

**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, June 20, 2019**

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
Michael Poehlman, Secretary	Rock Bridge Township
Gregory Martin	Katy Township
Eric Kurzejeski	Missouri Township
Steve Koirtyohann	Rocky Fork Township
Jeff McCann	County Engineer

b. Members Absent:

Carl Freiling, Vice Chairperson	Cedar Township
Loyd Wilson	Columbia Township
Bill Lloyd	Three Creeks Township
Rhonda Proctor	Perche Township
Fred Furlong	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 May 16, 2019 meeting were approved by acclamation.

IV. Chairperson Statement

The following Chairperson 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 3 final plans for planned developments and 7 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 ensure 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, July 2nd. Interested parties will again have the opportunity to comment at that time. The county commission meeting scheduled for Tuesday, July 2nd will begin at 7:00 P.M. and will convene in this same room.

## V. Planned Developments

Items 1 and 3 were placed on consent agenda.

1. Request by Joanna M Wilson Trust and DNT Group LLC to approve a Final Development Plan for The Estates A-2P Planned Development on 54.29 acres, more or less, located at 1700 W Cresskill Dr, Columbia.

The following staff report was entered into the record:

The subject property is located approximately 1000 feet to the east of the City of Columbia, across High Point Lane and ½ mile south of State Route K. The properties making up The Estates are zoned A-2(Agriculture), with A-2 zoning to the north, east, and west, with A-2P (Planned Agriculture) and A-2 zoning to the south. The A-2P zoning is Heatherhill Estates, which was finalized in December of 2016. This proposal covers 54.29-acres from two adjacent property owners to be rezoned to A-2P and divided into 11 development lots. The property scored 69 points on the point rating system. The Review Plan for this development was approved in November 2018 with several conditions.

The Boone County Master Plan identifies 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.

After review of the submitted Final Plan, staff has determined that the Final Plan substantially meets the identified standards.

Staff recommends approval

3. Request by New Field LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres, more or less, located at 6855 S Coneflower Ave., Columbia.

The following staff report was entered into the record:

The subject property is located approximately 500 feet to the east of the City of Columbia, across High Point Lane along the south side of State Route K. Access to the property is from Coneflower Ave. The

zoning is C-GP with a limit to the C-N uses. The most recent revision to the plan was approved in 2001. Adjacent property is zoned as follows:

- North – R-SP
- South – A-2
- East – R-SP
- West – A-2 then City Zoning across High Pointe Lane

The request is to rezone the approximately 1.52-acres which corresponds to Lot C-1 of Newtown Subdivision Final Plat Block 5 to R-DP. The Review Plan for this development was approved in April 2019.

The Boone County Master Plan identifies this area as being suitable for 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.

After review of the submitted Final Plan, staff has determined that the Final Plan substantially meets the identified standards.

Staff recommends approval

Commissioner Kurzejeski made and Commissioner Koirtyohann seconded a motion to approve the items on consent agenda:

All members voted in favor.

2. Request by request by Steve and Julie Koirtyohann to approve a Final Development Plan for Koirtyohann A1-A-2P on 10.0 acres, more or less, located at 9901 E Hwy OO, Hallsville.

The following staff report was entered into the record:

The subject property is located on the north side State Route OO, approximately 2 miles to the southeast of the City of Hallsville, ¼ mile west of Doris Boulevard. The property is 10 acres in size, with a house and accessory structures present. The property is zoned A-1(Agriculture), and has A-1 zoning to the north, east, and west, with A-2(Agriculture) zoning to the south. This is all original 1973 zoning. An A-2P rezoning request and review plan were submitted and approved by the Boone County Commission on the May 28, 2019 County Commission Agenda under orders 223-2019 & 224-2019.

This final plan locks in the previously approved rezoning and allows the property to be divided by family transfer.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan

- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

After review of the submitted Final Plan, staff has found that the plan meets these three criteria and is ready for approval by the Planning & Zoning Commission.

The property scored 46 points on the rating system.

Staff recommends approval of the final plan.

Commissioner Kurzejeski made and Commissioner Martin seconded a motion to **approve** the request by Steve and Julie Koirtyohann to approve a Final Development Plan for Koirtyohann A1-A-2P on 10.0 acres, more or less, located at 9901 E Hwy OO, Hallsville:

Boyd Harris – Yes	Michael Poehlman – Yes
Eric Kurzejeski – Yes	Greg Martin – Yes
Steve Koirtyohann – ABSTAIN	Jeff McCann – Yes

Motion to approve the request passes.

