

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, September 15, 2016

I. Chairperson Harris called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Paul Prevo, Vice-Chairperson

Eric Kurzejeski, Secretary

Gregory Martin

Michael Poehlman

Loyd Wilson

Rhonda Stone-Lightfoot

Derin Campbell

Rocky Fork Township

Missouri Township

Katy Township

Rock Bridge Township

Columbia Township

Perche Township

County Engineer

b. Members Absent:

Boyd Harris, Chairperson

Carl Freiling

Bill Lloyd

Vacant Seat

Centralia Township

Cedar Township

Three Creeks Township

Bourbon Township

c. Staff Present:

Stan Shawver, Director

Bill Florea, Senior Planner

Uriah Mach, Planner

Paula Evans, Staff

III. Approval of Minutes:

Minutes from the August 18, 2016 meeting were approved by acclamation.

IV. Chairperson Statement

Vice Chairperson Prevo entered the following procedural statement into the record:

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, a final development plan 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, September 27th. 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 27th will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

1. Request by Shane and Ashley Burr to rezone from REC (Recreation) to A-2 (Agriculture) on 3.0 acres, more or less, located at 12230 W Sinking Creek Rd., Rocheport.

No one present to represent the request. This item will be moved to the October 2016 agenda.

VII. Planned Developments

1. Request by Boone County to approve a Final Development Plan for Highway 124 and Barnes School Road Planned Development on 6.24 acres, more or less, located at 4221 E Hwy 124, Hallsville.

The property is located approximately 1.5 miles west of Hallsville on the northeast quadrant of the intersection of Highway 124 E. and Barnes School Road. The zoning is A-2, which is the original zoning. On August 18, 2016 the Planning and Zoning Commission made a recommendation to approve a rezoning to ML-P and an accompanying Review Plan with no conditions. The County Commission Approved the rezoning and Review Plan August 30, 2016 with no conditions.

Approval of the final plan will result in establishing permanent ML-P zoning for the property.

Staff recommends approval of the final plan.

Planner Bill Florea stated that the review plan was approved last month in the same form so all that is necessary is signatures however the consultant didn't submit the document to be signed.

Commissioner Poehlman made and Commissioner Martin seconded a motion to **approve** a Final Development Plan for Highway 124 and Barnes School Road Planned Development on 6.24 acres, more or less, located at 4221 E Hwy 124, Hallsville:

Paul Prevo – Yes

Eric Kurzejeski – Yes

Greg Martin – Yes

Michael Poehlman – Yes

Loyd Wilson – Yes

Rhonda Lightfoot – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously.

VIII. Plats

The following items were placed on consent agenda:

1. Griffin Farms. S6-T49N-R11W. A-2. Neal & Joni Griffin 2012 Revocable Trust, owner. James R. Jeffries, surveyor.

The following staff report was entered into the record:

The subject property is located at the eastern end of Phillipe Road, approximately 3 miles to the northeast of the City of Columbia and 3 miles to the southeast of Hallsville off of Spiva Crossing Road. The subject property is approximately 30 acres in size. The proposal is seeking to split 3.85 acres off of the parent parcel and dedicate the full right-of-way for Phillipe Road. The remainder of the parent parcel and an adjacent parcel until the same ownership are proposed to be divided by administrative survey. The property is currently vacant and zoned A-2(Agriculture) The property is surrounded by A-2 zoning. This is original 1973 zoning.

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

The property is at the periphery of Public Water Service Districts #4 & #9. Limited public water service is available, but the current proposal will be using private wells to provide water service. The property is located in the Boone Electric Cooperative and the Boone County Fire Protection District for electric service and fire protection.

On-site wastewater is proposed for this property as permitted by the Columbia/Boone County Public Health and Human Services Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The frontage of the property along Phillipe Road is covered by a substantial amount of federally-regulated floodplain. There is also a confluence of protected streams as identified by the Boone County Stream Buffer Ordinance. The combination of these two regulated spaces will make constructing a driveway access off of Phillipe Road a complex process and push any home sites east on the proposed lot.

The property scored 27 points on the rating system.

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

2. Highway 124 & Barnes School Rd. S16-T50N-R12W. Boone County, owner. James R. Jeffries, surveyor.

The following staff report was entered into the record:

The property is located approximately 1.5 miles west of Hallsville on the northeast quadrant of the intersection of Highway 124 E. and Barnes School Road. The zoning is A-2, which is the original zoning. On August 18, 2016 the Planning and Zoning Commission made a recommendation to approve a rezoning to ML-P and an accompanying Review Plan with no conditions. The County Commission Approved the rezoning and Review Plan August 30, 2016 with no conditions.

Approval of the final plan, which will result in establishing permanent ML-P zoning for the property is pending before the County Commission.

The 6.24 acre property is currently unplatted. The purpose of this one lot plat is to dedicate right of way and utility easements prior to sale of the property.

The property has frontage on and direct access to State Highway 124 and Barnes School Road. Dedications sufficient to provide a 33-foot half-width right of way for both 124 and Barnes School Road are made by this plat. The subdivider has requested a waiver of the requirement to provide a traffic analysis.

Wastewater will be disposed of on site. There is an existing system serving the main building on the site. Future buildings will be served by engineered systems on-site systems. The subdivider has requested a waiver of the requirement to provide a cost benefit analysis.

Public Water Supply District 4 provides water service to the property. Water sufficient to provide commercial fire flow is available.

Staff recommends approval of the plat and waiver requests.

Commissioner Wilson made and Commissioner Poehlman 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.

IX. Old Business

1. Update on County Commission Action.

Stan Shawver updated the Commission as follows:

The rezoning requests for Green Thumb and Regan were approved as recommended.

The rezoning request for Boone County was approved as recommended.

X. New Business

None

XI. Adjourn

Being no further business the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Secretary
Eric Kurzejeski

Minutes approved on this 20th day of October, 2016