

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, November 19, 2020

Chairperson Harris called the meeting to order at 7:00 p.m. with a quorum attending in person and by phone conference.

I. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Michael Poehlman, Secretary	Rock Bridge Township
Daniel Mings	Columbia Township

b. Members Present by Phone Conference:

Rhonda Proctor	Perche Township
Randal Trecha	Cedar Township
Jeff McCann	County Engineer

c. Members Absent:

Gregory Martin	Katy Township
Eric Kurzejeski, Vice Chairperson	Missouri Township
Bill Lloyd	Three Creeks Township
Steve Koirtyohann	Rocky Fork Township
Fred Furlong	Bourbon Township

d. Staff Present:

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

II. Approval of Minutes:

Minutes from the October 15, 2020 meeting were approved by acclamation.

III. Chairperson Statement

The 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 4 subdivision plats.

The following procedure will be followed for the subdivision plats:

The agenda item will be announced, followed by a report from the planning department staff.

The Planning and Zoning Commission will then make a motion to either approve or deny the agenda item. The Commission may approve the plats on a consent agenda.

All subdivision plats that are approved are forwarded to the County Commission. They will consider the three of the subdivision plats that are on tonight's agenda on Tuesday, December 1st. The county commission meeting scheduled for Tuesday, December 1st will begin at 7:00 p.m. and will convene in this same room.

Chairperson Harris asked the Commissioners attending remotely to state their name before speaking or making a motion.

IV. Plats

The following items were placed on consent agenda and staff reports were entered into the record:

1. Reeder Ridge Subdivision. S18-T50N-R13W. A-2. Harold Jr & Reva Reeder, owners. Derek Forbis, surveyor.

The subject property is located on Highway 124, approximately 2 miles east of the city limits of Harrisburg. The property is 13.39 acres in size and has a house and outbuilding present on the property. This proposal divides the property into two lots, one at 8.59 acres and the other at 4.76 acres. This proposal places the house and outbuilding on the smaller lot. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

Both lots have direct access on to Highway 124, 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 #10, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The existing house is served by an on-site wastewater system. Development of the 8.59-acre tract will require the installation of an on-site wastewater system under permit through the Columbia/Boone County Health Department.

The property scored 50 points on the rating system.

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

2. Sky Rim Ranch Estates. S7-T49N-R12W. A-2. Chad M & Deanna Herwald, owners. Kevin Schweikert, surveyor.

The subject property is located on Wagon Trail Road, north of east Oakland Church Road, approximately 1 and ¼ miles to the north of the city limits of Columbia. The subject property is composed of three survey tracts. Two of the survey tracts are 5-acre tracts, reconfigured into a 4.82-acre lot and a 2.51-acre lot under this proposal. The remainder is consolidated into the larger tract to the east. This 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 Wagon Trail 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 Public Water Service District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Both lots are developed with residences served by existing on-site wastewater systems as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the waste-water cost-benefit analysis.

There is a large acreage survey of the property between the two lots and the property to the east of these lots that will be recorded concurrently with the plat.

The property scored 49 points on the rating system.

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

3. Ravenwood Preliminary Plat. S1-T48N-R14W. R-SP & C-GP. Fred Overton Development, owner. Andrew Greene, surveyor.

The subject property is located on the east side of Rollingwood Boulevard, at the intersection of Rollingwood & US Highway 40. The subject property is approximately 86.3 acres in size. The property is split-zoned, with 69.58 acres is currently zoned R-SP (Planned Residential Single-Family) and C-GP (Planned General Commercial). This zoning was changed from R-S (Residential Single-Family) and A-R (Agriculture-Residential) with the approval of a Final Plan for this development on 2 July 2018, under commission order 322-2018. There is R-S zoning to the west, A-R zoning to the south, A-R and C-GP(Planned General Commercial) zoning to the east, and A-R, R-S, and C-G(General Commercial) zoning to the north across US Highway 40. With the exception of the C-GP zoning, which was rezoned in 1985, the surrounding zoning is all original 1973 zoning.

