

**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, March 18, 2021**

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

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Eric Kurzejeski, Vice Chairperson	Missouri Township
Michael Poehlman, Secretary	Rock Bridge Township
Gregory Martin	Katy Township
Bill Lloyd	Three Creeks Township
Daniel Mings	Columbia Township
Randal Trecha	Cedar Township
Jeff McCann	County Engineer

b. Members Present by Phone Conference:

Rhonda Proctor	Perche Township
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c. Members Absent

Steve Koirtyohann	Rocky Fork Township
Fred Furlong	Bourbon Township

d. Staff Present:

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

III. Approval of Minutes:

Minutes from the February 18, 2021 meeting were approved as presented by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following 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 three rezoning requests and six 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:

This meeting is being conducted in compliance with the current Public Health Order regarding the Covid-19 pandemic. Occupancy of the Commission Chambers is limited to 50% occupancy provided all persons wear a face mask and maintain 6-feet of physical distance from each other.

We will follow a partial virtual format. Several Commissioners are present in the Chambers. A number of other Commissioners may be attending the meeting through an audio link. The audio link is open to members of the public who wish to follow the proceedings.

If necessary, there will be a staff member in the lobby who will meter access to the Chambers. Members of the public, who wish to testify, will be allowed in as space allows. Individuals may be asked to exit the Chambers when their testimony is complete in order to make space for another. The public will be rotated through until all who wish to testify have had an opportunity to do so.

When the Commission has voted on any agenda item, the applicant may be asked to exit the Chambers to make room for the next applicant.

Announcement of each agenda item will be followed by a report from the planning department staff. The applicant or the applicant's representative may make a presentation to the commission after the staff report. 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. Those wishing to speak in support of the request will be allowed to speak, then the floor will be given over to those opposed to the request. There may be individuals that neither support nor oppose a request. Those individuals are welcome to address the commission at any time during the public hearing.

Please direct all comments or questions to the commission, be concise and 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.

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 those opposed to the request have had a chance to speak the public hearing will be closed and no further comments will be permitted from the audience unless requested by the Commission. The applicant will then have an opportunity to respond to any concerns expressed during the public hearing. Next the staff will be given an opportunity for any additional comments. 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, March 30<sup>th</sup>. Interested parties will again be able 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, March 30<sup>th</sup> will begin at 7:00 p.m. and will convene in this same room. That meeting will also be conducted in compliance with the current Covid-19 health order and may use the same format as this meeting.

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

## V. Rezoning Requests

1. Request by James B. Pounds to rezone from A-1 (Agriculture) to A-2P (Planned-Agriculture) and to approve a review plan on 19.2 acres located at 5449 S Ben Williams Rd, Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located at the northwest corner of the intersection of Ben Williams Road and Bass Lane, approximately 2 miles to the east of the city limits of Columbia. The parent property is 28.3 acres in size and zoned A-1 (Agriculture). This proposal seeks to rezone the southern 19.2 acres of this property to A-2P. The applicant sought a rezoning from A-1 (Agriculture) to A-2 (Agriculture) in December of 2020 and that request was denied by the Planning & Zoning Commission and the County Commission. The property is surrounded by A-1 zoning, except for a 3.01-acre lot that was rezoned to A-2 (Agriculture) in December of 1980. The property scored 38 points on the point rating system.

The applicant is seeking the rezoning for purposes of subdivision of the property into 2 lots smaller than the 10-acre minimum lot size permitted by the A-1 zoning district. The plan shows one lot at 9.16 acres and the other at 8.19 acres.

The Boone County Master Plan has designated this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located at the boundary between Consolidated Public Water Service District #1 and Public Water Service District #9. Consolidated has a 2" water line along Bass Lane. District #9 has a 6" waterline fed by an 8" line along Ben Williams Road. Boone Electric Cooperative can provide electrical service to this site. The property is in the Boone County Fire Protection District for fire protection with two hydrants located on this property.

