

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 17, 2018

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
Michael Poehlman	Rock Bridge Township
Bill Lloyd	Three Creeks Township
Jeff McCann	County Engineer

b. Members Absent:

Eric Kurzejeski, Secretary	Missouri Township
Carl Freiling	Cedar Township
Loyd Wilson	Columbia Township
Rhonda Proctor	Perche Township
Vacant Seat	Bourbon Township

c. Staff Present:

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

III. Approval of Minutes:

Minutes from the April 19, 2018 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 one conditional use permit, two rezoning requests, and nine 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, May 29th. 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, May 29th, will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

1. Request by Scott Moriarty for a permit to allow a single-wide manufactured home in a subdivision on 2.5 acres located at 5925 E Brandywine Creek Rd., Columbia.

Planner, Uriah Mach gave the following staff report:

This site is located on the north side of Brandywine Creek Road at the corner of Tom Bass & Brandywine Creek. The site is located 3.25 miles south of Columbia on Tom Bass Road. The property is zoned A-2 (Agriculture), which was rezoned from A-1 (Agriculture) in 1977. Land to the north, south and west is zoned A-2, per the same rezoning that changed the subject property to A-2 in 1977. The property to the east, across Tom Bass and Highway 63, is zoned A-1 and is original 1973 zoning.

This property currently has a barn and accessory building present. The Boone County Board of Adjustment granted a variance in 2008 for the accessory structures to remain on the property without a primary structure. The Boone County Zoning Code requires a conditional use permit in order to install or maintain a single-wide mobile home on a lot in a platted subdivision.

The application must meet the criteria for issuance of a conditional use permit. Those criteria are addressed as follows:

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed mobile home will be used as a single-family residence. It is not expected that any externalities will be generated that impact public health, safety, comfort or welfare if it is placed per the standards established by the building code.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

If the mobile home is maintained and kept up in a manner consistent with the standards of the surrounding properties, there is no reason to believe that approval of this conditional use permit would be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The other homes in this development appear to be site-built homes. If the mobile home is maintained and kept up in a manner consistent with the standards of the surrounding properties, there is no reason to believe that approval of this conditional use permit would substantially diminish or impair property values. However, staff has received several comments in opposition to this request, citing impacts to property values.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

All necessary facilities are in place to support residential development of this property.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

Much of the surrounding property has already developed in a manner consistent with the A-2 zoning district. Establishing this conditional use permit will not impede the normal and orderly development of the surrounding property.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The proposed home is expected to generate a normal amount of traffic. Granting this permit will not result in traffic congestion.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal as submitted conforms to the applicable regulations of the A-2 zoning district.

Staff notified 14 property owners about this request.

Staff recommends denial of the request.

However, if the Planning & Zoning Commission recommends approval of this request to the County Commission, staff advises the following condition:

1. This permit is issued exclusively for the proposed mobile home. The permit will terminate when the existing home is removed from the property and does not extend to any other mobile home.

Present representing the request:

Scott Moriarty, 505 Columbia Dr, Columbia
Charlene Moriarty, 505 Columbia Dr, Columbia

The applicants presented a power point presentation. The presentation included aerial photos, photos indicating where the mobile home would be placed, drawing of the proposed landscaping, photos of the mobile home from all sides, proposed location of the septic and leach field, and photos of the existing accessory structure.

Charlene Moriarty: The aerial shows the proposed location of the trailer outlined in orange; it shows how far it will be placed from the road. The trailer has new siding, roof, windows and doors. There are also photos of the proposed deck to go all the way across the front of the trailer. We would like to do something like that so it doesn't look like a regular mobile home sitting there but something that looks nicer.

Scott Moriarty: The roof of the porch would be the same metal as the trailer roof so it would be an extension of the house.

Commissioner Prevo: Is the primary use of the trailer going to be for the applicants or will it be a rental?

Charlene Moriarty: We will live there.

Chairperson Harris: The applicants already purchased this mobile home?

Charlene Moriarty: Yes. The first time I called Planning and Zoning whoever it was I talked to at that time told me we could have a trailer on the property so I bought the trailer. Later I was told by friends that they didn't think we could do that. When I called back and spoke with Uriah he said we would need a conditional use permit.

Chairperson Harris: Is the trailer intended to be a temporary dwelling or long term?

