

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, July 19, 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
Eric Kurzejeski, Secretary	Missouri Township
Gregory Martin	Katy Township
Michael Poehlman	Rock Bridge Township
Loyd Wilson	Columbia Township
Rhonda Proctor	Perche Township
Jeff McCann	County Engineer

b. Members Absent:

Paul Prevo, Vice-Chairperson	Rocky Fork Township
Carl Freiling	Cedar Township
Bill Lloyd	Three Creeks 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 June 21, 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 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, July 31st. 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, July 31st will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

1. Request by Betty Jo Voorheis Revocable Trust for a permit for a structure taller than 100' (Met Mast to measure wind speed) on 93.67 acres located at 11440 N Rte J, Harrisburg.

Planner, Uriah Mach gave the following staff report:

The subject property is located to the southeast of the intersection of State Route J and Callahan Creek Road. The property is 93.67 acres in size and zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning. There is an existing home and several outbuildings on this property.

The applicant is requesting a Conditional Use Permit for a structure over 100' in height. Per the Boone County Zoning Ordinance, Section 9 Height Regulations, B.(2), "Buildings and structures, when permitted in the district,, may be erected to such height as may be authorized by a Conditional Use Permit obtained in accordance with the provisions of Section 15. A." The proposed tall structure is a meteorological data collection tower ("met mast"). The applicants wish to place this structure on the subject property to collect weather data. The data gathered will inform further activities on suitability of this property for a wind farm. Any future activity involving a wind farm proposal will require significant regulatory review and consideration by staff to determine the best process for approval. Such regulatory review will undoubtedly involve public comment and discussion prior to any construction of such a facility.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(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.

If operated in conformance with existing local regulations and appropriate permit conditions, this use should not be detrimental to or endanger the public health, safety, comfort, or general welfare.

(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.

The structure, while tall, is set to be in the eastern portion of the subject property, approximately 430 feet from the nearest property line. While it is a tall structure, it is not of a height requiring an always-on light. The applicant's testimony, along with that of the public, may be indicative as to whether this criterion is met.

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

If operated in conformance with existing county regulations, the use should comply with this criterion. Public testimony may be indicative as to whether this criterion is met.

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

The proposed structure requiring the conditional use permit has minimum utility needs. Access to the construction site will be across the property from the drive off of State Route J. All necessary facilities will be available to serve the needs of this conditional use permit.

(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.

The establishment of this conditional use permit will not impede the normal and orderly development and improvement of surrounding properties. Existing access to public roads and utility infrastructure will be a greater limitation on the development of this property and surrounding properties than the establishment of this conditional use permit.

(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 conditional use permit is a minimal traffic generator and should not hinder the flow of traffic or result in traffic congestion on the public streets.

(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 conforms to other applicable regulations of the A-1 zoning district.

Zoning analysis: Placing this structure on a tract of this size is approvable, as distance can limit the visual impact of a tall structure. Distance and separation from the nearest structures limits its visual impact to surrounding property owners. This request meets the identified criteria for approval of a conditional use permit. Note that an approval of this conditional use permit does not convey any affirmation or support for a wind farm on this property.

Present representing the request:

Sherman "Brent" Voorheis, Trustee of the property, 10877 N Rte J, Harrisburg
Michael Sivore, Representative of E.on, 3400 Harmon Ave, Austin, TX

The applicants presented a power point presentation.

Michael Sivore: I work for Eon Climate and Renewables, we are a wind development company. We are here seeking a conditional use permit for a meteorological tower, or "met mast". Eon is a division of a publicly traded company out of Europe, it is the second largest utility in Europe. We are their renewables branch in the United States and headquartered out of Chicago, IL. I work out of the Austin, TX office and we also have an office in San Francisco. We have 22 operating windfarms in the United States, the last project we built was the single largest project in the United States located in Macon County, IL. For each one of these projects there are probably five or six in our pipeline that don't make it. Each one of those locations have had at least one met mast up. We do these projects a lot and we do it pretty well. There are three things that drive whether a wind project can be successful. One is a supportive community. As of today we have 2000 of the 10,000 acres we need leased, we feel there is strong support in the community but there will always be nay-sayers but we feel it is a place we will be wanted. Second is transmission, basically a place to ship the electricity out away from the project. There are two lines in the area that are more than enough capacity for us to be able to use those lines. The last is if there is wind. We are basing our initial data off the American Wind Energy Association, they have some initial wind readings in the

Harrisburg area that show it is roughly 6.5 meters per second which is more than efficient to pull the utility scale wind farm. If we are going to invest \$250,000,000 in building this project we need hard data and the way we get that data is from the met mast.

