

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, December 16, 2021

I. Chairperson Harris called the meeting to order at 7:00 p.m. with a quorum.

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Eric Kurzejeski, Vice Chairperson	Missouri Township
Gregory Martin, Secretary	Katy Township
Steve Koirtyohann	Rocky Fork Township
Fred Furlong	Bourbon Township
Randal Trecha	Cedar Township
Jeff McCann	County Engineer

b. Members Absent

Bill Lloyd	Three Creeks Township
Daniel Mings	Columbia Township
Vacant Seat	Rock Bridge Township
Vacant Seat	Perche Township

c. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Christina Crane, Staff

III. Election of Secretary:

Due to the resignation of the previous Commission Secretary, the Planning and Zoning Commission is required to elect a new secretary to serve until annual elections in July 2022.

All members voted in favor of Greg Martin to serve as secretary beginning in February 2022. Commissioner Kurzejeski will serve as Acting-Secretary for tonight's meeting.

IV. Approval of Minutes

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

V. 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 four conditional use permit requests, two rezoning requests, one final development plan and four 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:

This meeting is being conducted in compliance with County Commission order 443-2021 which recommends all persons who have not completed their COVID-19 vaccination process, and who are 10 years of age or older, continue to wear a face mask in any public areas of the Government Center.

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.

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, December 28th. 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, December 28th will begin at 7:00 p.m. and will convene in this same room.

VI. Conditional Use Permits

1. Request by Larkin Construction, Inc for a conditional use permit to construct a duplex in the R-S (Single-Family Residential) zoning district located at 2591 S Casa Circle, Columbia.
2. Request by Larkin Construction, Inc for a conditional use permit to construct a duplex in the R-S (Single-Family Residential) zoning district located at 4312 W Mesa Dr, Columbia.

The following staff report was given by Director, Bill Florea and covers items 1 & 2.

The applicant, Larkin Construction, has requested conditional use permits on Lot 35 and Lot 36 of Scottsdale Subdivision. The lots share a common property line. Both lots will be addressed by this report, but separate motions will be required for each lot.

The lots are located southwest of and adjacent to the intersection of Mesa Drive and Casa Circle in Scottsdale Subdivision. Lot 35 has frontage on Casa Circle and Lot 36 has frontage on Mesa Drive. Both lots are vacant. Approximately 2/3 of Lot 36 and 100% of Lot 35 is within the 100-year floodplain. The zoning is Single-Family Residential, R-S. Adjacent property to the northwest, west and south is zoned R-S. Property to the east and northeast is zoned Moderate Density Residential R-M.

The applicant is requesting conditional use permits to build a duplex on each lot.

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 county and state regulations, the use should comply with this criterion.

(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.

All the structures in Scottsdale are fourplexes or duplexes. The lots adjoin R-S zoned lots to the west that are developed with single family dwellings. However, there is a creek with an incised channel and forested corridor that provides a physical and visual buffer. The addition of two more duplexes will not be injurious to the use and enjoyment of the existing homes in the immediate vicinity.

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

Due to the existing character of the area and the buffering provided by the creek, the conditional use permits will not substantially diminish or impair property values of the neighborhood.

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

All utilities are available to the lots except sewer. There is an existing City of Columbia sewer line on Lot 36 and under the roadway in front of Lot 35. In order to gain access to the sewer, the owner will be required to enter into an annexation agreement with Columbia.

Mesa Drive and Casa circle are built in publicly dedicated rights of way. However, neither road is publicly maintained. This is not a desirable condition, but private maintenance appears to be effective. Both streets are hard surfaced. Ingress and egress seem to be adequate.

(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 proposed duplexes match the character of existing structures in the neighborhood. There are nine vacant lots remaining in the subdivision, two are zoned R-S, two are zoned R-M and five are in the city limits of Columbia and owned by the City of Columbia. It is anticipated that future construction on lots in Scottsdale will match the existing two and multifamily character.

(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 conditional use permits will not have a detrimental impact on traffic flow or circulation.

(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 R-S zoning district.

Zoning Analysis: The application appears to meet the requirements for a conditional use permit. The only questionable areas are utilities and access. Sewer is the only utility that cannot be confirmed, however that can be rectified by the property owner obtaining an annexation agreement from Columbia. Access is via privately maintained roads. Normally, this would not be a preferred method of access for construction of new duplexes. However, the entire subdivision is accessed by privately maintained roads and has been for several decades.

Staff recommends approval of each request with the following condition:

1. Prior to the issuance of any building permits on Lot 35 or Lot 36, the owner must obtain an annexation agreement with the City of Columbia for the purpose of obtaining sanitary sewer service.