Scott Moriarty: We aren't looking for super long term; we aren't looking for the rest of our lives in this. Charlene's mother and step-father had moved in to a trailer house I had down the street at High Hill. In 2009 the opportunity came for them to move her parents closer to us so we retro-fitted my mobile home to ADA compliance. That was the same year we bought the property.

Charlene Moriarty: When we bought the property, we were thinking of building but over the past few years with health issues of my parents it has taken some of our savings to help them. We would like to be on our property.

Scott Moriarty: Charlene's step-father was in hospice care he has since passed and now we are getting back to focusing on our lives again. Our second objective when we were informed we couldn't place the single wide on the property we went to the trailer park since we already have one trailer in the park and I had been a customer for 20 years to see if it would be possible to move the trailer in to the park. The trailer park isn't taking any more clients so I don't know if they are looking at shutting down.

Chairperson Harris: Have the applicants talked to anyone at the Health Department regarding the sewer system?

Charlene Moriarty: No, we were waiting to see what happens here.

Open to public hearing.

Stan Shawver stated staff received a letter in support of the request.

Chairperson Harris read the following in to the record:

"To Whom It May Concern. My name is Peter Schlup, address 8481 S. Tom Bass Rd. Columbia, MO 65201. I live just north of Scott and Charlene Moriarty. I have known them for about nine years. They have been very good neighbors. Always keep their property clean and orderly. It would be okay with me if they put a mobile home on their property. Thank you for your time. Peter Schlup."

No one else in favor.

Present speaking in opposition:

Richard Basnett, 5950 E. Brandywine Creek Rd. Columbia

Richard Basnett: I just built a house across the street from the applicant's property. I left a lot of trees around my place but as soon as you pull out you see the applicant's property. Right next to me down the road someone else is building a house. When I researched this property I liked that it was out in the country; I searched about a year and a half for the property I wanted. I just moved in a year and a half ago.

All of the surrounding lots were houses so I didn't dream of an issue like this. I am opposed to the request because I think it will bring down property values.

Also present speaking in opposition:

Tammy Willingham, 5920 E Brandywine Creek Rd. Columbia

Tammy Willingham: I am opposed to this request. We are almost directly across from the applicant's property but we purchased our 2.5 acres last fall and we are almost at the completion of our new home; we don't really want a mobile home across the road from us, there are no other mobile homes along that road.

Stan Shawver: Staff received an email in opposition to the request.

Chairperson Harris read the following in to the record:

"To Planning & Zoning Commission. Regretfully I can't appear in person at the monthly meeting of the commission scheduled for May 17, 2018 due to work obligations. However, as an owner of a 40-acre tract at E. Brandywine Creek Rd. directly adjacent to the 2.5 acres located at 5925 E Brandywine Creek Rd. I would like to express my strong opposition to granting permit requested by Scott Moriarty to allow a single-wide manufactured home at his lot. If allowed it will negatively impact value of all other properties along Brandywine Creek Rd. which are all single-family homes. It will also establish precedent for future placement of manufactured homes in the neighborhood. Respectfully, Greg Szarnecki."

Closed to public hearing.

Commissioner Poehlman: The conditional use permit stays with the property, correct?

Stan Shawver: Correct.

Commissioner Prevo: That is why there is a condition.

Commissioner Martin: I can understand the applicant's dilemma but as a representative of the people of the community we have a problem as a group if we allow this, how do we say no next time or the time after that? If we start allowing a few there will be several that will not comply with everything and that puts us in a bad spot.

Commissioner Prevo: Didn't we have a similar request last month?

Stan Shawver: Last month the Commission has a request for a mobile home that had been on the property for 20 plus years and the property owners wanted to sell the property but there was a long-term lease on that mobile home. Their solution was to cut a lot around the mobile home. It was a different situation.

Commissioner Prevo: Do we have the authority to include a condition as to how long the conditional use permit is good for?

Stan Shawver: That becomes very tricky because it becomes an enforcement issue. If you put a sunset on it of two years and it is still there after the two years they would have to reapply or the County would have to prosecute. The mobile home is not currently on the property.

Chairperson Harris: Unfortunately, from a regulatory and enforcement perspective precedent is a big deal.

Commissioner Poehlman: The applicants made a good presentation. We have to weigh the request against the criteria of the conditional use permit and property values is something we have to consider. When the neighbors come and express the same concern it reaffirms what we are thinking.