The Boone County Master Plan identifies this area as suitable for residential land uses. The preliminary plat is for a 170 lot residential subdivision zoned R-SP, and 2 lots zoned C-GP. The R-SP lots range from approximately 10,000 to 20,000 square feet in size, with a density of approximately 1.95 lots per acre.

Utilities: The subject property is served by a Consolidated Public Water Service District #1 6" line for water, the Boone County Regional Sewer District for wastewater treatment, and Boone Electric for electrical service. Sufficient infrastructure is either present (in the case of Boone Electric & the Boone County Regional Sewer District) or infrastructure improvements are agreed upon for provision of services to this proposal (in the case of Consolidated Public Water Service District #1).

Transportation: The proposal includes three new public street connections, one to US Highway 40, and two to Rollingwood Boulevard. All lots within the development will have direct frontage on and direct access to the internal street network. The proposed street layout is interconnected with property to the east at two points. Most internal streets will be built to Boone County Standards, with the exception of the eyebrow and teardrop designs requiring variances from the Boone County Road and Bridge Advisory Board for reduced widths.

A traffic study was conducted by Crawford, Bunte, & Brammeier, a firm specializing in traffic analysis. The study recommended improvement of US Highway 40, specifically eastbound and westbound turn lanes at the access point for Renfield Drive. The amount of traffic generated by the proposal would

require Renfield Drive to US Highway 40 to be built to County Commercial standard along the proposed commercial lots, and then to a County Collector standard to Renfield's connection to Ravenwood Drive.

The potential for development of the property to the east, as informed by an addendum to the traffic study has shown staff that a County Collector road right of way with a County Local road pavement be proposed to allow for future improvement of Beltran and the portion of Ravenwood between Beltran & Renfield. That future improvement would allow for additional traffic from the property to the east to be handled without a need to acquire additional right-of-way, only expansion of existing pavement.

The traffic study indicates that Rollingwood Boulevard is sufficient to support the increased traffic of this development, as at completion, most traffic will leave the development via US Highway 40, limiting its impact on Rollingwood. However, it is of note that the first two phases of this development, 52 lots, will exclusively use Rollingwood Boulevard to leave the development, at least until the third phase of the development is completed. The resulting additional 650 ADT (Average Daily Trips), per the traffic study, should not have any impact on level of service currently present at Rollingwood Boulevard. However, County regulations are based on the ADT rather than level of service, so level of service is only a supplemental factor in the analysis from the County point of view. The existing ADT for Rollingwood Blvd is 851 so the first two phases will add 650 ADT. Staff consideration of this increase advised improvement to Rollingwood Boulevard at US Highway 40, and a left turn lane at this intersection is proposed by the applicant. The specifics of the improvements to Rollingwood Blvd must be worked out with the County Chief Engineer.

With the improvements to the Rollingwood /US 40 intersection and turn lanes on US 40 at Renfield Drive there will be sufficient transportation infrastructure to meet the needs of this proposal.

Public Safety: The property is approximately ½ mile to the west of the Midway Boone County Fire Protection District Station. Infrastructure upgrades to Consolidated Public Water Service District #1 water lines will be sufficient to provide fire flows to the property at required levels of service. The phasing plan proposed by this development is structured such to meet the access point requirements of the Fire Code.

Stormwater: The proposal is subject to the requirements of the Boone County Stormwater Regulations. The plan shows potential detention/bioretenion sites on the common areas of the property. The area proposed is based on preliminary stormwater calculations. If additional area is required at the time of final design, the proposed sites will be modified to meet those requirements.

Zoning Analysis: The proposal is located in an area described by the Boone County Master Plan as suitable for residential use. It is located to the east of an established residential area and the density is comparable to the density of that area. The availability of existing utility infrastructure, specifically sewer, and a major transportation node make this location suitable for development with reasonable investment in infrastructure improvements.

The property scored 73 points on the rating system.