Transportation: This property has direct access to Ben Williams Road and Bass Lane, both publicly dedicated, publicly maintained rights-of-way. Both roads are gravel drive surfaces.

Public Safety: The subject property is just over 2 miles from the Boone County Fire Protection District station on Tom Bass Road.

Zoning Analysis: This proposal can meet the needs of the sufficiency of resources test. Sufficient water infrastructure is present at the site to serve the domestic requirements of two additional lots. Both public roads are gravel surfaced and public safety needs can be met due to the comparatively close proximity to the city of Columbia.

The average tract size in the notice area (1000' distance from subject tract) is approximately 80 acres. The existing A-2 lot, lot 1 of Williams Subdivision, was created to serve as a home site while allowing the remaining property to remain in agricultural use. The Williams Subdivision parent tract, approximately 320 acres, is still intact and appears to still be in cultivation.

The total acreage of the notice area is approximately 640 acres over eight tracts. That makes an average tract size is 80 acres. This rezoning request would allow for up to an additional 2 tracts to be created (for a total of ten tracts in the notice area) with an average tract size of 64 acres. This is a 20% increase in density in the area, noticeable, but not excessive. This proposal is not out of character for notice area.

This request was submitted as advised by the Planning & Zoning Commission in response to their denial of the previous request on this property. This request can meet the requirements of the sufficiency of resources test. This request will not significantly change the character of the surrounding area.

Staff recommends approval of the rezoning request and the associated review plan.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols St, Columbia  
James Pounds, owner, 5449 S Ben Williams Rd, Columbia

Kevin Schweikert: As the staff report indicated, Mr. Pounds tried to get A-2 zoning and was denied, the original plan was to do this type of development. It doesn't significantly change the density of the area so I believe the proposed zoning is appropriate. When the County Commission denied the previous request it was suggested that Mr. Pounds apply for planned zoning.

James Pounds: This property should have been zoned A-2 in December, there is no reason it shouldn't have been approved and I would have like to have been able to talk to the Planning and Zoning Commission about it but you didn't want to talk to me. If anyone wants to talk to me now you are more than welcome to do so. Do you all have anything to say?

Commissioner Kurzejeski: I think the A-2P is a much more appropriate way to break this property up.

James Pounds: A-2 would have been just fine too. Both of those roads are designated by the county.

Commissioner Kurzejeski: We aren't here to discuss the previous meeting. I think A-2P is appropriate.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Kurzejeski made and Commissioner Martin seconded a motion to approve the request by James B. Pounds to rezone from A-1 (Agriculture) to A-2P, 19.2 acres located at 5449 S Ben Williams Rd, Columbia.:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Daniel Mings – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the request passes unanimously

Commissioner Kurzejeski made and Commissioner McCann seconded a motion to a review plan on 19.2 acres located at 5449 S Ben Williams Rd, Columbia.:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Daniel Mings – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the request passes unanimously

Chairperson Harris informed the applicants that this request would go to the County Commission on Tuesday, March 30, 2021 and the applicants need to be present for the hearing.

2. Request by Capital Land Investments, LLC to revise a previously approved review plan on 7.89 acres, zoned M-LP (Planned Light Industrial), located at 1591 E Prathersville Rd, Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located on Prathersville Road, between Prathersville’s intersections with Highway 63 and Rangeline/Highway 763, approximately 400 feet from the city limits of Columbia. The property is 7.89 acres in size and zoned M-LP (Planned Light Industrial). This property was rezoned from R-M (Residential Moderate-Density) to M-LP in two stages, with the eastern portion filing a review plan in 1993, and the western portion added under a revised review plan in 1995. The M-LP zoning from 1995 was finalized by the County Commission under order 233-95. There is M-LP zoning to the west, R-M zoning to the east, north, and south, C-G (General Commercial) zoning to the southeast, and M-L (Light Industrial) zoning on the south side of Prathersville Road. The M-LP to the west was created in 2003, the C-G was rezoned in 2018, and the M-L and R-M are original 1973 zonings. The property scored 83 points on the point rating system.