Scott Moriarty: We would expect no different if we were on the other side of it.

Chairperson Harris: Looking at the history and the rarity of this type of request sets a precedent.

Commissioner Prevo: I've been a broker and certified appraiser and I have never seen a large percentage drop of a well kept trailer.

Chairperson Harris: But the next one could cause a problem.

Commissioner Prevo made a motion to deny the request for failure to meet all the requirements.

Commissioner Prevo made and Commissioner Poehlman seconded a motion to **deny** the request by Scott Moriarty for a permit to allow a single-wide manufactured home in a subdivision on 2.5 acres located at 5925 E Brandywine Creek Rd., Columbia:

Boyd Harris – Yes	Paul Prevo – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Jeff McCann – Yes	Bill Lloyd - Yes

Motion to deny the request passes unanimously.

Chairperson Harris informed the applicants that if they wished to appeal to the County Commission an appeal form would need to be filed with Resource Management within 3 working days.

VI. Rezoning

1. Request by Christopher and Rebecca Sander to rezone from A-R (Agriculture Residential) to A-2 (Agriculture) on 38 acres, more or less, located at 5300 N O'Neal Rd., Columbia.

Planner, Bill Florea gave the following staff report:

The subject property is located on the east side of O'Neal Road approximately 1500-feet south of W. Fenton Road. One single family residence and two accessory structures occupy the parcel. The zoning is A-R, which is the original zoning. All the adjacent property is zoned A-R.

The owner has indicated an intent to execute a family transfer to a qualified family member if the downzoning is approved.

The Master Plan designates this property as suitable for 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:

Water: Consolidated Water provides water service to the property.

Sewer: There is no sewer service available to the property.

Electric: Boone Electric provides power.

Transportation: The property has approximately 1,100 feet of frontage on O'Neal road, with an existing driveway to the home.

Public Safety Services: The property is approximately 3 miles from the Boone County Fire station on Route E.

Zoning Analysis: Rugged terrain, lack of sewer service, and lack of fire flow would make it difficult to develop this property at the density allowed by the existing, A-R, zoning.

Staff notified 31 property owners about this request. The property scored 63 points on the rating system.

Staff recommends approval of this request.

Present representing the request:

Chris Sander, 5300 N. O'Neal Rd. Columbia

Rebecca Sander, 5300 N. O'Neal Rd. Columbia

Chris Sander: I am a surveyor and engineer and I work with developers all the time and we bought this property 12 to 14 years ago. I've looked at it over and over with development potential trying to come up with how there could be some value. The topography is really tough; there are a lot of small properties between us and the sanitary sewer in the city or adequate water supply to have fire hydrants. A-R zoning probably won't work on this property. We thought about it for a while before making a decision. My sister has moved to Columbia and was interested in building a home out there so that's what precipitated the request.

Chairperson Harris: Is that a pipeline or power line across the property?

Chris Sander: An overhead power line.

Chairperson Harris: How is the property going to be split?

Chris Sander: We are looking at a couple of ten acre tracts, three five acre tracts and a three acre tract. At this point we are just looking at three acres for my sister.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Prevo: The property is surrounded on all sides by A-R zoning and further south is R-S. The closest A-2 zoning is about a mile away.

Bill Florea: A-2 zoning is probably 1000 feet to the north.

Chairperson Harris: The long-term plan is to go ahead and do some development with smaller acreage.

Chris Sander: My long-term plan is to potentially have a few five acre tracts, a couple of tens and the three acre tract for my sister. A-R zoning allows for half acre lots but the area couldn't really support that.

Chairperson Harris: What are we gaining by doing a family transfer versus platting?

Bill Florea: The family transfer allows them the flexibility to do the five acre lots in the future that don't have frontage on a publicly maintained road. Once you plat lots smaller than five acres that eliminates the ability to develop any other lot out of the parcel that don't have frontage on a public road. By using the family transfer for the three-acre lot they preserve their right to use private drives to access the rest of the property.

Commissioner Prevo: I am against down zoning; in the city of Columbia it doesn't make sense to have R-1 where there used to be R-3 and the limitations. In this case downzoning is giving a lot of benefit to the land owner as opposed to the people who live all around him instead of being locked in to larger 10 acre tracts and now he will be able to do more development in the future rather than be restricted to less. If he didn't do a family transfer right now and did a plat instead he would have fewer houses in the future.

