

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, October 20, 2016

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
Loyd Wilson	Columbia Township
Bill Lloyd	Three Creeks Township
Rhonda Lightfoot	Perche Township
Derin Campbell	County Engineer

b. Members Absent:

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

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the September 15, 2016 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 four rezoning requests, a final development plan and four 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, November 1st. 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, November 1st 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.

Planner Uriah Mach gave the following staff report:

The subject property is located near the corner of Roby Farm Road & Sinking Creek Road, approximately 2 miles to the southeast of Rocheport. The property is approximately 3 acres in size and zoned REC (Recreation). There is REC zoning to the north, south, and west, with A-2(Agriculture) zoning to the east and southeast. This is all original 1973 zoning. There is an existing structure on the eastern side of the property. The property is located in a Missouri Department of Natural Resources sinkhole area.

The applicant is seeking to rezone to A-2 (Agriculture) zoning in order to construct a house on the property.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

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

Transportation: The property has direct access on to Sinking Creek Road, a publicly-dedicated, publicly-maintained right-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station in Rocheport being closest for service.

Zoning Analysis: The proposed rezoning is consistent with development in the surrounding area. Available infrastructure can support the proposed rezoning request.

The property scored 38 points on the rating system.

Staff recommends approval of the request.

Present representing the request:

Shane Burr: 5130 E Hwy 124, Hallsville

Shane Burr: We would like to rezone the property and build a residence.

Chairperson Harris: Do you own the property now or are you looking to purchase it?

Shane Burr: I own it now.

Open to public hearing

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Wilson made and Commissioner Prevo seconded a motion to **approve** the 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:

Boyd Harris – Yes

Paul Prevo – Yes

Greg Martin – Yes

Bill Lloyd - Yes

Loyd Wilson – Yes

Rhonda Lightfoot – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on November 1, 2016 and the applicant needs to be present at the hearing.

2. Request by Ralph and Mary Ann Gates to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a review plan for Gates South Home on 10.0 acres, more or less, located at 11105 E Mexico Gravel Rd., Columbia.

Planner, Thad Yonke gave the following staff report:

The parent property is located at the northwestern corner of the intersection of Mexico Gravel Road & Glendale Drive, the subject property is located approximately 750 feet west of the intersection. The Site is approximately 3 miles east of the nearest city limits of Columbia. The parent property is 156.17 acres in size and zoned A-1 (Agriculture). The subject property contains an existing Home, Garage, and on-site wastewater lagoon and is surrounded by A-1 zoning. This is all original 1973 zoning.

The applicant is seeking to rezone a 10.89-acre portion of the property to A-1P (Planned Agriculture). The rezoning will create a 4.51-acre not-for-development agriculture area containing an existing pond and a 6.38-acre lot for subdivision and development that contains the existing structures.

The Boone County Master Plan has indicated that this property is suitable for rural residential and agricultural land uses. The Master Plan also designates a sufficiency of resources test for the approval of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning.

Utilities: The subject property is located in Public Water Service District #9, who has domestic flows available to the parent property. Boone Electric can provide electrical service and an on-site system inspected by the Columbia/Boone County Health Department will provide wastewater treatment.

Transportation: The property is located on Mexico Gravel Rd, which is a publicly maintained roadway.

Public Safety: The property is located in the Boone County Fire Protection District, who maintains a station near Lake of the Woods, approximately 3 miles to the west.

Zoning Analysis: This request is a classic example of the advantages of planned A-1 over A-2 rezoning requests. It allows for smaller lots, but preserves the overall density of the area. The applicant will be transferring the proposed Lot 1 by Family Transfer once the zoning goes into effect. The proposal should be large enough that it can accommodate a formal Right-of-Way acquisition for Mexico Gravel Rd should it be needed.

The property scored 38 points on the rating system.

Staff recommends approval of the rezoning and the review plan.

Present representing the request:

Ralph Gates, 4251 N Glendale Dr, Columbia

Ralph Gates: My sister is retired and moving back here.

Chairperson Harris: So this would be to facilitate property to your sister on a smaller tract of land and the applicant would retain the majority of it.

Ralph Gates: That is correct.

Open to public hearing.

Present speaking in support of the request:

Janie Gates, sister of applicant, 11105 E Mexico Gravel Rd, Columbia

Janie Gates: I think it is a wonderful idea for family to be living in our parent's house.