## VI. Plats

Items 2 and 4 were removed from the agenda for failure to meet the minimum requirements for approval.

Items 1, 3, 5, 6, and 7 were placed on consent agenda.

1. Double G Estates. S17-T46N-R12W. A-2. John D. Glascock Trust, owner. David W. Borden, surveyor.

The following staff report was entered into the record:

The subject property is located on Liberty Lane, to the east of the intersection of Liberty Lane, State Route M, and James Sapp Road. The subject property is 17.89 acres in size and zoned A-2(Agriculture). It is surrounded by A-2 zoning. This is all original 1973 zoning. There is a conditional use permit for the transmission facility on the property to the east. This proposal divides the parent tract into 5 lots, each between 2.62 and 4.11 acres in size, suitable for a single-family dwelling. Due to the number of lots, fire protection will be required to be installed prior to final approval and recording of the plat.

All five lots have direct access on to Liberty Lane, a publicly dedicated, publicly maintained right of way. The applicant has requested to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. Fire hydrants will be installed to the satisfaction of the Southern Boone County Fire Protection District prior to final approval and recording of the plat.

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

The property scored 66 points on the rating system.

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

~~2. Wolfie Acres. S22 T49N R13W. A R. Eldon Smith, owner. Anthony Derboven, surveyor.~~

Removed from agenda for failure to meet the minimum requirements for approval.

3. Keil. S3-T51N-R11W. A-2. Norma J. Keil Trust, owner. Donald E. Bormann, surveyor.

The following staff report was entered into the record:

The property is located at 5400 E Highway 22, approximately 2 miles west of Sturgeon. It is developed with a single-family residence and an outbuilding.

The lot has frontage on and direct access to Highway 22. The applicant has requested a waiver to the requirement to provide a traffic study.

The property is in the service area of Public Water Supply District 10 but is not currently served by public water.

There is a wastewater lagoon serving the home. The lagoon discharge is offsite. A sewer line easement is being provided by the adjoining landowner. The applicant has requested a waiver of the requirement to provide a cost benefit analysis.

Miscellaneous Issues (as applicable)

The property scored 38 points on the rating system.

Staff recommends approval of the plat and waiver requests.

~~4. Country Paradise. S3 T51N R13W. A 2. TWW and EAB Revocable Trust, owner. Steven R. Proctor, surveyor.~~

Removed from agenda for failure to meet the minimum requirements for approval

5. Rustic Estates Plat 1. S21-T48N-R12W. R-S. Stuart and Melanie Spradling and New Haven custom Homes LLC, owners. David T. Butcher, surveyor.

The following staff report was entered into the record:

The proposed four lot subdivision is located on the east side of Rustic Road, approximately one-half mile south of Route WW.

Lots 1 and 2 have frontage on and direct access to Rustic Road. Lots 3 and 4 will have access to Rustic Road by a private access easement. Right of way sufficient to provide a thirty-three-foot half width for Rustic Road is dedicated by this plat. The subdivider has requested a waiver of the requirement to provide a traffic analysis.

The property is in the Columbia Water and Light (CWL) service area but Public Water Supply District 9 has facilities on the property. CWL has indicated it is willing to cede water service to this property if District 9 agrees. Fire protection is required, the subdivider will be required to install hydrants at spacings of not more than 500 feet and in locations approved by the water provider and Boone County Fire Protection District.

On site systems will be used for sewage disposal. A plan has been submitted showing a suitable location for a lagoon on each lot. The subdivider has requested a waive of the requirement to provide a cost benefit analysis.

The property scored 51 points on the rating system.

Staff recommends approval subject to the following condition:

1. Prior to acceptance of the plat by the County Commission, the subdivider shall install fire hydrants at spacings not to exceed 500 feet on a waterline that is capable of providing 250-gallons per minute and the minimum fire flow.
6. Clear Creek Estates Plat No. 1. S1-T47N-R13W. A-2. JQB Construction, Inc., owner. David T. Butcher, surveyor.

The following staff report was entered into the record:

The subject property is located on the east side of State Highway 163 approximately 1700 feet east of the intersection of Providence Road and State Highway 163. The property is 153.63 acres in size and contains a home that is proposed to be removed. This Final Plat proposes the division of the property into 45 buildable lots, public streets, and five common lots. The property is zoned A-2 (Agriculture) as is the property to the east and southeast. Property to the south and southwest is zoned A-1 (Agriculture). Property to the west is zoned A-1 and A-2P (planned agriculture). Property to the northwest is zoned R-M (residential moderate density). Property to the north and northeast is zoned R-S (residential single family). This is all original 1973 zoning except the A-2P.