The applicant is seeking the rezoning for purposes of modifying the previously approved site plan to accommodate a change in alignment of a proposed building on the western side of the property.

The Boone County Master Plan has designated this area as being suitable for residential land uses, however this portion of Boone County has been a commercial/industrial area since the establishment of zoning in 1973. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning

changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is in the Columbia Water & Light service area for water service. Boone Electric Cooperative can provide electrical service to this site. The property is in the Boone County Fire Protection District for fire protection, with a station nearby on Prathersville Road.

Transportation: This property has direct access to Prathersville Road, a publicly dedicated, publicly maintained right of way.

Public Safety: The subject property is approximately 30 feet from the Boone County Fire Protection District station on Prathersville Road.

Zoning Analysis: This proposal can meet the needs of the sufficiency of resources test. The reconfiguration of this property is reasonable to fit the existing character of the neighborhood and the site improvements incumbent with current regulations will further enhance the site and its ability to co-exist with the existing residential uses to the south. This revision allows for the overall improvement of an existing site.

Staff recommends approval of the rezoning.

Staff recommends approval of the review plan with the following conditions:

1. That exterior storage be struck from the list of approved uses.
2. That the landscaped buffer described will be installed prior to the final inspection of the proposed building or within one year of issuance of the land disturbance permit, whichever occurs later.

Present representing the request:

Tim Crockett, Crockett Engineering, 1000 W Nifong, Columbia

Tim Crockett: This is a revision to an existing M-LP plan, the revisions are very minor in nature. The original plan is rather old and there have been some other improvements made to this site since the plan was done. Staff asked for some landscaping to be added and we added it and we are fine with the conditions.

Open to public hearing.

No one spoke in favor or opposition.

Closed to public hearing.

Commissioner Kurzejeski made and Commissioner Lloyd seconded a motion to approve the request by Capital Land Investments, LLC to revise a previously approved review plan on 7.89 acres, zoned M-LP (Planned Light Industrial), located at 1591 E Prathersville Rd, Columbia:

Boyd Harris – Yes  
Michael Poehlman – Yes  
Bill Lloyd – Yes  
Daniel Mings – Yes  
Jeff McCann – Yes

Eric Kurzejeski – Yes  
Greg Martin – Yes  
Rhonda Proctor – Yes  
Randal Trecha – Yes

Motion to approve the request passes unanimously

Chairperson Harris informed the applicant that this request would go to the County Commission on Tuesday, March 30, 2021 and the applicant needs to be present for the hearing.

3. Request by Old Hawthorne Development, LLC, to revise a previously approved review plan for WW Commercial on 7.07 acres, zoned M-LP (Planned Light Industrial), located at 4172 E Hwy WW, Columbia.

Planner, Thad Yonke gave the following staff report:

The property is located on the south side Highway WW approximately 450 feet west of the intersection of Highway WW and El Chaparral Avenue. The zoning is M-LP (planned industrial) which went into effect with the Final Plan acceptance in June of 2020. The property to the west and north is zoned A-R, (Agriculture Residential) property to the east is zoned C-G (General Commercial) and property to the south is zoned R-S (Residential Single Family). These zonings are all original 1973 zonings. The current proposal includes a revised review plan /preliminary plat for the approximately 7.04-acres of M-LP (planned industrial) land. The previous request was for a Commercial/Industrial complex with a commercial building with a footprint of approximately 27,000 square feet up front and a mini-warehouse complex behind. The area sought to be rezoned is currently vacant. The current proposal moves the main building to the rear lot with an 18,266 square foot building with a possible 16,500 square foot addition that is proposed as a basketball gym. The lot fronting along Highway WW is proposed for three buildings totaling 25,600 square feet of contractors' buildings including storage/office.