Present representing the request:

Gary Larkin, 6208 Bentpath Dr, Columbia

Gary Larkin: We contacted the city regarding annexation so we will move forward; that will help us connect to the city sewer. The property has been raised up four feet, I think we are now two feet above floodplain on the building pad site. Staff did a good job describing the request.

Chairperson Harris: What went on with how it is currently zoned and being used as duplexes?

Bill Florea: Most of those structures were built prior to building codes; zoning was in effect at the time but there was no building permit process to restrict or notify the builders of the zoning restrictions.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris: Are these two lots the only ones the applicant owns?

Gary Larkin: Yes.

Commissioner Trecha made and Commissioner Martin seconded a motion to approve the request by Larkin Construction, Inc for a conditional use permit to construct a duplex in the R-S (Single-Family Residential) zoning district located at 2591 S Casa Circle, Columbia & 4312 W Mesa Dr, Columbia with the following condition:

1. Prior to the issuance of any building permits on Lot 35 or Lot 36, the owner must obtain an annexation agreement with the City of Columbia for the purpose of obtaining sanitary sewer service.

Boyd Harris – Yes
Greg Martin – Yes
Fred Furlong – Yes
Jeff McCann – Yes

Eric Kurzejeski – Yes
Steve Koirtyohann – Yes
Randal Trecha – Yes

Motion to approve the requests passes unanimously

Chairperson Harris stated that these requests would go to the County Commission on Tuesday, December 28, 2021 at 7:00 PM and the applicants need to be present for the hearing.

3. Request by Bridget Early for a conditional use permit for a private family cemetery in the A-2 zoning district on one acre located at 21 & 31 E Audubon Rd, Columbia

This item was removed from the agenda for failure to pay required fees. If required fees are paid this request will be heard at the February 18, 2022 meeting.

4. Request by Do Something Right Inc now for a conditional use permit for a food pantry and support center in the R-M zoning district located at 313 Hogan Dr, Columbia

Planner, Uriah Mach gave the following staff report:

The subject property is located on Hogan Road in the Fairway Meadows development, approximately 700 feet south of E St Charles Road. This site is located approximately 800 feet from the limits of the City of Columbia. This subject property has a single-family dwelling that was built in the 1970s and an accessory building on the property. The property is zoned R-M (Residential Moderate-Density) and is surrounded by R-M zoning. This is all original 1973 zoning.

The applicant is requesting a conditional use permit to establish a philanthropic institution, specifically a food pantry and service center, on a site smaller than 5 acres. Currently, this site has been in use as a food pantry during the pandemic, and the applicants are working to modify the existing single-family residence into a more compliant structure with the food pantry/institution use, this change requires an Architect. The application also identifies a service center as a use but lacks detail about the service center. Staff contacted the applicant and asked them to table the service center aspect of the request to allow time to work out details of that use, then present that to the Commission at a future meeting. The applicant agreed to that procedure, so tonight's hearing will focus specifically on the food pantry. Staff notified 109 property owners about this request. The property scored 70 points on the point rating system.

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.

The food pantry use, once the building is properly remodeled, under the supervision of a design professional licensed to practice in the State of Missouri, should comply with this criterion.

(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 operation of the food pantry generated complaints that brought the operation to the attention of staff. After discussion with the applicant on the nature of the food pantry operation, staff believes that the food pantry use can comply with this criterion if steps are taken to mitigate impacts of traffic, potential intensity of use, and timing of the use. The applicant has stated that the food pantry operates on Sunday from 12-5 PM.

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

The placement of a non-profit organization in the neighborhood it serves can grant many advantages to that organization. However, it is uncertain if there is a detrimental or advantageous impact on property values. Whether this criterion is met depends on the specifics of how the food pantry is operated. With the limited operating hours of Sunday from 12-5, this use should not impair property values in the neighborhood.

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

The subject property is located on Hogan Road, a publicly maintained roadway. All necessary facilities appear to be available to meet the needs of the food pantry use.

(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 Fairway Meadows development is an older development at the eastern edge of the City of Columbia. The surrounding property has already developed in a manner consistent with its zoning. The food pantry use should comply with this criterion with conditions on timing and intensity.

(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 subject property is located on Hogan Road, a publicly maintained roadway. Resource Management staff have received inquiries about the lack of off-street parking, and excessive use of on-street parking restricting access. The food pantry use, as described in conversations with the applicants, may be able to meet this criterion with conditions restricting hours of operation and provision of more parking on the site.

(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 redevelopment of the site for the food pantry use, when done under commercial building permit, will comply with the applicable regulations of the R-M zoning district.

Zoning Analysis: The applicant is requesting a conditional use permit to operate a philanthropic institution on a site smaller than 5 acres, specifically a food pantry. The food pantry use generated zoning complaints as its operation predates this application for a conditional use permit.