Thad Yonke: Or five-acre tracts from the start.

Chris Sander: Without seriously clearing everything and leveling it out, if sanitary sewer was in the vicinity of this property or if it were closer to town with the A-R zoning the density of half acre lots you are talking about 70 homes at the A-R density and at A-2 we are reducing that by a factor of five.

Commissioner Harris made and Commissioner McCann seconded a motion to **approve** the request by Christopher and Rebecca Sander to rezone from A-R (Agriculture Residential) to A-2 (Agriculture) on 38 acres, more or less, located at 5300 N O'Neal Rd., Columbia:

Boyd Harris – Yes	Paul Prevo – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Jeff McCann – Yes	Bill Lloyd - Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that request would be heard before the County Commission on Tuesday, May 29, 2018 and the applicants need to be present.

2. Request by Troy Miller Properties LLC, G Lewis -Missouri LLC and Gary and Brenda Lewis to rezone from R-S (Single-Family Residential) to R-M (Moderate Density Residential) on 90 acres more or less, located at 4700 E Richland Rd., Columbia.

Present representing the request:

Cullen Cline, Attorney for Garry Lewis, 1310 Old Hwy 63 South, Columbia

Mr. Cline stated that Mr. Lewis was out of state and not able to attend tonight's meeting. Mr. Cline stated he would like to withdraw the request until the next regularly scheduled meeting.

Chairperson Harris accepted the applicants request for a continuance.

Mr. Shawver stated that staff would send notification by first class mail to neighbors again next month. The next regularly scheduled meeting is June 21, 2018.

VII. Planned Developments

None

VIII. Plats

The following items were placed on consent agenda:

1. Double Deuce Subdivision #2. A-2. S5-T50N-R11W. John and Monica Melton, owners. Michael L Klasing, surveyor.

The subject property is located on Davis Road, approximately 1/3 of a mile south of Roberts Lane, northeast of Hallsville. The property is 12.22 acres in size and is zoned A-2 (Agriculture). There is an existing house on the property. This proposal divides the property into two lots, one with the house at 2.61 acres in size, the other is vacant and 9.60 acres in size. There is A-2 zoning to the north, south, and west, with A-R (Agriculture-Residential) zoning to the east. This is all original 1973 zoning.

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

Public Water Service District #4 can provide domestic water service from existing facilities on Davis Road.

The existing home has an on-site wastewater system. The new lot is proposed to use on-site wastewater as permitted by Columbia/Boone County Public Health & Human Services. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 25 points on the rating system.

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

2. Trade Winds Park Plat No. 3. M-L. S12-T48N-R12W. Trade Winds Technology Development LLC, owner. Jay Gebhardt, surveyor.

The subject property is located at the northwestern corner of the intersection of Trade Winds Parkway and Richland Road, approximately ½ mile to the east of the city limits of Columbia. The property is 28.53 acres in size and zoned M-L (Light Industrial) & R-S (Residential Single-Family). The M-L zoning was originally R-S, but rezoned in September of 2008. The property has M-L zoning to the northeast and east, with A-1 (Agriculture) zoning to the south, and R-S zoning to the north and west. This proposal final plats one lot at 1.16 acres, and maintains the remainder holding lot at 27.05 acres.

The lots have frontage on Trade Winds Parkway, and the smaller lot (301) creates the beginning of Technology Court, which it will use for access.

The subject property is in the Public Water Service District #9 service area, the Boone Electric Cooperative Service area, and the Boone County Fire Protection District.

All lots will have sewer service provided by the City of Columbia.

The property scored 78 points on the rating system.

Staff recommends approval of the plat.

3. Drummond. A-2. S2-T50N-R12W. Scott and Sandy Drummond, owners. Michael L. Klasing, surveyor.

The subject property is located approximately ½ mile north of Hallsville on State Route U. The parent parcel is 20 acres in size and zoned A-2(Agriculture). This proposal splits 6.03 acres with an existing house and several outbuildings from the 20-acre parent parcel, with the remainder being deeded to the property owner to the north. There is A-2 zoning to the north, east, and west, with A-R(Agriculture-Residential) zoning to the south. This is all original 1973 zoning.

The subject property has an existing access to State Route U, a publicly-dedicated, publicly-maintained right of way. The applicant has submitted a request to waive the traffic study requirement for this plat.