We are in the initial part of the process; we have some executed leases and we now want to start the wind measurement campaign which is why we are seeking the conditional use permit. There are two weathervanes that will be spinning and over the course of two years those will give us accurate representation as to the wind speeds in the area and will tell us whether or not it is a viable project. The overall footprint of the met mast will take up 1.32 acres; it is supported by four guy wires and is 198 feet tall. The four guy wires as well as the base of the mast are all fenced in for safety purposes. The met mast will coexist with pretty much any agricultural use and any type of topography you have. Access to the mast will be off of Route J and will be placed 430 feet from the east property line which is over two times the fall down distance and we are over five times the fall distance from any habitable structure. We are over 1000 feet from the closest home.

I would like to address the conditional use permit requirements individually:

- a. The conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

We feel we meet the criteria because this is a temporary, non-climbable structure, it is fenced in and can be easily removed. We have 75 of these operational in the United States and there are no issues whatsoever. These are designed and installed by licensed and bonded professionals. During installation and operation there is no contact with neighboring or adjacent parcels. It is 1000 feet from occupiable structures and more than 400 feet from the neighboring properties.

- 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.

We are a substantial distance from the neighboring property; these are silent in operation and there is no light that could impair visibility. There are no limits to use and enjoyment of neighboring property because there is no contact with the neighboring property during construction or operation. The met mast is compatible with existing commercial and agricultural uses.

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

It is a temporary structure, only up for 2 to 5 years, just there long enough to find out if we have the ability to build the wind farm. As soon as we know the met mast comes down and we go through more permitting if we get to the stage of the wind farm. It will not impair visibility and will not be lit. There are no studies that have been shown that show property values have decreased or impaired by putting up a met mast. Our company has no complaints or litigation against us in regards to that.

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

All necessary facilities will remain available throughout the lifetime of this met mast measurement campaign. We aren't upgrading any facilities; this is a one-time installation and there will be limited visits to it over the lifetime of the measurement campaign. We anticipate no impairment; utilities, roads, road access and drainage will not be affected whatsoever.

- 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

We are set back a substantial distance, there is no impact on neighboring property because we are not touching them, it is a silent operation and there is no impact on area facilities including roads and utilities. The activity is limited to the Voorheis 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 construction of this is relatively small, it only takes about one week. Our project in Audrain County took two trucks and one skid steer. They come in the morning and leave in the evening. We anticipate no problems with normal traffic patterns being anything but normal.

- 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

I think it is a foregone conclusion that we will adhere to all Federal, state and local regulations. I think there are two different ways you can look at public necessity. Either look at the value of the wind farm which is a \$250,000,000 investment in the community; there are a lot of people who can benefit from that. There is speculation as to whether or not there is wind in this area, wind is a very valuable resource, it is the same thing as having oil underground. If someone told you there was oil on your property the first thing you do is call someone to find out before you start drilling. As far as public necessity is concerned I think the structure is necessary because it verifies whether wind is a valuable resource for this community to harvest.

Commissioner Poehlman: Any wind turbines are going to require an additional conditional use permit?

Uriah Mach: This application is specific to this site and this use, if they decide they want to try a different location they would have to reapply. This request does not allow turbines – that will be a different type of request.

Chairperson Harris opened the floor for public hearing and informed the audience that the point of discussion this evening is the meteorological tower only, not wind turbines.

Present speaking in favor of the request:

Tom Weislocher, 11581 N Trimble Rd, Harrisburg

Tom Weislocher: I have only lived in the area for a couple of months. We aren't trying to approve or deny a wind farm, that is a different ball of wax, all we are talking about is the tower to measure whether a wind farm will be feasible and I don't see anything wrong with that. If a wind farm comes it might bring progress to the area or it might be a hazard but we aren't here to discuss that. I don't see any reason why I, as a property owner should object to testing the feasibility. If a man wants to bring business to the area we should allow a feasibility study. I can't see that a silent tower would cause me or any of my neighbors any difficulty. It doesn't look like it will have any lighting or make any loud noise. I am okay with the request.