After consultation with staff, it was advised that the philanthropic institution conditional use was the best fit for the food pantry activity. Based on that consultation, staff believes that the conditional use permit criteria can be met for the food pantry. Legitimization of that activity will allow the applicant to apply for building permits to bring the structure on the site into compliance with the appropriate parts of the building code. The site design and management will need to take into account how to mitigate potential increases in traffic and regulate the intensity of use.

Staff recommends approval of the conditional use permit with the following condition:

1. That the food pantry use be approved under this conditional use permit with hours of operation as defined by the applicant to be Sunday from 12-5 P.M.

Present representing the request:

Sue Riley, Executive Director, 3600 S Rolling Hills Rd, Columbia
John Simon, Simon and Associates, 210 Park Ave, Columbia

Sue Riley: We have a food pantry and we're interested in being in that area because Demaret Drive is a very needy area in Columbia. We are official partners with the Columbia Food Bank, they have approved the pantry and donated a refrigerator. We are the only pantry in Columbia that is open on Sunday. We have talked with the team and feel confident that we can follow the guidelines set forth.

John Simon: I was contacted to help facilitate the transition and the potential commercial use; I have been working with them to get the process going. We have recently been introduced to the project.

Chairperson Harris: How extensive is the renovation that has to be done?

John Simon: The building was in pretty bad condition so they have stripped the sheetrock from the interior and it will require some new wiring and windows; the pantry operates out of the garage which is in good condition.

Commissioner Trecha: How many employees or volunteers are there?

Sue Riley: We probably have around two to six volunteers. The food bank comes to deliver supplies twice per month at that time we have some retirees that come and help unload the truck and put everything on shelves. We are a non-profit but we are all volunteers.

Commissioner Trecha: When do you stock?

Sue Riley: They come the second and fourth Friday of the month. The food bank has another program called meal connect so on Monday's we go to Gerbes and pick up food, on Wednesday's we go to Target, on Saturday's we go to Natural Grocers and on Sunday's we pick up from Aldi's.

Commissioner Trecha: You are already in operation at this site?

Sue Riley: Yes.

Commissioner Trecha: How many people are served? How many people do you serve on Sundays?

Sue Riley: 62 families.

Commissioner Trecha: So, 62 cars?

Sue Riley: No, not 62 cars because a good part of the residents of Demaret Drive walk.

Commissioner Trecha: Is there a plan to enhance the available parking?

Sue Riley: The parking has not been a huge issue because the visits are stretched out over time. When we were more condensed in our time we were trying to do it in 2 or 3 hours we noticed a difference but stretching the hours out it gives people more time to come and shop.

Commissioner Trecha: Where is the parking?

Sue Riley: On the street.

John Simon: There are four possible parking spots on the driveway; there are very few cars parked on the street at one time.

Sue Riley: As far as bringing value to it; Boone Electric gave us \$6000 and we put new windows in. As of Monday, VU loans granted us \$50,000 to complete the house. We are supported widely by the community and we are there because we feel that we can meet a need in that community.

Commissioner Kurzejeski: Since you are the only pantry open on Sunday do you expect over time that this will draw from well beyond the general neighborhood?

Sue Riley: We are not trying to draw from other areas. We are there because we want to make a change for Demaret Drive. We want to get statistics on the crime in the area since we have been there and I don't see the police cars and Sheriff's Department out there like we did when we first went out there. We build

relationships and reach out to the veterans that are on that street and we have built relationships with families on that street. I feel that we are making a difference even if it is just giving out food.

Chairperson Harris: How many residences in Fairway Meadows?

Uriah Mach: It is pretty dense.

Thad Yonke: Along the highway is duplexes or four-plexes.

Chairperson Harris: The intent is to be a service for that community and not bring in traffic from other parts of town.

Sue Riley: Yes, that is our desire. But if someone hears about our pantry that lives a few blocks away we aren't going to turn them away. We also have a blessing box which is a box we have outside of the garage where people can put in or takeout food when they need it so when we are closed we are keeping the box full.

Open to public hearing.