Water service is provided by Public Water Service District #4, electrical service is provided by the Boone Electric Cooperative, and fire protection is provided by the Boone County Fire Protection District, who maintain a station in Hallsville.

An existing on-site system provides wastewater treatment for this property. The applicant has submitted a request to waive the wastewater treatment cost-benefit analysis requirement for this plat.

The house is located inside the front setback of this property. A variance for this issue was received from the Boone County Board of Adjustment under case #2018-003.

The property scored 55 points on the rating system.

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

4. Chapman. A-2. S22-T48N-R14W. Ron and Beth Chapman, owners. David W. Borden, surveyor.

The subject property is located on State Route O, west of Hickory Grove School Road, approximately 3 ½ miles to the west of the city limits of Columbia. The parent parcel is 39.47 acres in size. This proposal creates one 9.37-acre lot, and the remainder is divided up by an administrative survey. There is an existing

house and barn on this property. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

This lot has direct access on to State Route O, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement of the subdivision regulations.

The subject property is served by Consolidated Public Water Service District #1, the Boone Electric Cooperative, and the Boone County Fire Protection District.

The house is served by an existing on-site wastewater system, under the jurisdiction of the Columbia/Boone County Health Department.

The existing barn is 13' from the right-of-way. A variance for this structure was granted by the Boone County Board of Adjustment under case number 2018-005.

The property scored 44 points on the rating system.

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

5. Schooler Estates. A-2. S9-T46N-R12W. Possum Enterprises LLC, owner. Kevin M. Schweikert, surveyor.

The subject property is located approximately $\frac{3}{4}$ of a mile to the west of Ashland, north of the intersection of Henry Lane and State Route M. The property is 25 acres in size and zoned A-2 (Agriculture). The property is surrounded by A-2 zoning. This is all original 1973 zoning. This proposal divides the property into three platted lots, each at 5 acres in size, and a 10-acre administrative survey lot. There is an existing house and pond on the southern part of the property.

The southern-most 5-acre lot has direct access on to State Route M. The other two lots have access to State Route M via a private access easement. The applicant has submitted a request to waive the traffic study requirement.

Water service is provided by Consolidated Public Water Service District #1, electrical service is provided by the Boone Electric Cooperative, and fire protection is provided by the Southern Boone County Fire Protection District.

On-site wastewater is proposed to serve any new development on this property. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

There is a small piece of property divided from the bulk of the property by State Route M. This property will be transferred to an adjacent property owner.

The property scored 61 points on the rating system.

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

6. Rangeline Investment. M-L. S7-T48N-R11W. Rangeline Investments LLC, owner. Christopher M. Sander, surveyor.

The subject property is located on the north side of N. Rangeline Road, approximately 800 feet west of the intersection with Richland Road. The property is currently zoned M-L. It is occupied by two buildings approximately 12,000 square feet and 800 square feet. It is the subdividers intent to divide the property into 4 lots.

Each lot will have frontage on and direct access to Rangeline Road.

The development will be connected to the Boone County Regional Sewer District for wastewater disposal. A sewer easement will be dedicated by the owner on the plat. A main extension into the property will be provided by the developer. Sewer infrastructure will be installed or bonded prior to recording the plat.

The property is within the service area of Public Water Supply District 9. The existing main along N. Rangeline Road can provide adequate flow for fire protection. Additional fire hydrants will be required to comply with the 300-foot spacing requirement in the Subdivision Regulations.

The property scored 78 points on the rating system.

Staff recommends approval of the plat and waiver requests subject to the following conditions:

1. All sanitary sewer infrastructure shall be installed or bonded, to the satisfaction of the Boone County Regional Sewer District and the Director, prior to recording the plat.
 2. All required fire hydrants shall be installed to the satisfaction of Public Water Supply District 9, Boone County Fire Protection District, and the Director prior to recording the plat.
7. Sapp Business Park, Preliminary Plat. M-L. S7-T48N-R11W. Sapp Construction Inc., owner. Christopher M. Sander, surveyor.

The subject property is located on the west side of N. Rangeline Road, approximately 3,000 feet south of I-70. The property is currently zoned M-L, which is the original zoning. Multiple buildings are planned for this site, which requires platting as a multiple use plat.

Access to the buildings will be provided by a private drive, which will have direct access to N. Rangeline Road. Adequate space will be provided for vehicular circulation within the development including emergency vehicles.

