

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 18, 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
Carl Freiling, Vice Chairperson	Cedar Township
Michael Poehlman, Secretary	Rock Bridge Township
Eric Kurzejeski	Missouri Township
Gregory Martin	Katy Township
Bill Lloyd	Three Creeks Township
Loyd Wilson	Columbia Township
Steve Koirtyohann	Rocky Fork Township
Jeff McCann	County Engineer

b. Members Absent:

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 September 20, 2018 meeting were approved by acclamation.

IV. Chairperson Statement

The following procedural statement was entered into the record:

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 a final plan for a planned development and 2 subdivision plats.

While this is a public meeting, it should be pointed out that the reason a final development plan is on the agenda is to insure that it conforms to the regulations and any conditions placed on the review plan. The zoning classification is not an issue, having been approved at a previous meeting. No further conditions may be placed on the final development plan. Anyone that wishes to address the commission should base

their comments on the final development plan and how it complies or fails to comply with the approved review plan and conditions.

The subdivision plats on tonight's agenda are being considered as administrative acts. The commission must approve any plat that conforms to the subdivision regulations.

All recommendations for approval are forwarded to the county commission. They will consider these matters on Tuesday, October 30th. Interested parties will again have the opportunity to comment at that time. The county commission meeting scheduled for Tuesday, October 30th will begin at 7:00 P.M. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

None

VII. Planned Developments

1. Request by AEM Diversified Investments LLC to approve a Final Development Plan for ENDOVAC ANIMAL HEALTH on 20.0 acres, more or less, located at 6080 E Bass Ln, Columbia.

The following staff report was entered into the record:

The subject property is located on Bass Road, approximately ½ mile to the east of the city limits of the City of Columbia. The property is approximately 20 acres in size and zoned A-1 (Agriculture). This property was granted a conditional use permit in December of 1986 for an Agribusiness. There are two buildings supporting the current use of the property, several sheds, and two barns. The subject property is surrounded by A-1 zoning. This is all original 1973 zoning. There is an existing node of General Commercial Zoning approximately one-half mile west at the intersection of Bass Lane and Rolling Hills Road near Highway 63.

The applicant is seeking a rezoning to M-LP (Planned Light Industrial) in order to expand the existing veterinary research and vaccine production facility. That facility was established by an Agribusiness Conditional Use Permit in December of 1986. Since that time, steady growth has pushed the needs of this use beyond those granted by the Conditional Use Permit, so a rezoning to M-LP (Planned Light Industrial) is required in order to accommodate the planned expansion. The expansion proposes a new building, stormwater treatment, wastewater system, and a dust-free driving and parking surface to serve the facility. A review plan and a rezoning to M-LP was approved on 2nd October 2018.

The Boone County Master Plan has designated this area as being suitable for agriculture and rural residential land uses. The Boone County Zoning Ordinance identifies three standards for approval of a Final Development Plan: all required information is accurately portrayed on the Final Plan, the Final Plan conforms to the approved Review Plan, and the Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Review Plan.

Staff has determined that these standards are being met.

The property scored 43 points on the rating system.

Staff recommends approval of the final plan.

Commissioner Koirtyohann made and Commissioner Wilson seconded a motion to **approve** the request by AEM Diversified Investments LLC to approve a Final Development Plan for ENDOVAC ANIMAL HEALTH on 20.0 acres, more or less, located at 6080 E Bass Ln, Columbia:

Boyd Harris – Yes

Michael Poehlman – Yes

Greg Martin – Yes

Bill Lloyd – Yes

Jeff McCann – Yes

Carl Freiling – Yes

Eric Kurzejeski – Yes

Loyd Wilson – Yes

Steve Koirtyohann – Yes

Motion to approve the request passes unanimously

VIII. Plats

1. Bears Den. S35-T50N-R12W. A-2. Mary B. Bruner, owner. Mark W. Robertson, surveyor.

The following staff report was entered into the record:

The subject property is located at the northwest corner of the intersection of Mount Zion Church Road and Varnon School Road, approximately 2 ½ miles to the south of Hallsville. The property is zoned A-2 (Agriculture) and has a house, garage, and shed present on site. The surrounding property is zoned A-2 as well. This is all 1973 zoning. The proposed plat divides the property into two lots, one at 3.06 acres, the other with the house and accessory buildings at 6.93 acres.

Lots 1 & 2 have direct access on to Mount Zion Church Road. Lot 2 also has direct access on to Varnon School Road. Both roads are publicly-dedicated, publicly-maintained rights-of-way. The applicant has submitted a request to waive the traffic study requirement.

The properties are located in Public Water Service District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The existing house has an on-site wastewater system. The new lot will also have an on-site wastewater system as approved under permit with the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 38 points on the rating system.

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

- ~~2. Tumlin Hills Plat 3. S20 T47N R12W. A 2. Justin Gardell Powell, owner. Kevin M. Schweikert, surveyor.~~

An original was not received so this item has been removed from the agenda

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 rezoning request by Diversified Property was approved as recommended. None of the neighbors showed up for the Commission meeting. Commission Order 432-2018

The rezoning request by AEM Diversified – ENDOVAC was approved as recommended. Commission Order 433-2018 (rezoning) & 434-2018 (review plan).

The following plats were also approved on Commission Order 435-2018:

Serendipity Plat 3

Goose Down Estates Plat 2

American Outdoor Brands

2. Update on Subdivision Regulation comments.

Thad Yonke gave handouts to the commissioners to look over and form questions and it will be discussed at the November meeting.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:06 p.m.

Respectfully submitted,

Secretary
Michael Poehlman

Minutes approved on this 15th day of November, 2018