Present speaking in favor:

Andy Griffith, 1882 Orié Dr, Columbia

Andy Griffith: I have been volunteering in the Demaret community for over five years working with kids and families. I was the HUD inspector for three of those years and in that time, it allowed me to see a lot of need in the households, primarily Sneed and Demaret Drives and a lot of places around it. Even behind Godas Drive there is a lot of Section 8 property so we have a lot of people that are already stretched thin. Being able to have this center, I have personally seen and heard the support for it from people in the community knowing we are coming in to help. My ultimate goal is to hopefully change the mentality of that neighborhood. We see ourselves as more than just a food pantry, we are building relationships and a reputation of caring for others and trying to help them get a foot up. We have a lot of people who come in fresh off the street and Demaret happens to be one of those spots that Section 8 sends people who are coming out of homelessness. It tends to be one of the first spots they get accepted and from there they are able to build up their credibility with the Section 8 and Housing Authority. With that said, we have a lot of people moving out there with absolutely nothing, no furniture and kids with no clothes; we are able to help them find those needs. We have been doing this all throughout Covid, we started at the doorstep of a tenant who lived out there and handed out boxes of food then it evolved to delivering food to giving out meals all over Columbia. There is a lot of access to food for people in the city limits so to lessen that crowd and with the vehicles coming in we decided not to do that anymore and instead focus on that immediate community to downsize on the amount of traffic coming in.

Present speaking in opposition:

Dave Raithel, 402 Lema Ln, Columbia

Dave Raithel: I live 3-4 blocks away from the site. My wife and I have lived there since 1993, we raised kids there who grew up with the kids living on Demaret and there were never any issues. A couple of years back we heard that someone was going to open up a pantry and thought it was a good idea because it was explained to us that it would be limited to the neighborhood; I have no dispute that people on Demaret could use some help. My concern is that it will become a destination point for other areas of the city. I don't know how to say that is not fair but Mr. Griffith did mention Godas Drive, they probably need their own food pantry. The question is whether or not the people who live on Hogan should bear the burden of meeting that

responsibility in addition to the responsibility they will meet serving Demaret and the rest of the neighborhood. Fairway Meadows is a neighborhood afflicted by absentee landlords, you can see the difference between the streets where homeowners live and where renters live. The neighborhood does need some help but I am here to speak for the people of the neighborhood who say this is wonderful if it is for the people of the neighborhood, if it becomes help for people we don't know....I probably won't be that much bothered along Lema Lane unless someone gets lost and drives up my street. If it is going to be serving people that live in the neighborhood I don't think there will be an issue. I don't know what kind of conditions you can put on the permit to say it can only serve so many households or so many persons. Ms. Riley admitted that if someone shows up they aren't going to turn them away. I am not speaking in opposition, I am speaking in concern for what other factors need to be weighed in so you can come up with a plan that lets them do what they want to do without causing problems. There are some people on Hogan who have contacted me with concerns.

Chairperson Harris: For the record, that was part of my question for the applicant is how does it stay only for that neighborhood and that is a challenge.

Liz Palazzolo, attending by phone, 402 Lema Ln, Columbia

Liz Palazzolo: This is a residential area; the food pantry is a not-for-profit, commercial use and it raises a question about precedence. Living as a homeowner in a residentially zoned area I wonder what kind of precedent will be set by having a food pantry in a residential area? It serves a purpose and I don't want to interfere with that, people in the area need help but, as a homeowner, I have a legitimate concern.

Closed to public hearing.

Scott Riley, 3670 Rolling Hills Rd, Columbia

Scott Riley: I was born and raised in Boone County. I see that there are concerns. Our future, long-term vision is this immediate neighborhood; it is for people who are walking to the food pantry. Because of the hours of the two pantries, even at its busiest time, the traffic has never been near the amount of what you would see on Demaret. I understand the concerns; Lema Lane won't hardly get any of the traffic at all. The people that have come to the pantry is a smaller minority than the people who walk to the pantry. That is the goal and why we are in that neighborhood. We see this project almost as a model that can be replicated in other neighborhoods.

Commissioner Martin: There is no advertising, this is strictly word of mouth? Or is it put out as an advertisement to the community?

Sue Riley: In the beginning we put it out on the community Facebook page.

Commissioner Martin: Do you still do that?

Sue Riley: No.

Commissioner Martin: Are there any plans to do that again?

Sue Riley: No.

Chairperson Harris: Did the applicant say they had recently been given a substantial grant to deal with the renovations of the structure?

Sue Riley: Yes, VU loans gave us a grant for \$50,000 to complete the structure. The house was in bad shape, it had termite damage which has been taken care of.

Scott Riley: We are bringing up the property value.

Chairperson Harris: I see grounds for concerns with traffic, I would like to see a greater benefit for this becoming a model to be used in other neighborhoods in need.

Scott Riley: It has been a unique situation because of the pandemic and that is one reason it has been broadcasted out a little more to the greater need of Columbia because we have had more people in need.

Commissioner Martin made and Commissioner Koirtyohann seconded a motion to approve the request by Do Something Right Inc now for a conditional use permit for a food pantry and support center in the R-M zoning district located at 313 Hogan Dr, Columbia with the following condition:

1. That the food pantry use be approved under this conditional use permit with hours of operation as defined by the applicant to be Sunday from 12-5 P.M.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the request passes unanimously

Chairperson Harris stated that this request would go to the County Commission on Tuesday, December 28, 2021 at 7:00 PM and the applicants need to be present for the hearing.

