

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, May 21, 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
Gregory Martin	Katy Township
Kevin Murphy	Perche Township
Loyd Wilson	Columbia Township
Derin Campbell	County Engineer

b. Members Absent:

Eric Kurzejeski, Secretary	Missouri Township
Carl Freiling	Cedar Township
Michael Poehlman	Rock Bridge Township
Vacant Seat	Three Creeks Township
Vacant Seat	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the April 16, 2015 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.

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.

All subdivision plats that are approved are forwarded to the County Commission. They will consider the subdivision plats that are on tonight's agenda on Tuesday, June 2nd. The county commission meeting scheduled for Tuesday, June 2nd will begin at 7:00 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:

Hecht Estates. S30-T50N-R11W. A-2. Sid and Amanda Winters, owners. Kevin Schweikert, surveyor.

Locust Grove Hill. Preliminary plat. S2-T48N-R12W. Jess A. Weaver Trust, owner. Timothy D. Crockett, engineer.

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

Hecht Estates

The subject property is located at the intersection of Hecht Road and Elkin Road, approximately 1 ½ miles to the southeast of the town of Hallsville. The proposal divides a portion of the parent parcel into three lots, one at 3.27 acres, one at 4.89 acres, and one at 9.28 acres. The 3.27 acre lot 1 contains an existing residence and two barns. The remainder of the property is in excess of 20 acres and therefore does not

require action to legitimize itself as a legal lot. The property is zoned A-2 (Agriculture), and has A-2 zoning to the east, west, and south, with A-R (Agriculture-Residential) zoning to the north. This is all original 1973 zoning.

The proposed lots all have direct access on to Hecht Road or Elkin Road, publicly-dedicated, publicly-maintained rights-of-way. The applicant has submitted a request to waive the traffic study requirement.

There is public water available on the north side of Elkin Road and the west side of Hecht Road from Public Water Service District #4. Boone Electric provides electrical service to the property. The Boone County Fire Protection District will provide fire protection to the property.

On-site wastewater systems are proposed for the undeveloped lots and an existing system serves the existing residence. New systems will be approved by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost/benefit analysis.

The property scored 30 points on the rating system.

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

Locust Grove Hill

The subject property is located at the northeastern corner of the intersection of Locust Grove Drive and Lake of the Woods Road. The property is approximately 3.18 acres in size and zoned R-S (Residential-Single Family). The preliminary plat creates eight lots and a short public street with a cul-de-sac bulb. One of the lots will be designated as common area for purposes of stormwater detention, leaving seven lots for single-family housing. The surrounding properties are zoned R-S, and this is all original 1973 zoning.

The lots will have direct access to Spillman Hill Lane, a public road being built to serve this development.

The City of Columbia Water & Light Department will provide water sufficient for domestic service and fire protection to the site and electrical service. Line extensions and fire hydrants will be installed to meet domestic requirements and fire protection requirements as established by the Boone County Fire Protection District.

Boone County Regional Sewer District will be providing centralized wastewater treatment for this proposal.

The property scored 74 points on the rating system.

Staff recommends approval of the plat.

Willis Place. S36-T51N-R13W. A-2. Billy and Donna Willis; Thelma Willis; and, Market Ready LLC, owners. David T. Butcher, surveyor.

The following staff report was entered into the record:

The site is located on Thomas Hill Road, approximately five miles southwest of Sturgeon. The proposal is designed to reconfigure the existing property lines to meet current standards of development. It reconfigures three existing lots into three lots that come considerably closer to meeting current subdivision design requirements. The design required several variances, which were granted by the 26 March 2015 Board of Adjustment meeting. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

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

Water service is provided by Public Water Service District #10. Electrical service is provided by Boone Electric and fire protection is provided by the Boone County Fire Protection District. All utilities are existing services to the houses on the property.

On-site wastewater treatment as approved by the Columbia/Boone County Health Department is present for these lots. The applicants have requested a waiver to the wastewater cost/benefit analysis requirement.

The property scored 13 points on the rating system.

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

Commissioner Prevo stated he is a partial owner of this property so he will abstain from the vote.

Commissioner Wilson made and Commissioner Martin seconded a motion to approve as recommended Willis Place Billy and Donna Willis; Thelma Willis; and, Market Ready LLC, owners.

Boyd Harris – Yes	Gregory Martin – Yes
Paul Prevo – Abstain	Loyd Wilson - Yes
Kevin Murphy – Yes	Derin Campbell – Yes

Motion to approve passes	5 YES	1 Abstain
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IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning requests by Gara Toalson Revocable Trust, Gara Ann Martin Trust, and Williams N Toalson were recommended denial by the Planning and Zoning Commission and the applicants did not appeal to the County Commission.

The rezoning request by Nickerson was recommended denial by the Planning and Zoning Commission and the applicants appealed to the County Commission who also denied the request.

X. New Business

None

XI. Adjourn

Being no further business the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Acting Secretary
Stan Shawver

Minutes approved on this 18th day of June, 2015