

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, April 20, 2017

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	Rocky Fork Township
Eric Kurzejeski, Secretary	Missouri Township
Carl Freiling	Cedar Township
Gregory Martin	Katy Township
Bill Lloyd	Three Creeks Township
Rhonda Lightfoot	Perche Township
Derin Campbell	County Engineer

b. Members Absent:

Boyd Harris, Chairperson	Centralia Township
Michael Poehlman	Rock Bridge Township
Loyd Wilson	Columbia Township
Vacant Seat	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the March 16, 2017 meeting were approved by acclamation.

IV. Chairperson Statement

Vice Chairperson Prevo read the following 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 4 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, May 2nd.

V. Conditional Use Permits

None

VI. Rezoning

None

VII. Planned Developments

None

VIII. Plats

The following items were placed on consent agenda:

1. Scenic View Estates Plat 1. S18-T48N-R13W & S13-T48N-R14W. A-2. Hereth Properties LLC, owner. Kevin M. Schweikert, surveyor.

Staff Report:

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 165 acres in size and this proposal replats two prior plats (Valley Springs 3 & 4), and adds one additional lot. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. The proposal is to reconfigure the previous platted lots, create one new lot and an accompanying administrative survey will divide the remainder parcel. There is an existing house on lot 4A,

Lots 1A, 4A, and 5A have direct access on to State Route UU, a publicly-dedicated, publicly-maintained right-of-way. Lots 2A, 3A & 6 have access to State Route UU 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. Fire protection has been installed to meet the requirements of the Boone County Subdivision Regulations and the Boone County Fire Protection District.

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 60 points on the rating system.

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

2. Williams Acres Plat 1. S23-T50N-R12W. A-2. Traxler Family Farms LLC, owner. Steven R. Proctor, surveyor.

Staff Report:

The subject property is located on Low Crossings Road at its connection to State Route B, approximately 1 ½ miles to the southwest of Hallsville. The property is 10.89 acres in size and currently vacant. This plat divides the subject property into a 5.28 acre lot and a 5.06 acre lot. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

Both lots will have direct access on to Low Crossings Road, a publicly-dedicated, publicly-maintained right of way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in Public Water Service District #4, Boone Electric Cooperative, and the Boone County Fire Protection District.

The proposal is designed to use on-site wastewater systems for sewer service as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 43 points on the rating system.

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

3. Pop's. S2-T51N-R13W. A-2. C and Do Property Management II, LLC. Owner. Steven R. Proctor, surveyor.

The subject property is located on County Line Road, approximately 3 miles to the west of Sturgeon on the Randolph/Boone County line. The subject property is 37.49 acres in size. The proposed plat splits 2.58 acres from the parent parcel. The property is zoned A-2 (Agriculture) and has A-2 zoning to the east, west, and south, with Randolph County to the north. There is a residence currently located on the property.

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

The property is located in Public Water Service District #10 for water, Boone Electric for electrical service, and the Boone County Fire Protection District.

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

The property received a variance for the location of the existing residence on the property under case number 2017-001 on March 23, 2017

The property scored 19 points on the rating system.

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

4. River Hills Estates Plat 3. A-1. Philip H. Jen Revocable Living Trust, owner. Kevin M. Schweikert, surveyor.

Staff Report:

The subject property is located at the end of River Hills Road, approximately 1/3 of a mile to the south of State Route KK and the City limits of the city of Columbia. The property is zoned A-1 (Agriculture) and has A-1 property to the north, east, and south, with A-2 (Agriculture property to the west and southwest. The subject property is 25.87 acres in size and is proposed to be divided into two lots, one at 13.31 acres and the other at 12.56 acres. There is an existing residence on the property, along with a garage and a lake.

Only Lot 15A has direct frontage on River Hills Road. Lot 15B will have access via a 20' access easement. The applicant has requested a waiver to 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.

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 58 points on the rating system.

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

Commissioner Martin made and Commissioner Lightfoot 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 five subdivision plats were approved as recommended. The County Commission also approved the review plan and preliminary plat for 3WT. Emery Sapp and Sons are replacing concrete panels in Heather Hills subdivision. This work has to be done before the County can accept the roads for maintenance.

X. New Business

The last public hearing to receive comments on the proposed subdivision regulations is scheduled for Wednesday, April 26, 2017 at Ashland City Hall.

XI. Adjourn

Being no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Secretary
Eric Kurzejeski

Minutes approved on this 18th day of May, 2017