VII. Rezoning Requests

1. Request by MBK Investments to rezone from R-M (Moderate Density Residential) to M-LP (Planned Light Industrial) and to approve a review plan for Rock Bridge Business Park on 3.39 acres located at 5105 S Providence Rd, Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located on the outer road along S Providence Road, just north of the intersection of State Route K, Highway 163 and Providence Road. The property is 3.47 acres in size and zoned R-M (Residential Moderate-Density). The property has the City of Columbia to the north and east, and R-S (Residential Single-Family) to the west, and south, with C-GP (Planned General Commercial) to the southeast. It has been used as a mobile home park until recently. There is currently an existing home and an accessory building on the site.

The property is located inside the Columbia school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for residential land use. This request is to change the current R-M zoning of the property to M-LP (Planned Light Industrial) to allow the redevelopment of the site as a commercial/industrial park.

The Boone County Master Plan identifies this area as being suitable for 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. The sufficiency of resources test provides a “gatekeeping” function. 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 in the City of Columbia Water & Light service area for water, is provided central sewer service by the City of Columbia, is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has access on to the outer road along S Providence Road, a publicly dedicated, publicly maintained Right of Way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station on Route K being closest for service.

Zoning Analysis: This property has been in varying states of repair as its use as a mobile home park has decreased over the years. Effective redevelopment of this site, particularly when such redevelopment is done in a manner limiting its impact on the stream on the property, is a benefit to adjacent property owners. The properties to the north and south have their buildings aligned so that their back walls are towards this property, limiting the visual impacts of any redevelopment on their occupants. The existing and proposed visual screening, as well as elevation differences will also contribute to limiting visual impacts.

Overall, new development with the proposed screening should serve to improve the appearance of this area.

The property scored 62 points on the rating system.

Staff recommends approval of the rezoning request and review plan.

Present representing the request:

Caleb Colbert, Attorney, 827 E Broadway, Columbia

Jay Gebhardt, A Civil Group, 3401 Broadway Business Park, Columbia

Caleb Colbert: We agree with the staff’s analysis and their recommendation of approval. Overall the property was an old mobile home park and when we looked at the property to determine an appropriate use of the location we felt the planned district provided the best fit for the property. A planned district includes a site plan so you know exactly what we are going to build and what we can put on the property. The stream along the north property line is a 50-foot buffer along the entire north property line. We put a lot of time and energy into coming up with a site plan that is the best and most functional use of the property but also minimizes any impacts. As mentioned in the staff report, the residential properties next to us, the rear of their buildings will face the rear of our buildings so there won’t be a conflict with front of buildings looking at industrial buildings. We think this is an appropriate use of the property.

Chairperson Harris: With the stream buffer and building setbacks is it wide enough to try to use for residential development?

Jay Gebhardt: You would have to put in a 50-foot public street with 25-foot setbacks, I don’t think you could do it. We have letters from two of the adjacent property owners in support. The third one didn’t submit a letter but told us he was in support.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Kurzejeski: What will the height of the buildings be?

Thad Yonke: The maximum allowed is 45-feet.

Chairperson Harris made and Commissioner Martin seconded a motion to approve the request by MBK Investments to rezone from R-M (Moderate Density Residential) to M-LP (Planned Light Industrial) on 3.39 acres located at 5105 S Providence Rd, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the rezoning request passes unanimously

Chairperson Harris: Any staff comments on the review plan?

Uriah Mach: The applicants went to the Board of Adjustment twice for variances and were granted a variance for the perimeter setback on the south property line which was reduced to 10-feet as opposed to the 25-feet that is required by the zoning regulations.

Commissioner Koirtyohann made and Commissioner Trecha seconded a motion to approve the request by MBK Investments to approve a review plan for Rock Bridge Business Park on 3.39 acres located at 5105 S Providence Rd, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the review plan passes unanimously

Chairperson Harris stated that this request would go to the County Commission on Tuesday, December 28, 2021 at 7:00 PM and the applicants need to be present for the hearing.

- Request by Frederick Schmidt to rezone from A-2 (Agriculture) to C-GP (Planned General Commercial) and to revise and approve an existing review plan in the C-GP zoning district on 3.47 acres located at 601 N Hwy UU, Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located on State Route UU, less than ½ mile south of the intersection of Van Horn Tavern Road and State Route UU. The subject property is approximately 9.6 acres in size and has a house, garage, warehouse, and showroom present. The property is split-zoned A-2 (Agriculture) & C-GP (Planned General Commercial). The adjacent zoning is A-2 to the north, south, and west, with A-1 (Agriculture) and M-

LP (Planned Light Industrial) to the east. The A-2 is original 1973 zoning, the adjacent M-LP was rezoned in 1988, and the existing C-GP on the subject property was rezoned in 1989.

