

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, June 18, 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
Paul Prevo, Vice-Chairperson
Eric Kurzejeski, Secretary
Carl Freiling
Michael Poehlman
Gregory Martin
Kevin Murphy
Derin Campbell

Centralia Township
Rocky Fork Township
Missouri Township
Cedar Township
Rock Bridge Township
Katy Township
Perche Township
County Engineer

b. Members Absent:

Loyd Wilson
Vacant Seat
Vacant Seat

Columbia Township
Three Creeks Township
Bourbon Township

c. Staff Present:

Thad Yonke, Senior Planner
Bill Florea, Senior Planner

Uriah Mach, Planner
Paula Evans, Staff

III. Approval of Minutes:

Minutes from the May 21, 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 1 subdivision plat.

The following procedure will be followed for the subdivision plat:

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 30th. The county commission meeting scheduled for Tuesday, June 30th 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

1. Hagan's Ridge. S13-T46N-R12W. A-2. Bryan & Leslie Crump, owners. Steven R. Proctor, surveyor.

The following staff report was entered into the record:

The subject property is located on Bentlage Drive, approximately 1 mile to the east of the city limits of the City of Ashland. The proposal creates a 5 acre lot from two 20 acre tracts. 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 Bentlage Drive, a publicly-dedicated, publicly-maintained right of way. The applicant has requested a waiver to the traffic study requirement.

The subject property is located in Consolidated Public Water Service District #1, the Boone County Fire Protection District, and the Boone Electric Cooperative for water, fire protection and electrical services.

The single lot will use an on-site wastewater system as permitted by the Columbia/Boone County Health Department. The applicant has requested a waiver to the waste-water cost-benefit analysis requirement.

The property scored 49 points on the rating system.

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

Commissioner Prevo made and Commissioner Murphy 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
Eric Kurzejeski – Yes
Kevin Murphy – Yes

Carl Freiling – Yes
Paul Prevo – Yes
Michael Poehlman – Yes
Derin Campbell – Yes

Motion to approve passes. All members voted in favor, none opposed.

IX. Old Business

1. Update on County Commission Action.

Thad Yonke updated the Commission as follows:

Both plats were approved by the Commission as recommended.

X. New Business

None

XI. Adjourn

Being no further business the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Secretary
Erik Kurzejeski

Minutes approved on this 16th day of July, 2015