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: The area proposed for rezoning is proposed to be served with sewer by the BCRSD with ultimate connection to and treatment by the City of Columbia. An annexation agreement is being finalized currently.

Public Water District # 9 provides water in the area. While there is a 4-inch waterline on the site currently, across Highway WW there is an 8-inch waterline which will need to be extended by boring under the Highway in order to provide the needed commercial fire flows. Fire hydrants and public water is required for the proposed development. There may need to be some upgrades or relocations of waterlines within the development that will need to be coordinated and will be at the developer's expense.

Boone Electric currently serves the area and has facilities on the property currently.

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

Transportation: The property has frontage on the south side of Highway WW with a single point of access proposed. An eastbound right turn lane and westbound left turn lane is proposed as part of the project.

Public Safety Services: The site is within 1000 feet from County Fire Station 12 on El Chaparral Avenue.

#### Zoning Analysis:

The Master Plan designates this property for residential use. The proposed use is not consistent with that designation. However, there is a long-established existing commercial node immediately to the east of the subject property which this proposal is seeking to expand. This commercial node was in existence when the Master Plan was updated but was not shown on either the Existing Land Use map or the Future land Use map, so it may simply be that the node is small enough that it doesn't show at the scale of the maps. The Master Plan does indicate that where more intensive development is desired, such as commercial and industrial development, such development should be placed where infrastructure and services exist to support the use or where infrastructure can be upgraded by the developer to support the proposal. The East Area Plan, which is a sub-area plan that focuses in greater detail on this portion of the area that is covered by the Master Plan does show the commercial node on its Future Land Use map. The mechanisms that are best suited to ensure that impacts related to the changes in zoning are addressed, come from using the planned versions of the appropriate zoning districts; this current proposal is a planned industrial development. The previous approval of an M-LP PID plan for the property supports this idea.

The MoDot traffic count from 2015 for the location in question was 10,376 AADT (Annual Average Daily Traffic). The anticipated traffic following redevelopment of the site will be significantly greater than the traffic from the one single family dwelling that was previously located on the property, but not much different from the uses of the previous approved plan. In response to the previous proposed development, MoDot has indicated that there is an increasing need for left turn lanes on Highway WW but, MoDot has no plans for improvements beyond maintenance. A Traffic Impact Study (TIS) was provided with the previous approved plan and the improvements for this proposal are the same as those required as part of the approval of the previous plan.

The request does meet the sufficiency of resources test for service availability or potential availability if both left and right turn lane are required as proposed. However, there may still need to be some coordination work with utility providers. While the existing land use and zoning of the area is predominantly residential in nature this is an expansion of the existing commercial node. This expansion seems appropriate if the access to the property is made as safe as possible. The proposal is to intensify the use of this property, the Master Plan indicates that the developer should shoulder the cost of impacts related to the change in character and change in intensity of use of a property and this is the time available to require the improvements.

The previous request had the Highway WW frontage lot proposed with a front commercial building façade presented to the passing public, the current proposal has the rear side of contractors' buildings presented as the view from Highway WW. There is concern that this view might not be up to the quality expectation of the neighborhood nor meet the expectation established by the original plan. Minimal landscaping is proposed along the Highway. A minimum quality level for this façade is needed. This quality should be able to be obtained by a minimum of a brick "wainscoting" base and either real or faux fenestration of this façade.

The landscaping plan does provide a buffer for the existing residences to the south from the buildings, however, there is concern that headlight sweep from the parking lot for the basketball gym could "strobe" through the planting materials, so a privacy fence with some landscaping would be preferable to planting alone.

Staff notified 92 property owners about this request. The property scored 80 points on the rating system.