Schmidt Billiards rezoned approximately .25 acres of A-2 to C-GP in 1989. The business has reached a point where expansion is necessary, and this request expands the C-GP zoning on the property to support proposed buildings and expansion.

The Boone County Master Plan identifies this area as being suitable for 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. The sufficiency of resources test provides a “gatekeeping” function. 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 in the Consolidated Public Water Service District #1 service area for water, is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Consolidated #1 is already working with the applicant to provide fire protection to this property for the proposed buildings.

Transportation: The property has access on State Route UU, a publicly dedicated, publicly maintained right of way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station on Henderson Road being closest for service.

Zoning Analysis: This use has been present for over 30 years at this location. Its presence has been very subtle and successful. Expansion after that long a period is reasonable, and the surrounding zoning, while mostly agricultural, has not suffered any ill effects for the business’s presence. The proposed review plan is designed to be specific for this business and is in step with the subtlety of the current business presence.

The property scored 45 points on the rating system.

Staff recommends approval of the rezoning request and review plan.

Present representing the request:

Brent Elliott, Allstate Consultants, 3312 LeMone Industrial Blvd, Columbia

Brent Elliott: Schmidt Billiards and Game Rooms has grown to a point that their business needs an expansion of their showroom in the future. The review plan and rezoning takes this into account and also the requirements that will be set forth by the County as far as updating the site such as paving, stormwater management, and sewer treatment. The expansion also includes adding restrooms to the facility.

Chairperson Harris: Everything that will be changed or expanded is still going to be out of sight/out of mind away from the road?

Brent Elliott: Correct. The existing C-GP east boundary is the extent of any development that would be planned at this point. Everything will either tie into the existing building which is on the northeast corner of the C-GP. There will be an expansion to the north and west then the showrooms will be directly south of that and there might be an expansion up to three-times as large but that isn’t being considered at this point. Parking will be accounted for in that area, there is enough room to do a full 24 aisle plus parking along with a truck turnaround for unloading.

Commissioner Kurzejeski: Will the onsite sewer be contained within the C-GP?

Brent Elliott: Yes, onsite sewer will also be contained within the zoning; it is detailed on the review plan. The area where the sewer will go is existing but currently overgrown. They are going to work it in there and show that they can adequately handle a system sized for this facility.

Chairperson Harris: For clarity, you said something about the showroom addition not being considered at this time, but it is part of the plan?

Brent Elliott: We are showing the proposed potential for it.

Chairperson Harris: It can be part of the plan now so you don't have to come back.

Brent Elliott: The applicant just wants to do the warehouse expansion at this time and see what his needs are.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Martin made and Commissioner Furlong seconded a motion to approve the request by Frederick Schmidt to rezone from A-2 (Agriculture) to C-GP (Planned General Commercial) on 3.47 acres located at 601 N Hwy UU, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the rezoning request passes unanimously

Chairperson Harris made and Commissioner McCann seconded a motion to approve the request by Frederick Schmidt to revise and approve an existing review plan in the C-GP zoning district on 3.47 acres located at 601 N Hwy UU, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the review plan passes unanimously

Chairperson Harris stated that this request would go to the County Commission on Tuesday, December 28, 2021 at 7:00 PM and the applicants need to be present for the hearing.

VIII. Planned Developments

1. Request by Timothy & Christine Beerup to approve a Final Development Plan on 15.41 acres zoned A-1 (Agriculture) with pending REC-P (Planned Recreation), located at 5360 E Hwy 163, Columbia.

The following staff report was entered into the record:

The subject property is located on Route 163, approximately 2100 feet west of US Highway 63, approximately 1 mile south of the city limits of Columbia. The property currently contains a building that was constructed as a single-family dwelling, an in-ground pool, an accessory building and a residential on-site wastewater system. The subject property is 15.42-acres in size and zoned A-1 (Agriculture) but has a pending REC-P (Planned Recreation) rezoning. This request is seeking to convert the existing structures into a reception facility, this will require remodeling permits and the services of an Architect licensed in Missouri. There is A-1 property to the south, east, northwest, north, and west, with M-L (Light Industrial) zoning to the northeast.