No one spoke in opposition.

Closed to public hearing.

Commissioner Wilson made and Commissioner Loyd seconded a motion to **approve** the request by Ralph and Mary Ann Gates to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a review plan for Gates South Home on 10.0 acres, more or less, located at 11105 E Mexico Gravel Rd., Columbia:

Boyd Harris – Yes
Greg Martin – Yes

Paul Prevo – Yes
Bill Lloyd - Yes

Loyd Wilson – Yes
Derin Campbell – Yes

Rhonda Lightfoot – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on November 1, 2016 and the applicant needs to be present at the hearing.

3. Request by Stephen and Sally Phillips to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a review plan for Phillips Farm on 10.0 acres, more or less, located at 9075 E Mexico Gravel Rd., Columbia.

Planner Thad Yonke gave the following staff report:

The subject property is located on Mexico Gravel Road, 800 feet south of the intersection of Andrews Ln and Mexico Gravel Rd, approximately 7000 feet to the east of the nearest city limits of Columbia. The parent property is 75.9 acres in size and zoned A-1(Agriculture). The subject property is vacant and surrounded by A-1 zoning. This is all original 1973 zoning.

The applicant is seeking to rezone a 10.50-acre portion of the property to A-1P (Planned Agriculture). The rezoning will create a 7.90-acre not-for-development agriculture area and a 2.6-acre lot for subdivision and development.

The Boone County Master Plan has indicated that this property is suitable for rural residential and agricultural land uses. The Master Plan also designates a sufficiency of resources test for the approval of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning.

Utilities: The subject property is located in Public Water Service District #9, who has domestic flows available to the parent property. Boone Electric can provide electrical service and an on-site system inspected by the Columbia/Boone County Health Department will provide wastewater treatment.

Transportation: The property is located on Mexico Gravel Rd, which is a publicly maintained roadway.

Public Safety: The property is located in the Boone County Fire Protection District, who maintains a station near Lake of the Woods, approximately 3.25 miles to the west.

Zoning Analysis: This request is a classic example of the advantages of planned A-1 over A-2 rezoning requests. It allows for smaller lots, but preserves the overall density of the area. The applicant will be transferring the proposed Tract 1 by Family Transfer once the zoning goes into effect. The proposal should be large enough that it can accommodate a formal Right-of-Way acquisition for Mexico Gravel Rd should it be needed.

The property scored 30 points on the rating system.

Staff recommends approval of the rezoning and the review plan.

Present representing the request:

Tim Reed, Engineering Surveys & Services, 1113 Fay St, Columbia

Tim Reed: The applicant's son wants to build a house on the property and we are taking this procedure to create a 2.6 acre lot that they can convey by family transfer.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Prevo made and Commissioner Martin seconded a motion to **approve** the request by Stephen and Sally Phillips to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a review plan for Phillips Farm on 10.0 acres, more or less, located at 9075 E Mexico Gravel Rd., Columbia:

Boyd Harris – Yes

Paul Prevo – Yes

Greg Martin – Yes

Bill Lloyd - Yes

Loyd Wilson – Yes

Rhonda Lightfoot – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on November 1, 2016 and the applicant needs to be present at the hearing.

4. Request by Beacon Street Properties and Joanna M Wilson Trust to rezone from A-2 (Agriculture) to A-2P (Planned Agriculture) and approve a review plan and preliminary plat for Heather Hills Estates on 70.04 acres, more or less, located at 7770 S High Point Lane, Columbia.

Planner, Bill Florea gave the following staff report:

The property is located on the east side of High Point Lane approximately one-half mile south of Route K. The zoning is A-2, which is the original zoning. All of the neighboring property is also zoned A-2 except property to the northwest which is in the City of Columbia and is zoned R-1. In 2006 a rezoning to AR-P, Review Plan and Preliminary Plat was approved to allow creation of 45 lots. The internal road network, water lines and some of the sewer lines were installed. The approvals expired before the Final Development Plan and Final Plat were approved. Therefore, the zoning of the property remains A-2.