Also present in favor:

Brent Voorheis: I view this as an opportunity to determine if there is a resource available that can be harnessed, a renewable, green resource. This didn't just happen over-night. Mr. Sivore and I have been talking for over a year. I don't know whether there is sufficient wind there but I am interested in finding out.

Present speaking in opposition:

Ann King, 2000 E Broadway, Columbia

Ann King: I know I am not going to speak about a lot of the things I was going to say since we aren't supposed to speak about wind turbines but I do want to say that I spoke with an attorney today with Turner Jones about it and he said it is very important to nip this in the bud. There is a concern that once this becomes entrenched there are many people who put a lot of money in to this and it becomes very difficult to turn back. There are many reasons not to go forward with this in terms of wind power. I did want to ask about the wind turbines since the applicant stated the wind turbine won't make any sound. There is something called infra-sound that is very damaging that you can't hear.

Chairperson Harris informed Ms. King that we are not here to talk about wind turbines, we are here to discuss the meteorological tower.

Ann King: I have concerns about having a very tall structure out in the country. I think other people do too since it impedes the beautiful view we have out there, it doesn't look like it belongs in an agricultural area it looks more industrial. That would be my major complaint. We are getting started on something that should not begin and also we are putting something out there that is pretty threatening to people. I am trying to sell land and I don't want people to see a 200 foot industrial looking tower.

Chairperson Harris asked Ms. King if she owned land in the area.

Ms. King stated yes.

Also present in opposition:

Nirtana Susan Goodman, 11581 N Trimble Rd, Harrisburg

Nirtana Susan Goodman: I just found out that this was happening. We just moved there a couple of months ago after looking for six years and found our dream home. The house was built with a view to the west so this is less than a mile in to our western view. I want my neighbor to have a good stream of income in retirement years. There is no light at all on the tower? Are there lights around the tower? Is this a temporary structure, can that be changed? Can it become permanent and then what happens to it? Can it be turned in to a wind turbine or a cell tower? I am concerned about our property values, I've heard that it could be lowered by 40% and everyone cares about that. I would like to see this request tabled to give us time to understand more about what is happening here about what is required and what is requested, the whole process. I would like Mr. Voorheis to have a community meeting and let more community members know what is happening to help us understand and how it is going to affect us.

Closed to public hearing.

Chairperson Harris: (to staff) What is the requirement for lighting?

Uriah Mach: The FAA requires lighting on towers 200 feet and above.

Chairperson Harris: Will there be any lighting?

Michael Sivore: There will be no lighting on top or around the mast; we will not be placing any lights on the property.

Chairperson Harris: This is a temporary structure, you can not turn it in to something else?

Michael Sivore: No, its only purpose is to read wind data, if we are lucky enough to have support from the community to get enough acreage, it has to be 10,000 contiguous acres.

Thad Yonke: We would not allow them to convert the mast to something else without coming back through the process.

Michael Sivore: I know there are going to be some growing concerns and the applicants would like to field those questions as they become relevant, we don't want to be in a place we aren't wanted. There will be ample opportunity, I think we are planning a landowner meeting within the next couple of months and everyone will be invited to the meeting, people both in favor and against it. We are not a company who is not going to listen to the voices that are being presented to us and I want that on record.

Commissioner Poehlman: How long does it take to get confident with the data after the tower is constructed and operating?

Michael Sivore: Typically, two years of data is sufficient. The wind blows some years and some years it doesn't. The agreements that we've signed with landowners only give us the capability of six years on the lease. The logic behind this is if there is no wind then why would we stay? As soon as we know and we are comfortable with the data if it is not good we will shake hands and part ways, if it is good we will move on to the next step which would be a lot more of these hearings.

Thad Yonke: Currently a wind farm is not a legal use of the property so they would have to try to get the regulations changed to allow for it. There is a lot of work ahead.

Commissioner Wilson stated he would abstain from the vote since he has a position with the Public Service Commission.

Commissioner Martin made and Commissioner Poehlman seconded a motion to **approve** the request by Betty Jo Voorheis Revocable Trust for a permit for a structure taller than 100' (Met Mast to measure wind speed) on 93.67 acres located at 11440 N Rte J, Harrisburg.:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Loyd Wilson – Abstain	Rhonda Proctor – Yes
Jeff McCann – Yes	

Motion to approve the request passes: 6 YES 1 ABSTAIN

Chairperson Harris informed the applicant that this request would be heard before the County Commission on Tuesday, July 31, 2018 and the applicant needs to be present.