In 2016, the property to the east along with the adjacent 10.04-acre tract further to the east were part of a Planned Light Industrial (M-LP) rezoning request that was denied by the Planning & Zoning Commission. This adjoining property applied for an M-LP (Planned Light Industrial) rezoning in September of 2020 and was denied by the Planning & Zoning Commission. The owner of this same adjoining property submitted a revised M-LP request and had a review plan and rezoning request approved on the December 2020 County Commission agenda. However, the Final Plan for the adjoining M-LP zoning has not yet been approved so it has a pending M-LP approval, but not the zoning. The property at the southwestern corner of the intersection of Route 163 and Highway 63 was granted a conditional use permit to operate a dog day-care/kennel in April 2014.

The subject property applied for a REC-P (Planned Recreation) rezoning in September of 2020 and the rezoning and review plan were approved by the County Commission under order number 433-2020. The subject property is in the Bonne Femme Watershed, a studied environmentally sensitive area, and the Devil's Icebox recharge area. The property scored 55 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identifies 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 a review of the submitted Final Plan, staff have concluded the following regarding this Final Plan and the 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan.

Staff believes this criterion has been met.

2. The Final Plan conforms to the approved Review Plan

Staff believes this criterion has been met.

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

Under Commission Order 433-2020, the following conditions were placed on the approval of the Review Plan:

1. It is recognized that no gravel driving, parking or loading surfaces are allowed for this development and that the Final Development Plan reflects this requirement.
2. Note number 9.2 with respect to building #2 be removed from the Final Development Plan. (Designated for agricultural use)
3. The 25-foot perimeter setback is a non-discretionary standard and that the full 25-foot perimeter buffer must be provided prior to approval of the Final Plan.
4. A buffering/landscaping plan shall be submitted showing all buffering/landscaping for the site, including adding buffering along the western portion of the property. This plan shall be created and shown on the Final Development Plan to the satisfaction of the Director of Resource Management.
5. There is recognition that the existing buildings will be required to obtain remodeling permits for a change of use overseen by an Architect licensed to practice in the State of Missouri and that a certificate of occupancy for the commercial uses must be obtained for the structure prior to the buildings use.
6. Because of the greater level of oversight and accountability provided by a governmental entity and due to this being an environmentally sensitive area the development should utilize a publicly maintained sewer if reasonably available. Reasonability as to the availability of BCRSD public sewer is exclusively that of the Director of Resource Management in consultation with the Health Department and the BCRSD:
 - a. If a BCRSD facility becomes available to reasonably provide wastewater services to this facility, then this facility is required to connect to said BCRSD facility within 5-years of the service becoming available.
 - b. If a BCRSD facility becomes available prior to the installation of the up-graded engineered on-site wastewater system proposed by the development, then this property must be connected prior to initial use or occupancy of the property under this plan.
 - c. Hours of operation shall be limited Sunday through Wednesday 8:00am through 9:00pm, Thursday through Saturday 8:00am and 10:30pm with an additional hour for cleanup.

Staff review has determined that the final plan demonstrates compliance with the conditions set by the commission order that can be met prior to approval of this Final Plan, the remaining conditions 5 and 6 including sub-conditions a, b, & c. take place later in the development process and there are means in place to see compliance with these conditions.

Based on review of the Final Plan, it meets the conditions set by Commission order 433-2020. Development on this property will require remodeling permits and modifications to the wastewater system. Staff recommends approval of the Final Plan.

Commissioner Trecha made and Commissioner Furlong seconded a motion to approve the request by Timothy & Christine Beerup to approve a Final Development Plan on 15.41 acres zoned A-1 (Agriculture) with pending REC-P (Planned Recreation), located at 5360 E Hwy 163, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the final development plan passes unanimously

Chairperson Harris stated that this request would go to the County Commission on Tuesday, December 28, 2021 at 7:00 PM.

IX. Plats

The following items were placed on consent agenda:

1. Settlers Ridge Plat 4 Final Plat. S9-T49N-R12W. R-S. T-Vine Enterprises, owner. James Jeffries, surveyor.

The subject property is located at the northeastern corner of the Settlers Ridge development and consists of 29 lots cut out of 11.86 acres. It is located north of Columbia on State Highways B and HH. The property is split-zoned R-S (Residential Single-Family), R-D (Residential Two-Family), and A-2 (Agriculture) with A-2 zoning to the north and east, R-DP(Planned Residential Two-Family) to the west and southwest, and R-S zoning to the south.

A Review Plan and Preliminary Plat were first approved for this project in February 2001. Four final plats have been approved however one of the Final Plats was a reworking of a previous Final Plat. One final development plan has been approved that established CG-P zoning for two lots at the intersection of Settlers Ridge Drive and Route HH. The Preliminary Plat and Review Plan were re-approved in January 2007 but expired in January 2012. The applicants submitted revisions in 2011. Part of the 2011 submission was a request to have a five-year approval for both the Review Plan and Preliminary Plat. The approval for five years was granted but expired in 2016. In February 2017, the applicant submitted a new Review Plan and Preliminary Plat for re-approval with some minor reconfiguration of the zoning district boundaries. That Review Plan and Preliminary Plat was approved. The R-D zoned area was rezoned in November of 2017.