In 2012 a preliminary plat application was submitted under the A-2 zoning that would have created 12 lots. In 2015 that application was withdrawn and replaced with a one lot minor plat that was approved and recorded. Also, in 2015 a rezoning to AR-P with review plan and preliminary plat for a 50-lot subdivision was submitted. That request was denied. The developer has purchased and contracted to purchase additional adjoining property to bring the total acreage to 70.04

The requested A2-P designation allows a density of one dwelling unit per 2.5 acres. There is no minimum lot size however all of the bulk standards still apply. This proposal contains 28 residential lots which is compliant with the allowed density. There are 3 common lots which the developer and/or homeowner's association may use for stormwater, landscaping or other neighborhood amenities.

The Master Plan designates this property as suitable for agriculture and rural residential land use. The Master Plan identifies a "sufficiency of resources" test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a "gate-keeping" function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories, Utilities, Transportation and Public Safety Services.

Utilities: Consolidated Public Water District Number 1 provides water service to the property. Water lines were installed with the previously approved development, however the district has not accepted them for operation and maintenance. The district has provided the developer with a list of items that must be completed prior to accepting the water lines.

Sewage disposal will be provided by Boone County Regional Sewer District. A force main will be constructed from the development to the South Route K Wastewater Treatment Facility.

Boone Electric will provide power.

Transportation: Streets internal to the development were constructed around 2007 and are stubbed out to adjoining property to the north and south. Since a final plat was not approved the streets have remained in private ownership since they were built. The developer has been provided with a list of conditions that must be met in order to address possible deterioration prior to acceptance by the County.

Traffic generated by the development will generally travel north on Highpoint Lane to the intersection with Route K. A traffic study was conducted to analyze the impact to that intersection. The conclusion is that there will be less than a one second increase in delay at the intersection, therefore no improvements to the intersection are warranted.

Public Safety Services: The property is approximately three miles from the Boone County Fire station on Route K and 5 miles from the station at Scott Blvd and Vawter School Road. The water lines in the development will provide the necessary fire flows.

Stormwater: The development has been designed to comply with the County Stormwater Regulations. Two common areas have been set aside for stormwater infrastructure and two tree preservation easements are shown on the preliminary plat. Detailed engineered plans will be developed at the final platting stage.

Zoning Analysis: The proposal contains 70.04 acres of net development area. A-2P zoning requires 2.5 acres of net development area per residence. The maximum density for this development is calculated by dividing the net development area by the required net development area per residence or 70.04 acres /2.5 acres, which is 28. The Plan/Plat proposes 28 lots and complies with the density limits of the proposed zoning.

The Master Plan designates this property as suitable for agriculture and rural residential land use. The proposed density of one dwelling per 2.5 acres is in keeping with the rural residential designation.

It should be noted, however, that urbanization is encroaching on this area. The property is less than 500 feet from the city limits of Columbia and approximately ¼ mile from a subdivision containing lots in the 8,000 to 10,000 square foot range.

Staff notified 33 property owners about this request. The property scored 69 points on the rating system.

Staff recommends approval of the rezoning, review plan and preliminary plat.

Present representing the request:

Jay Gebhardt, A Civil Group, 3401 Broadway Business Park, Columbia

The applicant presented a copy of the review plan and a color drawing of the proposed layout.

Jay Gebhardt: This design consists of the original Providence Heights Subdivision that was never completed and an additional 20 acres that was not part of the original request that was before the Commission last December. Since then the applicants met with the neighbors and I believe we have their support with the A-2P rezoning request. We would have preferred to use the existing A-2 zoning but due to the constraints created by the existing roads we couldn't meet all the criteria for lot configuration. The roads were all existing; we are using the planned district zoning for A-2 to limit the number of lots to the same as we would have in the A-2 zoning district but giving the ability to have smaller lots than 2.5 acres. We invited the neighbors to meet and introduced them to this plan and we've had positive feed back and I believe we have addressed most of the neighbors concerns. As indicated in the staff report the applicants performed a traffic study and the study looked at the traffic at the intersection of Route K and High Point Lane and found the level of service for the intersection was not changed due to the traffic from the proposed development. The applicants have created tree preservation areas on the plat, partly as a storm water measure but also as protection for the adjacent neighbor. There will be two detention ponds built. The approval of this proposed plan will allow this property to be developed in a way that is in conformance with the existing zoning and the surrounding properties.

Open to public hearing.