Staff recommends approval of the preliminary plat with the following conditions:

1. Improvements to Rollingwood/40 shall be complete prior to the first phase and prior to the first final development plan and subject to approval by the Chief Engineer and Director.
2. Improvements to Renfield/US 40 shall be complete prior to the phase that contains the Renfield/40 intersection.

4. Winsome Estates. S17-T46N-R12W. A-2. Edward S. & Sharon K. Clark, owners. Kevin Schweikert, surveyor.

The property is located on the east side of J D Sapp Road approximately 650 feet south of the intersection of Franklin Road and J D Sapp Road. The site is also approximately 4000 feet west of the nearest municipal boundary of the City of Ashland. The property is zoned A-2 (agriculture) as is all the surrounding property. These are all original 1973 zonings. The subject property is comprised of a 20.3-acre and a 14.39-acre property. From this total 34.69 acre total 13-acres has been divided-off into two family transfer lots; a three-acre lot and a ten acre lot. This minor plat comprises the remainder of the property at 21.68-acres which is then proposed to be divided into three lots each of which is larger than 5-acres. A private access easement is proposed to serve the platted lots. Proposed lot 1 is vacant with a building permit to construct a new house pending. Proposed lot 2 contains a shop and two barns. Proposed lot 3 contains the existing home and its associated lagoon wastewater system. It should be noted that the property owner has inquired about attempting to extend the public portion of J D Sapp Road across a portion of this parent property. This extension would have to be done as a major plat. The decision to go forward with this minor plat and the family transfers has made the possibility of extending the public portion of J D Sapp Road almost impossible under the regulations. The property is in Consolidated Public Water District #1 service area. The development is 2.8 miles from Southern Boone County Fire protection station #17 on Henry Clay Blvd in Ashland. On-site wastewater is proposed for each lot and a plan has been submitted. Waivers have been requested for central sewer cost benefit and for a traffic study and staff concurs with the waiver requests. The site is in Boone Electric's service area. The master plan designates this area as being suitable for rural residential land uses. The property scored 46 points on the rating system.

1. Staff recommends approval along with granting the requested waivers.

Commissioner Harris made and Commissioner McCann seconded a motion to approve, as recommended, the items on consent agenda:

All members voted in favor.

VII. Old Business

1. Update on Commission action.

Bill Florea updated the Commission of the decisions of the County Commission as follows:

The rezoning request for Enrich Investments LLC to rezone from CG to MLP and to approve a review plan at 5175 N Hwy 763 was approved as recommended.

The rezoning request for Daniel Blakemore, George Blakemore Trust and Gladys Lucille Blakemore Trust to rezone from A1 to A2 at 23151 N Lovers Ln, Sturgeon was recommended denial. The applicants appealed the decision to the County Commission who overturned that recommendation and approved the request.

The rezoning request by Stephen & Terri Martin to rezone from A-1 to A-2 on 8050 S Smith Hatchery Rd was approved as recommended.

The plats for Shalimar Gardens 1A Replat, JJ Prairie, Cedar Point, Rayfield Plat 2 Replat, Forevergreen Estates Plat 5, B & B Subdivision and Perche Ridge Plat 1 were approved.

VIII. New Business

Director, Bill Florea informed the Commission that staff will be contacting the Planning and Zoning Commissioners in the next few weeks to schedule work sessions to continue working on wind farm regulations. Commissioner Atwill went to Dekalb County and visited the wind farms there. Commissioner Atwill thought it might be a good idea for the Planning and Zoning Commissioners to take a trip there to see the farm and perhaps talk to their government officials to go over their process and to also speak with some property owners in the area that the wind farm has affected. With the current pandemic it is unlikely that we could get people in a vehicle and maintain social distance, this may be something where interested Commissioners could drive separately. Mr. Florea asked the Commissioners to think it over and let staff know their thoughts.

IX. Adjourn

Being no further business, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Secretary
Michael Poehlman

Minutes approved on this 17th day of December 2020