A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated. An eight-foot wide paved shoulder on the west side of Browns Station Road will be built by the developer, with this plat, in accordance with the approved phasing plan for offsite improvements.

The subject property is in Public Water Service District #4 for water service, the Boone County Fire Protection District for fire protection, and the Boone Electric Cooperative service area. Water infrastructure, including fire hydrants, is being installed in coordination with new public roads extending through this phase of Settlers Ridge.

The subdivision will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates conditions under which sewer service will be provided to the property.

The property scored 71 points on the rating system.

Staff recommends approval of the plat.

2. Persinger Farm Subdivision. S26-T50N-R13W. A-2. Christopher & Brooke Persinger, owners. Steven Proctor, surveyor.

The subject property is located on the north side of Highway VV/Dripping Springs Road approximately 450 feet east of the intersection of Old Number 7 and Dripping Springs Road. The site is approximately 5 miles northwest of the municipal limits of the City of Columbia. The property is zoned A-2 (agriculture). All the surrounding property is also zoned A-2 and this zoning is original 1973 zoning. This proposal will create a legal platted lot when completed. The site is currently vacant, but previously was the site of a singlewide mobile home. The proposed lot has direct frontage on and access to Highway VV/Dripping Springs Road. The applicant has requested a waiver to the traffic study requirement and the cost/benefit analysis for provision of central sewer. An on-site wastewater plan has been provided. Staff concurs with the waiver requests.

Consolidated Public Water Service District #1 provides water service to the area. The property is located inside the Boone County Fire Protection District service area hydrants are not required for this development. On-site wastewater will need to go through the Health Department.

The property scored 41 points on the rating system.

Staff recommends approval of the plat and waiver requests:

3. Ravenwood Preliminary Plat. S1-T48N-R14W. R-SP. Fred Overton Development, owner. David Butcher, 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. A new preliminary plat was approved in November of 2020, but road design issues required a re-design. This new preliminary plat reflects that re-design.

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/bioretention 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. Hatfield Pass Subdivision. S7-T49N-R11W & S12-T49N-R12W. A-2. Julie Bolton, Heather Parnell, Tyler Horne, Amber Horne, & Verne Horne, owners. Steve Proctor, surveyor.

The following staff report was entered into the record:

The subject property is approximately 3 miles northeast of the city limits of Columbia on State Highway HH, east of the Route B/HH intersection, approximately 500 feet east of Phillipe Road. The proposal is the reconfiguration of three parcels of land totaling 20.87 acres, creating a 2.51 acre lot, an 8.40 acre lot, and a 9.96 acre lot. The parcels have a home present on the 2.51 acre lot and a barn present on the 9.96 acre lot. There was a single-wide mobile home present on the 9.96 acre lot, but it was removed prior to resubmittal of this proposal for the Planning & Zoning Commission agenda. The property is zoned A-2 (Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

All three lots have access to State Highway HH, a publicly dedicated, publicly maintained right of way. Driveway permits and access control will be through the Missouri Department of Transportation. The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in Public Water Service District #4 for domestic water service, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

On-site wastewater treatment is proposed for lots 2 & 3 and lot 1 has an existing on-site system service the house on the property. There is an inactive lagoon on lot 3 that served the single-wide mobile home that was on the property. Any new development requiring wastewater treatment will be permitted through the Columbia/Boone County Public Health/Human Services department.

The property scored 53 points on the rating system.

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

Commissioner Martin made, and Commissioner Trecha seconded a motion to approve the items on consent agenda with the recommended staff conditions:

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 by Ron & Beth Chapman at 4441 W. I-70 Drive NW, from R-M to M-L was approved as recommended.

The final development plan for 40-J Development was approved as recommended.

The plat for Thompson Subdivision was approved as recommended.

VIII. New Business

1. Solar Regulations

Bill Florea stated we had talked about having some work sessions in January to work on Solar Regulations. Staff will send out some potential dates for those next week but probably the most logical thing is to pick our regular work session and meeting night for those. We will send out a poll to see if the Commissioners are available for those and we will get something scheduled.

Chairperson Harris: By the time we get to those work sessions is there going to be something generic to start with or will staff have something in hand to start?

Bill Florea: My intent is to have some educational materials starting with an educational presentation and maybe look at some existing regulations that other jurisdictions have adopted.

IX. Adjourn

Being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Secretary
Erik Kurzejeski, Acting-Secretary

Minutes approved on this 17th day of March, 2022