Present speaking in favor of the request:

Tom Mendenhall, 7300 Quantrill's Pass, Columbia

Tom Mendenhall: I am president of the Bonne Femme Neighborhood Association and I also have property in proximity to the proposed site. I originally opposed this request but the applicants had a meeting with the neighbors and worked out some easements in the area and they changed things that the neighbors believed to be detrimental to the subdivision. We support the request.

No one spoke in opposition to the request.

Closed to public hearing.

Commissioner Wilson made and Commissioner Prevo seconded a motion to **approve** the request Beacon Street Properties and Joanna M Wilson Trust to rezone from A-2 (Agriculture) to A-2P (Planned Agriculture) and approve a review plan and preliminary plat for Heather Hills Estates on 70.04 acres, more or less, located at 7770 S High Point Lane, Columbia:

Boyd Harris – Yes

Paul Prevo – Yes

Greg Martin – Yes

Bill Lloyd - Yes

Loyd Wilson – Yes

Rhonda Lightfoot – Yes

Derin Campbell – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on November 1, 2016 and the applicant needs to be present at the hearing.

VII. Planned Developments

1. Request by Keeven Columbia LLC on behalf of Smarr Family Farms to approve a Final Development Plan for Smarr Family Farms M-LP Planned Development on 20.75 acres, more or less, located at 4949 W I-70 Dr NW, Columbia.

Planner Bill Florea gave the following staff report:

The property is located on the north side of I-70 Drive Northwest just west of the Columbia City limits and east of Perche Creek. The Planning and Zoning Commission made a recommendation for approval of the Review Plan for this property in February 2016 with 4 conditions. The County Commission approved the rezoning and review plan on March 1, 2016 along with the same conditions.

The commission shall approve the final plan when it is satisfied of the following:

- All required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan

Staff has reviewed the Final Plan and found:

- The required information is accurately portrayed on the Final Plan
- The Final Plan conforms to the approve Review Plan
- The Final Plan complies with the four conditions of approval as follows:

1. Prior to approval of the Final Plan the developer shall submit a copy of the permit for the composting operation from Missouri Department of Natural Resources or a letter from MDNR stating that a permit is not required.

The developer has submitted a copy of Missouri Department of Natural Resources General Permit #MO-G090013 for composting operations.

2. If MDNR does not require a permit, the developer shall submit documentation from a Registered Professional Engineer licensed to practice in the State of Missouri to prove compliance with the Composting and Irrigation Notes on sheet C301 of the Review Plan.

Not applicable due to compliance with Condition 1.

3. Modify the Stream Buffer Statement on page C101 of the review plan to state that the stream buffer extends 100' each side of the creek from the ordinary high water mark, not the center of the creek.

The Stream Buffer Statement has been modified accordingly.

4. Prior to final plan approval the applicant shall submit an approved copy of the annexation and sewer connection agreement from the City of Columbia. If the connection is not approved the applicant shall provide documentation that an on-site wastewater system has been approved by the Health Department.

The City of Columbia declined to provide sewer service and annexation. The Columbia Boone County Department of Public Health and Human Services has issued Permit Number 7138 for construction of an on-site wastewater system.

Staff recommends approval of the Final Plan.

Commissioner Prevo made and Commissioner Wilson seconded a motion to **approve** the request by Keeven Columbia LLC on behalf of Smarr Family Farms to approve a Final Development Plan for Smarr Family Farms M-LP Planned Development on 20.75 acres, more or less, located at 4949 W I-70 Dr NW, Columbia:

Boyd Harris – Yes

Paul Prevo – Yes

Greg Martin – Yes

Bill Lloyd - 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. Raymond Pauley. S8-T49N-R12W. A-2. Raymond Pauley, owner. Steven R. Proctor surveyor.

This property is located north of Columbia approximately one mile from the nearest municipal limit line of the City of Columbia. The property is located on the west side of Oakland Gravel Rd approximately ½ mile north of the intersection of Clays Fork Rd and Oakland Gravel Rd. The subject property is a 4.62-acre property proposed to be split from an approximately 12.5-acre parent parcel. The property of this request is zoned A-2 (agriculture) as is all the surrounding property and these are all original 1973 zonings.