VI. Rezoning

1. Request by Ernest and Kathleen Dubes to rezone from C-G (General Commercial) to A-2 (Agriculture) on 20.4 acres, more or less, located at 11251 E Hwy CC, Centralia.

Planner, Bill Florea gave the following staff report:

The property is located on the north side of Highway CC, just west of Centralia. The zoning is C-G, which is the original zoning. Neighboring properties carry a mixture of zoning designations:

- West and north is A-2
- North and east is M-L
- South is R-S and C-G

The property is currently occupied by two residences, a barn, and three storage sheds. In the past, the property has been used to operate a commercial trucking business. The owner has indicated an intent to subdivide the property using the Family Transfer process. That process is only available in the Agriculture District. There have been no previous requests on behalf of this property.

The Master Plan designates this property as suitable for commercial 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:

Public Water Supply District 10 provides water service to the property.

One of the existing homes on the property is connected to City sanitary sewer. The other home is served by a lagoon.

Boone Electric provides power.

Transportation: The subject tract has frontage on and an existing access point to Highway CC.

Public Safety Services: The entrance to the property is approximately 1000-feet west of Boone County Fire station 10.

Stormwater: Development on the site will be required to comply with the Boone County Stormwater Regulations.

Zoning Analysis:

The Master Plan designates this property as suitable for commercial land use. The current zoning is General Commercial, C-G. The requested A-2 zoning will eliminate commercial uses on the property and allow residential uses at a density of one dwelling per 2.5 acres.

In some cases, downzoning can cause leapfrogging, where future needs for less restrictive zoning such as commercial or industrial are pushed farther from urban service areas. In this case, there is 18-acres of

undeveloped or under-utilized M-L and 58-acres of undeveloped or under-utilized C-G in this area. So, in this case, granting the requested downzoning should not cause leapfrogging.

Resources sufficient to support the uses allowed in the A-2 District are available to the property. There are several small residential lots adjacent to the south property line. Downzoning this property, which would eliminate the potential for commercial use, would be consistent with the existing character of the neighborhood.

Staff notified 13 property owners about this request. The property scored 65 points on the rating system.

Staff recommends approval of the rezoning.

Present representing the request:

Don Bormann, Surveyor, 101 Singleton, Centralia

Don Bormann: Mr. Dubes could not be here tonight so he asked me to take care of this for him. Normally I don't recommend that my clients down-zone their property. This is a rather unusual situation, he has 20 acres and he wants to leave each of his kids a five-acre tract. There is quite a bit of floodplain on the property and it is currently used for residential use, in the past Mr. Dubes had a trucking business and he did use the property for commercial uses; he does not envision doing that again. Given the constraints of the property and the floodplain in the area A-2 zoning is not a bad consideration for this. While I don't normally recommend that I understand what he is trying to do, it fits the character of what is in the area.

Commissioner Wilson: Has it been zoned commercial since 1973? Has there never been a conditional use permit for the residence?

Mr. Florea: I didn't look at when the residences were constructed.

Thad Yonke: We don't permit houses in C-G zoning but we also don't penalize someone who has existing residences when they are not using the property for commercial uses.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Wilson made and Commissioner Harris seconded a motion to **approve** the request by Ernest and Kathleen Dubes to rezone from C-G (General Commercial) to A-2 (Agriculture) on 20.4 acres, more or less, located at 11251 E Hwy CC, Centralia

Boyd Harris – Yes
Greg Martin – Yes
Loyd Wilson – Yes
Jeff McCann – Yes

Eric Kurzejeski – Yes
Michael Poehlman – Yes
Rhonda Proctor – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would be heard before the County Commission on Tuesday, July 31, 2018 and the applicant needs to be present.

2. Request by Mark and Vicky Ludwig to rezone from A-R (Agriculture Residential) to A-2 (Agriculture) on 5.01 acres, more or less, located at 7750 E North Shore Dr., Hartsburg.

Chairperson Harris: Last month this request was tabled at the applicants request. Staff received notification that the applicant wished to withdraw the request. The request needs to be removed from the table by the Commission so it can be withdrawn.

Commissioner Wilson made and Commissioner Martin seconded a motion to **remove the Ludwig zoning request from the table**

Motion to remove the request from the table passes unanimously by consent

Stan Shawver: The rezoning request has been withdrawn by the applicants.