Staff recommends approval subject to the following conditions:

1. The proposed lot 1 building façades contain a minimum of a brick “wainscoting” base and either real or faux fenestration to establish to the passing public a minimum level of appearance that is higher than a sheet-metal skin. Any building façade proposed for Lot 1 is subject to the approval of the Director of Resource Management.
2. That a privacy fence be added to screen the south and southeast property lines along the parking lot to minimize headlight sweep or strobe experienced by the adjoining residences further south and southeast. Some plantings are still expected to break-up and soften the mass of the fence. This component of the landscaping plan is subject to the approval of the Director of Resource Management.

Present representing the request:

Tim Crockett, Crockett Engineering, 1000 W Nifong, Columbia

Tim Crockett: The original plan had a larger building up front, which was to be about 45-foot high and was to be used as a climbing gym. Due to Covid and restrictions that use is no longer available so this plan is what we have today. The applicant has two buyers for this property and a change of use. The proposed building is different in configuration and is substantially shorter, I believe the maximum height is 28-feet. The conditions presented by staff are fine with the applicants. We have increased the landscaping from before, we understand the concern with the lighting and the applicants are more than happy to put in fencing.

Commissioner Kurzejeski asked staff if they heard from any neighbors.

Thad Yonke: Yes, that is one of the reasons staff brought up the concern about the face that was being presented to Highway WW, the neighboring property owner to the east that has the commercial development was concerned that this wasn't what they thought they were going to get last time. On the last plan you had the face of a commercial building that someone would present as a nice looking face to try to attract things, now you are looking at the back side of contractors buildings so he was concerned about that being the first thing you see. Staff felt it was appropriate to have some way to make it look a little more compatible as a quality commercial node.

Commissioner Trecha: Is there a proposed landscaping design for the north part of the building?

Tim Crockett: We have a landscape plan that was submitted as part of the M-LP plan. The condition lists building conditions and what we have to add to it.

Open to public hearing.

Speaking by phone:

David Brawer, Longmont Company, no address given

David Brawer: I am mostly concerned about what kind of plantings and how tall will they be. Will there be a complete shield or are we still going to see buildings? Is the existing treeline going to remain or will it be taken out and replanted?

Tim Crockett: The applicants plan to keep as many trees as possible along the treeline. We would also like to step our building down so it minimizes the impact of the building adjacent to Mr. Brawer's property. We will add landscaping and we will fill in with screening material, I think it is six to eight foot tall evergreen trees and some smaller shrubs as well. We did a quick depiction that illustrated the intent that as those trees

grow they will grow to a height tall enough that from the back of the home to the south, when you look over those trees you won't see the building. Initially when they are only six to eight foot you may see a portion of the building but the intent is that as they grow relatively quickly, it will shield that more and more.

David Brawer: I just hope that during the course of the building that we have a little input so we can protect our properties interest.

Tim Crockett: We would be willing to discuss that with you during construction and as the process unfolds we would be more than happy to meet and discuss that.

Closed to public hearing.

Commissioner Trecha: You have trees along the north side of the building that faces Highway WW, correct?

Tim Crockett: Yes.

Commissioner Trecha: So you will put the coating on and there will be some egress doors?

Thad Yonke: Probably not.

Tim Crockett: Probably not doors but maybe some faux windows.

Commissioner Trecha: So there is no possibility of having pallets and barrels stacking up on that side of the building?

Tim Crockett: No, there is no back door or back patio to pile things.

Commissioner Trecha: No service road?

Tim Crockett: No, the only service road that we have is at the two, four-unit buildings to the north, there is a drive lane between the two and the purpose for this is to have fire access around the building. The only purpose for that little lane is to make sure we achieve fire access. The building to the south doesn't have that but it doesn't need it because it can have fire access from the parking lot.

Commissioner Trecha: So there will be no storage?

Tim Crockett: No.