The current proposal is for a one lot final minor plat and a remainder that will be divided into two pieces concurrently by Family Transfer. The portion of the site being platted is currently vacant. There is no regulated 100-year floodplain on the property. This site lies within the Hallsville School District. The site is in Public Water District #4. The site is in the Boone County Fire District but hydrants are not required. Electric service will be provided by Boone Electric Cooperative. Wastewater service is currently proposed to be from on-site system regulated by the health department. A wastewater plan is provided in the folder in the Resource Management office. A waiver for a traffic study has been requested and a waiver from the requirement to provide a cost benefit analysis for central wastewater vs. on-site wastewater and staff supports both the waiver requests. The Master Plan designates this area as being suitable for agriculture and rural residential land uses. The request is consistent with the Master Plan. The plat scored 53 on the point rating system.

Staff recommends approval of the request and granting of the waivers. However, the plat will not go forward until all the paperwork on the Family Transfers is complete and can be concurrently recorded.

2. Roddy Farms Estates. S19-T48N-R13W. A-2. Freda Pennewell, owner. David T. Butcher, surveyor.

The subject site is located on Gillespie Bridge Road approximately ½ mile west of the Columbia municipal limits, at the intersection of Coates Lane. The applicant owns 99.6 acres and would like to split off a 2.7-acre lot. There is a single family dwelling and several accessory structures on the property. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

This property has direct access to Gillespie Bridge Road, a publicly-dedicated, publicly-maintained right-of-way. This applicant has submitted a request to waive the traffic study requirement.

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

The existing dwelling has an on-site wastewater system, regulated by the Columbia/Boone County Department of Public Health & Human Services. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

This property had to go before the Boone County Board of Adjustment for the location of a large barn in the northwestern corner of the property and the location of the existing house. The barn would have ended up inside the new right-of-way & utility easement dedicated by this plat. The house would end up inside the front setback of the property. The Board of Adjustment met on 22 September 2016 to review the variance requests for this property. At that time, it denied the variances to allow the barn in the northwestern corner to remain in its current location, but did grant the variance to allow the house to remain inside the front setback. As a result of that meeting, the barn has been taken down from its current location.

The property scored 61 points on the rating system.

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

3. Gannen Chase. S32-T51N-R13W. A-2. Lee and Jamie Cole, owners. Steven R. Proctor, surveyor.

The property is located at the southwest quadrant of the intersection of Barnett School Road and Perche Church Road. The two lot plat includes 8.97 acres

Lot 1 has frontage on and direct access to Perche Church Road. Lot 2 has frontage on and direct access to both Perche Church Road and Barnett School Road. The applicant has requested a waiver of the requirement to provide a traffic analysis.

The property is in Public Water Supply District 10. Fire flow is not required for this subdivision

Wastewater will be disposed of on-site. There is an existing lagoon on Lot 1. The location identified for a lagoon on Lot 2 will require a Lagoon Setback Maintenance Easement which has been submitted and is shown on the plat. The applicant has submitted a request to waive the requirement to provide a cost/benefit analysis.

The property scored 40 points on the rating system.

Staff recommends approval of the plat and waiver requests.

4. Valley Springs Plat 6. S18-T48N-R13W. Monty and Kelli Kerley, owners. Nathanael E Kohl, surveyor.

The subject property is located on State Route UU, south of Interstate 70, approximately 1 mile to the west of the City of Columbia. The parent parcel is 15.03 acres in size and this plat divides it into two pieces; a 5.94-acre platted lot and a remainder that is being concurrently adjoined to a neighboring parcel by administrative survey. The new lot being created contains the home from the parent parcel. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning.

Proposed Tract D has no direct access on to State Route UU, access to State Route UU is via a private access easement. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1 service area, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Since this is the fourth lot created from the overall property fire hydrants and water is required.

On-site wastewater is proposed for this property. Wastewater systems will be permitted by the Columbia/Boone County Health Department. The applicant has submitted a request for a waiver to the wastewater cost-benefit analysis requirement.

The property scored 45 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers

Commissioner Prevo made and Commissioner Harris 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 request for Burr was on last month's agenda but the applicants did not attend the meeting so it was moved to this month's agenda.

The final development plan for Boone County property on Highway 124 and Barnes School Road was accepted by the County Commission.

There were also plats for Boone County and Griffin Farms which were approved by the Commission.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Acting-Secretary
Stan Shawver

Minutes approved on this 17th day of November, 2016