The proposed development will get primary access from a connection to State Highway 163. A portion of the site falls into the study area for the Gans Road extension project and the developer is dedicating a portion of the right-of-way to accommodate the future roundabout envisioned in the study. A public road stub is provided that will connect to the roundabout when the roundabout is eventually constructed. This connection will at that point provide a second point of access for the subdivision. The addition of 45 additional residential units will have an impact on the road network. The applicant has presented a traffic study showing that turn lanes on Highway 163 are not specifically required but this is the type of off-site road improvement that is typically required to off-set the impact to the road network. In this case the cost of installing turn lanes will be the starting point for the development to off-set its impact by contributing into a fund to be set up with the County. This fund will be for eventual contribution to the construction/implementation of the Gans Road extension project. The proposal for all roads in the development is for public roadways that will be built to County standards.

The subject property is located in Consolidated Public Water Service District #1 and will get water from a 12-inch main located along the northern property line, Boone Electric Cooperative, and the Boone County Fire Protection District. Fire hydrants will be required.

Wastewater service to the development is proposed to be provided by the Boone County Regional Sewer District (BCRSD) with a connection to the City of Columbia Clear Creek pump station which is located on

an adjoining property. The agreement for wastewater service between the BCRSD and the City has been worked out along with the pre-annexation agreement. The plat will not go to County Commission until all the infrastructure has been installed, inspected, and approved and the documentations of such have been received by the Resource Management Department Planning Division.

The property scored 78 points on the rating system.

Staff recommends approval of the plat with the following condition:

1. An agreement to mitigate the off-site roadway impacts generated by the development must be finalized to the satisfaction of the Director of BCRM prior to the Final Plat going to County Commission. It is likely that said agreement will be a negotiated contribution to a fund for the dedicated improvements of the roundabout and Gans Road found in the County funded study proximate to the development.

7. Silver Creek. S15-T50N-R12W. A-2. Gary and Rhonda Wilson, owners. David W. Borden, surveyor.

The following staff report was entered into the record:

The property is located on the south side State Highway 124 approximately 1400-feet west of Hallsville. The original zoning is Agriculture, A-2. The property is currently occupied by 3 single-family dwellings.

The property is in the service area of Public Water Supply District 4. There is a ten-inch waterline along the frontage of this property. Fire hydrants will be required to be installed at intervals not to exceed 500-feet prior to recording the final plat.

Sewage will be conveyed by Boone County Regional Sewer District to the City of Hallsville for treatment. The conveyance system will be installed and accepted by BCRSD prior to completion of the platting process.

Lots 1-4 have frontage on and direct access to State Highway 124. Lots 5-7 will utilize a private access easement for access to 124. The subdivider has submitted a request to waive the requirement to provide a traffic analysis.

The property scored 70 points on the rating system.

Staff recommends approval of the rezoning subject to the following conditions:

1. Prior to plat acceptance by the County Commission the subdivider shall install the following infrastructure:
  - Water – waterlines as needed to provide 250 gallons per minute and meet required fire flow
  - Fire Hydrants – at minimum spacings not to exceed 500 feet
  - A sewer collection system, with connection to each lot, approved and accepted by Boone County Regional Sewer District.
2. The private access easement serving lots 5, 6, and 7 shall be improved with a dust free surface, minimum level of improvement is chip seal.

Commissioner Koirtyohann made and Commissioner Martin seconded a motion to approve the items on consent agenda with staff recommendations and conditions:

All members voted in favor.

VII. 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 RRJK LLC was approved as recommended. Commission Order 222-2019.

The rezoning request and review plan by Steve and Julie Koirtyohann was approved as recommended. Commission Orders 223-2019 (rezoning) and 224-2019 (review plan).

The rezoning request by Gary and Rhonda Wilson was approved as recommended. Commission Order 225-2019.

Plats Wilhelm, Trial, Miltons Place, Reeves Plat 2, Heavenly Valley Plat 2 and Evergreen Ridge Plat 2 were approved. Commission Order 227-2019

VIII. Adjourn

Being no further business the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Secretary  
Michael Poehlman

Minutes approved on this 18<sup>th</sup> day of July, 2019