Chairperson Harris made and Commissioner Trecha seconded a motion to approve the request by Old Hawthorne Development, LLC, to revise a previously approved review plan for WW Commercial on 7.07 acres, zoned M-LP (Planned Light Industrial), located at 4172 E Hwy WW, Columbia with the following conditions:

1. The proposed lot 1 building façades contain a minimum of a brick "wainscoting" base and either real or faux fenestration to establish to the passing public a minimum level of appearance that is higher than a sheet-metal skin. Any building façade proposed for Lot 1 is subject to the approval of the Director of Resource Management.
2. That a privacy fence be added to screen the south and southeast property lines along the parking lot to minimize headlight sweep or strobe experienced by the adjoining residences further south and southeast. Some plantings are still expected to break-up and soften the mass of the fence. This

component of the landscaping plan is subject to the approval of the Director of Resource Management.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Daniel Mings – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the request passes unanimously

Chairperson Harris informed the applicants that this request would go to the County Commission on Tuesday, March 30, 2021 and the applicants need to be present for the hearing.

## VI. Plats

The following plats were placed on consent agenda:

1. Arrowhead Lake Estates Plat 2-B. S09-T47N-R13W. A-2. 3WT Properties LLC, owner. David Butcher, surveyor.

The subject property is located on the south side of Arrowhead Lake Drive approximately 1700 feet northwest of the intersection of State Route K and Arrowhead Lake Drive. The property is 6.08-acres and comprises Lot 5 of Arrowhead Lake Estates Plat 2 and a portion of the property shown as part of proposed lot 6 of Arrowhead Lake Estates A-2P PRD. A minor revision to the approved Final Plan for this planned development has been determined by the Director, as is provided for in the regulations, to be minor enough to not require coming back through the formal revision process. The sketch revision shows the reconfiguration of the four larger lots that are served by the private roadway as each remaining larger than 5-acers, these are proposed lots 6,7,8,&9 . This sketch revision is now the expected configuration when the remaining development does occur. The subject lot is zoned A-2P as is property to the east and south which are part of the same PRD. The property has A-2 zoning to the north and west. The property already has a home and several out-buildings and is served by public sewer. A waiver for a traffic study is requested and staff concurs. The property scored 74 points on the point rating system.

Staff recommends approval and granting of waivers.

2. D & D Ridge Plat 1. S25-T51N-R13W. A-R. Charles & Karla Davison, owners. Steve Proctor, surveyor.

The subject property is located on Old Highway 63 along the western boundary of the lot and is in close proximity to Highway 63 on the east approximately 350'. The property is zoned A-R (Agriculture-Residential), with A-R zoning to the north and south, forming a pocket of A-R along Highway 63, with A-2 (Agriculture) zoning to the east and west. The property is 17.09 acres and the proposal separates this tract into two lots. Lot 1 is proposed to be 5.91 acres with a house and an accessory structure present. Lot 2 is 11.12 acres with no structures present.

The proposed lots have direct access on Old Highway 63. The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in Public Water Supply District #10, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Lot 1 has a previously developed on-site wastewater systems, as permitted by the Columbia/Boone County Health Department at the time of original construction. Lot 2 has identified a proposed location for another lagoon. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The proposed subdivision line between Lot 1 and Lot 2 appears to meet setbacks from both the house and accessory structure on Lot 1.

The property scored 20 points on the rating system.

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

3. Jennings Subdivision. S20-T51N-R11W. A-2. Samuel & Anne Jennings, owners. Donald Bormann, surveyor.

The subject property is located on Highway 124, approximately 1 ½ mile to the southwest of the city limits of Centralia. The parent tract is 17.68 acres in size and vacant. There is an adjacent tract to the north that is currently developed with a single-family dwelling, held by the same owner. This proposal divides the 17.68-acre tract into 2 lots at 3.04 acres and 4.60 acres, with the remainder being shown by a concurrent administrative survey. This 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 in Public Water Service District #10, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

On-site wastewater treatment is proposed for these lots, as permitted by the Columbia/Boone County Health Department.