VII. Planned Developments

None

VIII. Plats

The following items were placed on consent agenda:

1. American Outdoor Brands. S6-T48N-R11W. M-L. Ryan Boone County LLC, developer. David T. Butcher, surveyor.

The following staff report was entered in to the record:

The subject property is located approximately 600 feet north of the intersection of State Route Z and I-70 Dr NE, approximately one mile west of the nearest municipal limits of Columbia at Battle High School. The subject property is 105.80-acres out of the preliminarily platted 210.97-acre overall development. The property is zoned M-L (light industrial). The property currently has a large warehouse/commercial building under construction on proposed lot 2. It has A-R (agricultural residential) zoning to the north, A-1 (agriculture) east, a mix of C-G (general commercial) A-R and A-2 south. West across Route Z is zoned A-1 & REC-P (planned recreation). These are all a mixture of original 1973 zonings and some later rezonings.

The proposal shows four-lots. There is a development lot which is Lot 2, a BCRSD treatment lot which is Lot 1, a common Lot in the location of an eventual road Right-of-Way, and an alternate BCRSD wastewater lot which is lot 3. Right-of Way for Enterprise Drive is shown and dedicated.

Proposed Lot 2 has direct access to State Route Z but will take truck access off Enterprise Drive while proposed Lot 1 has frontage on Route Z but is proposed to take access from a drive on Lot 2. As part of the

development improvements are being made to State Route Z. Construction cost estimates were provided so bonding may be possible.

The subject property is located in Public Water Service District #9 and the Boone County Fire Protection District. The applicant will be constructing water infrastructure to meet the requirements of the fire code.

Sewer service will be provided by the Boone County Regional Sewer District. The new central sewer facility is located on Lot 1 of the proposed plat.

The property scored 63 points on the rating system.

Staff recommends approval of the plat.

2. Marlice's Meadow. S30-T47N-R12W. A-2. Marlice A. Pound Revocable Trust, owner. C. Stephen Heying, surveyor.

The following staff report was entered in to the record:

The subject property is located on Nashville Church Road, approximately 2 miles east of Sapp and 3 miles west of the city limits of Ashland. The property is 22.55 acres in size and zoned A-2(Agriculture). It is surrounded by A-2 zoning. All of this is original 1973 zoning. The proposed plat creates a 2.5 acre lot and a concurrent administrative survey resolves the outstanding remainder. There is an existing house and accessory building on the administrative survey remainder, and a house under construction on the proposed lot.

The proposed lot will have direct access on to Nashville Church Road, a publicly-dedicated, publicly-maintained right-of-way. The applicant has requested a waiver to the traffic study requirement.

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

The proposed lot will use an on-site wastewater system as permitted and approved by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 28 points on the rating system.

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

Commissioner Harris made and Commissioner Martin seconded a motion to approve the items on consent agenda as recommended and to insert the staff reports into the record:

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 conditional use permits for 2801 S Olivet LLC for the riding arena and by Boone County for the transmission facility on 780 E Hwy 124 were approved as recommended. The planned development by Fred Overton Development for Ravenwood was also approved as recommended. The plats for Zumwalt Road and Wren Creek Estates were approved and recorded.

2. Update on proposed Subdivision Regulations.

Staff is still working on the regulations

1. New Business

Annual election of officers – Chair, Vice-chair and Secretary

The floor was opened for nominations for Chairperson:

Commissioner Martin made and Commissioner Wilson seconded a motion to re-appoint Commissioner Harris as Chairperson. There were no other nominations. All members voted in favor of Commissioner Harris as Chairperson.

The floor was opened for nominations for Vice-Chairperson:

Commissioner Martin made and Commissioner Wilson seconded a motion to appoint Commissioner Freiling as Vice-Chairperson. There were no other nominations. All members voted in favor of Commissioner Freiling as Vice-Chairperson.

The floor was opened for nominations for Secretary:

Commissioner Poehlman made a motion to re-appoint Commissioner Kurzejeski, no one seconded the motion.

Commissioner Kurzejeski made and Commissioner Martin seconded a motion to appoint Commissioner Poehlman as Secretary. All members voted in favor of Commissioner Poehlman as Secretary.

2. Adjourn

Being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Secretary
Eric Kurzejeski

Minutes approved on this 16th day of August, 2018

