staff's recommendation.

Mr. Mach stated that this area is identified as an area that will develop sometime in the future. Given the lack of activity around the high school as far as intense residential development is concerned, staff felt that this rezoning is premature. There is no doubt that the area will develop as the high school area builds out but the high school area hasn't built out. All of the infrastructure for it to get built out is there at the high school. The high school is open, the elementary school is under construction and will open this fall and the city is annexing land near the school. Staff believes if there is going to be density it would be better served closer to the high school where the infrastructure is in place would seem to be more appropriate.

Mr. Schweikert stated he believes his interpretation is that the applicants need to wait for the utilities to come to the area so we can break it up into a more densely populated area. Mr. Schweikert stated he doesn't believe that is something the opposition wants to hear at this point. The best thing to suit the opposition is to approve the A-2P the way it is and keeping it at an 8.83 acre density on the tract itself. It can support another ten acre tract. A-1 is surrounding it.

Commissioner Kurzejeski asked if the entire lot drained to the lake.

Mr. Schweikert stated it looks like it.

Commissioner Kurzejeski stated a new lagoon placed on the property would first drain toward the lake before Route Z.

Chairperson Harris stated the placement of the proposed lagoon would be better than the two that are already there. It looks like there are already existing recorded easements. Are the property owners agreeable to a properly constructed roadway easement and maintenance agreement that meets the staff and county requirements?

Mr. Schweikert stated there is one that exists now. They will more than likely be happy to make another agreement.

Mr. Shawver stated the biggest concern with access easements is the on going maintenance. When it comes time to improve the road it sometimes breaks down into who does what. We are looking more at mechanisms to ensure that subsequent property owners are protected.

Mr. Schweikert stated we could submit the current easement; it may meet the requirements already. It is a process of getting private owners to hold up their end of the deal.

Chairperson Harris stated when you look on both sides of Route Z there are 10, 14, 15 acre tracts. We wrestled with this when we did the Northeast Area Plan, they struck the line to change the zoning on the township line, the logical thing would have been to bring the A-2 zoning over to Route Z, unfortunately that didn't happen. This is one of the last two pieces that aren't already less than 30 acres. The reality is that change may come, you may be correct in that the best control is to have that plan in place. I wouldn't want another wastewater system discharging into the same water way across to the neighbors.

Commissioner Kurzejeski stated it does appear that this would be the fourth tract served by the private drive.

Mr. Yonke stated that doesn't make any difference because a planned development is the one place you can propose private roads for as many tracts as you want. If the Planning and Zoning Commission and County Commission approves it then it is however many tracts they get approved. Planned development is the exception to the four tract rule.

Commissioner Murphy stated he does have a few issues with this request but the plan helps to alleviate some of them. Ten and fifteen acre tracts seem to be the prevalent size of tracts in the area. If the applicants decide to come back and make more lots I would be against it.

Commissioner Murphy made and Commissioner Wilson seconded a motion to **approve** a request by Allen and Judy Ronnebaum and Jennifer and Melvin Heath to rezone from A-1P to A-2P on and to approve a revise dreview plan for A.J. Green Acres 2 on 26.89 acres, more or less, located at 2901 and 3125 N Rte Z, Columbia with the following conditions:

1. That a draft agreement covering the maintenance of the private drive on the southern side of this property be submitted with the final plan for review.
2. The expansion of the use of the existing drive by AJ Green Acres is limited to the one new lot being created.

Boyd Harris – Yes

Paul Prevo – Yes

Gregory Martin – NO

Kevin Murphy – Yes

Eric Kurzejeski – Yes

Michael Poehlman – NO

Loyd Wilson - Yes

Derin Campbell – NO

Motion to approve the request passes 5 YES 3 NO

Chairperson Harris informed the applicant that this request would be heard before the County Commission on Tuesday, March 31, 2015 and the applicant needs to be present for the hearing.

VII. Planned Developments

None

VIII. Plats

The following items were placed on consent agenda:

1. Chitwood. S20-T51N-R11W. A-2. Michael and Marla Fuller, owners. Donald E. Bormann, surveyor
2. Nichols Ridge - preliminary plat. S12-T49N-R13W. A-R/R-M. Greg Nichols Properties, Inc., owner. Christopher M. Sander, surveyor.

Commissioner Murphy stated he would abstain from voting on the plats.

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 voting members voted in favor.

Staff reports

Chitwood:

The subject property is located on Missouri Highway 124, approximately 1½ miles to the southwest of the City of Centralia. The property is approximately 20 acres in size, and is currently vacant. The property has been recently divided into two 10 acre lots by administrative survey. The proposed plat is to further divide the southern-most of the two 10 acre lots into two 5 acre lots. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The proposed lots will have access on to State Highway 124, with Lot 1 having access using an easement and Lot 2 having direct access. The applicant has submitted a request to waive the traffic study requirement.

Water service will be provided by Public Water Supply District #10, electrical service will be provided by the Boone Electric Cooperative, and fire protection is provided by the Boone County Fire Protection District.

The applicant has proposed on site wastewater treatment for these lots. The applicant has also submitted a request to waive the wastewater cost-benefit analysis.

The property scored 50 points on the rating system.

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

Nichols Ridge Preliminary Plat

The subject property is located to the southwest of the intersection of Hinton Road and US Highway 63 and at the north end of the Daniel Street stub off of Honey Lane. The property is approximately 13 acres in size, and is split-zoned R-M (Residential-Moderate Density) to the north, and A-R (Agriculture-Residential) to the south. There is R-M and C-G (General Commercial) zoning to the north, A-R zoning to the south, R-M and A-R zoning to the west, and C-G and A-2(Agriculture) zoning to the east. On the R-M zoned portion of the property are ten duplex units along Cabo Lane, a private road. Located roughly in the center of the property is a large lake. The proposal is to split four lots off of the end of the Daniel Street stub, subsequently renamed Clifton Court, and leave the remainder with the duplex units to the north. The proposed small lots range from approximately ½ acre to ¾ of an acre in size, and the remaining 10.43 acres will be approved as part of a concurrent administrative survey.

The lots proposed by this plat will have direct access on to Clifton Court, a new publicly-dedicated, publicly maintained right of way. The applicant has submitted a request for a waiver to the traffic study requirement.

Consolidated Public Water Service District #1 will provide water service to these lots off of an extension built off of the 6" line south of Lot 4. Boone Electric will provide electrical service, and fire hydrants will be installed in conjunction with the water extensions at locations identified by the Boone County Fire Protection District.

Sewer service will be provided by the Boone County Regional Sewer district via pressure sewer extensions to Lots 1, 2, & 3, and a gravity sewer connection off of Lot 4.

The property scored 72 points on the rating system.

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

IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning request for the Hill's was approved as recommended.

Mr. Shawver stated he reminded that we have vacancies on the Planning and Zoning Commission; the County Commission discussed a possible press release to try to get the vacancies filled.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:55p.m.

Respectfully submitted,

Secretary
Eric Kurzejeski

Minutes approved on this 19th day of April, 2015