The existing driveway crossing lot 1 will be re-routed to serve the adjacent tract to the north so it is located on that property.

The property scored 53 points on the rating system.

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

4. Oak Hill Estates Preliminary Plat. S24-T47N-R13W. IUVO Construction, LLC, owner. David Butcher, surveyor.

The property is located on the west side of State Route N at the intersection of Brook Valley Drive and State Route N. The zoning is A-2 (Agriculture) as is all the surrounding zoning and these are all original 1973 zonings. The proposal is for a preliminary plat containing 48 residential lots and two common lots. The previously approved preliminary plat had a lot proposed for a BCRSD collector wastewater system, however, this development is now going to be served by an upgrade to the Brookfield Estates BCRSD facility across State Route N. The proposed development contains approximately 160-acres. There are several existing structures on the property that are proposed to be removed. The development also includes

five new sections of public roadway including an extension of Brook Valley Drive which will fit the location for a portion of a proposed Collector roadway on the adopted CATSO map.

All proposed lots have frontage on and access to a publicly maintained road. Right of way sufficient to provide a 66-foot width will be dedicated for the extension of Brook Valley Dr. A small portion of additional right of way for State Route N will be provided on the Final Plat.

The property is in the Consolidated Water service area. The district has waterlines in the area and on the property, but waterline extensions and relocations will be required as part of the project. Hydrants will need to be installed at maximum spacings of 500-feet in order to provide fire protection. The property is located 5.1 miles from the nearest Fire Station.

An upgrade/replacement BCRSD central wastewater system is proposed for sewage disposal. The developer of this subdivision is going to construct the replacement facility on the site of the existing BCRSD plant in Brookfield Estates. The developer is wishing to bond the plant construction so a development agreement will be needed. All the proposed bonding paperwork needs to be submitted with the Final Plat so it is best to start the development agreement now. None of the infrastructure internal to the development is sought to be bonded. The details of the wastewater system will have to be worked out to the satisfaction of the Director of Resource Management and the BCRSD.

Stormwater management is likely to be concentrated on the common lots and must be in compliance with County regulations.

The current proposed road names have been approved as shown on the graphic.  
The proposal scored 71 points on the rating system.

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

1. The proposed bonding of the new wastewater plant needs to be worked out prior to Final Plat submission so finalization is all that remains when the Final Plat is submitted. A development agreement is likely required.
5. Club Car Wash Headquarters Preliminary Plat. S19-T49N-R12W. Capital Land Investments, owner. David Butcher, surveyor.

See staff report under rezoning request.

6. WW Commercial Preliminary Plat. S16-T48N-R12W. M-LP. Old Hawthorne Development, owner. David Butcher, surveyor.

See staff report under rezoning request.

Commissioner Martin made and Chairperson Harris seconded a motion to approve, as recommended, items on consent agenda

All members voted in favor.

## VII. Old Business

Update on Commission action.

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

The final development plans for Enrich Investments (Shalimar Gardens Plat 1A) and Special Olympics (Allen's Ordinary) were approved as recommended.

The plats that went forward to the County Commission were also approved.  
(The Elms at Martin Ridge, Hunter Hills North, Hunter Hills South, Vedic Gardens)

## VIII. New Business

Public hearings have been scheduled for Wind Farm Regulations.

- The regular work session on April 8<sup>th</sup> will be held at 6:00 PM, with the public hearing immediately following.
- Tuesday, April 20<sup>th</sup> will be the public hearing in Harrisburg at the High School gymnasium at 6:30 PM.
- Thursday, April 29<sup>th</sup> will be the public hearing in Ashland at the Central Office of the Southern Boone County School District at 6:30 PM
- Paula will send reminders and the address of each location closer to the hearing dates.

The Commission discussed meeting procedures for these hearings.

## IX. Adjourn

Being no further business, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Secretary  
Michael Poehlman

Minutes approved on this 15<sup>th</sup> day of April 2021