The development will be connected to the Boone County Regional Sewer District for wastewater disposal. Sewer easements will be dedicated by the owner on future final plats. Main extensions into the property will be provided by the developer.

The property is within the service area of Public Water Supply District 9. The existing main along N. Rangeline Road can provide adequate flow for fire protection. Main extensions and fire hydrants within the development will be provided by the owner in easements that will be dedicated on future final plats.

All required infrastructure will be installed or bonded prior to recording the final plat.

The property scored 78 points on the rating system.

Staff recommends approval of the plat and waiver requests.

8. Sapp Business Park. M-L. S7-T48N-R11W. Sapp Construction Inc., owner. Christopher M. Sander, surveyor.

The subject property is located on the west side of N. Rangeline Road, approximately 3,000 feet south of I-70. The property is currently zoned M-L, which is the original zoning. Multiple buildings are planned for this site, which requires platting as a multiple use plat.

Access to the buildings will be provided by a private drive, which will have direct access to N. Rangeline Road. Adequate space will be provided for vehicular circulation within the development including emergency vehicles.

The development will be connected to the Boone County Regional Sewer District for wastewater disposal. Sewer easements will be dedicated by the owner on this plat. Main extensions into the property will be provided by the developer. Sewer infrastructure will be installed or bonded prior to recording the final plat.

The property is within the service area of Public Water Supply District 9. The existing main along N. Rangeline Road can provide adequate flow for fire protection. Main extensions and fire hydrants within the development will be provided by the owner in easements that will be dedicated on this plat. Water main extension will be complete prior to recording the plat. Hydrant location may vary depending on building placement. Therefore, hydrant installation may be phased with building construction.

The property scored 78 points on the rating system.

Staff recommends approval of the plat and waiver requests subject to the following conditions:

1. All sanitary sewer infrastructure shall be installed or bonded, to the satisfaction of the Boone County Regional Sewer District and the Director, prior to recording the plat.
2. All storm water infrastructure shall be installed to the satisfaction of the Director prior to recording the plat.
3. All water mains shall be installed to the satisfaction of Public Water Supply District 9, Boone County Fire Protection District, and the Director prior to recording the plat.

9. Meyer Estates. A-2. S30-T50N-R11W. Anthony E. Meyer, owner. J. Daniel Brush, surveyor.

The subject property is located on Elkin Rd at the intersection of Hecht Rd and Elkin Rd. approximately 1&1/2 miles south of the City of Hallsville. The property is composed of a 24-ish acre parcel from which two platted lots of 5.00-acres each are proposed along with an administrative survey of the remainder. The platted area comprises 10.54-acres and the administrative survey area will be 14.76-acres. There is an existing mobile home on one of the proposed lots. The subject property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The subject property has direct access on to Elkin Rd, 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 service area, the Boone Electric service area, and the Boone County Fire Protection District. Fire hydrants are not required.

The applicants are proposing on-site wastewater systems as approved by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the waste-water cost-benefit analysis requirement.

The property scored 51 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 the items on consent agenda as recommended and to insert the staff reports into the record:

Boyd Harris – Yes	Paul Prevo – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Jeff McCann – Yes	Bill Lloyd - Yes

Motion to approve the items on consent agenda passes unanimously.

IX. Old Business

1. Update on Commission action.

Director, Stan Shawver updated the Commission on the actions taken by the County Commission as follows:

The Planning and Zoning Commission tabled the conditional use permit by Missouri Soybean Association because they had some issues they needed to resolve. They have applied for a variance from the Zoning Board of Adjustment on the sign. The sign that they installed is bigger than the ordinance allows. If they get the variance they will be able to get the permit for the sign. I understand that they have shielded the lights. It wouldn't hurt for the Commissioners to go out at night and take a look.

The conditional use permit for the mobile home on 2.5 acres, the County Commission approved the request as recommended. Again, that was a mobile home that has been on the property for 20 plus years so it was an entirely different situation than the request tonight.

The rezoning request for Heuer's Store was approved as recommended.

The Planning and Zoning Commission also had the final development plans for Toalson and Vollrath and the plats.

2. Update on Subdivision Regulation comments.

Stan Shawver stated due to the size of the agenda this month staff did not have time to work on the subdivision regulations.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Acting-Secretary
Greg Martin

Minutes approved on this 21st day of June, 2018