

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS
801 E. WALNUT ST, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

7:00 P.M.

Thursday, May 15, 2025

I. CALL TO ORDER

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

II. ROLL CALL:

- a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Gregory Martin, Secretary	Katy Township
Randall Trecha	Cedar Township
Kevin Harvey	Rock Bridge Township
Christy Schnarre	Bourbon Township
Jeffrey Ehimuh	Columbia Township
Ken Butler	Perche Township
Jeff McCann	County Engineer
- b. Attending by Phone:

Robert Schrieber	Three Creeks Township
------------------	-----------------------
- c. Absent:

Eric Kurzejeski, Vice Chairperson	Missouri Township
Vacant Seat	Rocky Fork Township
- d. Staff Present:

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

III. APPROVAL OF MINUTES

Minutes from the April 17, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris entered the following statement into the record:

The May 15, 2025, meeting of the Planning and Zoning Commission is now called to order.

Notice of this meeting has been posted in accordance with State and local laws.

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission and makes recommendations on matters dealing with land use. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission may follow Robert's Rules of Order or its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor and may debate, vote upon, or make any motion.

The following procedure will be followed:

Announcement of each agenda item will be followed by a report from the planning department staff. After the staff report, the applicant or their representative may make a presentation to the Commission. Then, 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. Individuals that neither support nor oppose a request may address the commission at any time during the public hearing. Members of the public attending by phone will be muted until the public comment portion of the meeting is opened.

Please direct all comments or questions to the commission. Be concise and restrict your comments to the matter under discussion. We ask that you please not be repetitious with your remarks. Some issues can be quite emotional but please be considerate of everyone and refrain from applause, cheers, or other signs of support or displeasure.

Please give your name and mailing address when you address the commission and sign the sheet on the table after you testify. We ask that you turn off or silence 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 the public hearing is closed no further comments will be permitted from the audience unless requested by the Commission. The applicant will 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 a motion will be made for a recommendation to the County Commission.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, May 27, 2025 at 7:00 PM. Interested parties will be able to comment on the requests at that time. The vote on discretionary items, such as rezonings and conditional use permits will take place at a second reading; the date and location of the second reading will be announced at the meeting on the 27th. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to do so.

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 Resource Management office to see if a request that has been denied has filed an appeal. There will be no further public notification due to the short time between the hearing tonight and the County Commission hearing.

V. REZONING REQUESTS

1. Request by Darrell & Eve Flake to rezone from Agriculture 2 (A-2) and to Agriculture-Residential (A-R) on 4.65 acres located at 5455 E Hwy HH, Columbia. (open public hearing)

Planner, Uriah Mach gave the following staff report:

The subject property is located at the corner of Highway HH and Hickory Drive, approximately 1 mile east of Route B. The subject property is 5.03 acres in size and composed of two platted lots, lots 9 & 10 of Lake Capri Subdivision Block 2. There is a single-family dwelling, a detached garage, and a pool on the property. The property is zoned Agriculture 2 (A-2) and is surrounded by original A-2 zoning. The property is located in the Rocky Fork Township.

The proposal is to rezone the property to Agricultural-Residential (A-R) for purposes of reconfiguration of the two lots. The owner has received permission to vacate and replat the two lots under commission order 193-2025. The reconfiguration is required to alter the lot lines of the existing lots to compensate for the location of the pool. The pool appears to have been built on the common lot line. Additionally, the original plat did not dedicate right-of-way for Hickory Drive. A future replat will dedicate that right-of-way.

The Boone County Master Plan identifies 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. 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.

Transportation – The subject property has access to Hickory Drive and Highway HH, both are public roads. The existing dwelling has access on Highway HH and future development will most likely use Hickory Drive. The dedication of right-of-way, currently available to the County as a road easement, for Hickory Drive will occur under the platting process.

Utilities – The subject property is in Public Water Service District #4 service area and is served by a 6” water line. Central wastewater treatment by the Boone County Regional Sewer District is available directly across Hickory Drive. Boone Electric Cooperative provides electrical service for the property, and it is in the Boone County Fire Protection District.

Public Safety – The subject property is approximately 1 mile west of the nearest Boone County Fire Protection District Station, Station 16, on Highway HH.

The property scored 76 points on the rating system.

Zoning analysis: This property has access to necessary infrastructure to justify an increase in density. The site has fire protection installed, central sewer nearby, and public roads available for access. Being located at the edge of residential development, the impacts of increased traffic activity will be limited.

The reconfiguration of the subject property would not appear to be detrimental to the character of the district, as the existing dwelling faces and functions towards the outside of the development rather than inwards. The new lot would face the existing development and not appear to be a noticeable increase in activity on the subdivision streets. If this rezoning is approved, the following replat of this property will not look amiss in this development.

Increasing density where infrastructure exists is an appropriate course of action. The limiting factor on subsequent rezonings for surrounding properties will be the existing development pattern. Many of the lots in the Lake Capri subdivision have developed with the primary structure dominating the lot, limiting possibilities for additional building sites. While some additional rezonings may occur where there are areas for additional development, most lots are not suitable for reconfiguration and division into two lots.

Staff recommends approval of the rezoning request.

Present representing the request:

Darrell Flake, 5455 E Hwy HH, Columbia

Darrell Flake stated he was just here to answer any questions.

Commissioner Trecha: Why does the aerial map show different acreage than what was stated in the staff report?

Uriah Mach: The calculated acreage that the Assessor uses for the aerial excludes the right-of-way on the original plat. In the A-2 zoning district, the division of 4.65 acres will not allow for two, 2.5 acre lots which is the reason for the rezoning request.

Chairperson Harris: There is central sewer available, so it is in conformance with the concepts of the proposed Master Plan.

Thad Yonke: Especially since he already has two lots.

Uriah Mach: Lake Capri Subdivision is comprised of approximately 45-lots; we could conceivably see 6-8 of those lots desire to go through a similar process as this. Most of these lots have houses in the center of the lots.

Open to public hearing

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner Trecha seconded a motion to approve the request by Darrell & Eve Flake to rezone from Agriculture 2 (A-2) and to Agriculture-Residential (A-R) on 4.65 acres located at 5455 E Hwy HH, Columbia:

Boyd Harris – Yes
Randal Trecha – Yes
Robert Schreiber – Yes
Jeffrey Ehimuh – Yes
Jeff McCann – Yes

Greg Martin – Yes
Kevin Harvey – Yes
Christy Schnarre – Yes
Ken Butler – Yes

Motion to approve the rezoning request passes unanimously.

Chairperson Harris informed the applicants that these requests will move forward to the County Commission for a first reading on Tuesday, May 27, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLATS

- 1. D & K Acres Subdivision Plat 1. R-S. S12-T50N-R13W. Kenneth & Dawn Lancaster, owners. James Patchett, surveyor.**

The following staff report was entered into the record:

The subject property is 3.23 acres and is located north and west of the intersection of N Old Highway 63 and E Flint Hill School Road. The property is zoned Single Family Residential (R-S). The surrounding zoning is as follows:

- North – R-S
- West – R-S
- South, across E Flint Hill School Road, - R-S
- East – Neighborhood Commercial (C-N)

The property contains a single-family dwelling, an onsite wastewater lagoon, and an accessory building. The existing house sits over the lot line between lot 4 and 5. The purpose of this plat is to combine lots 3, 4, and 5 of McGlasson Subdivision into a single lot.

The subject property has direct frontage upon N Old Highway 63, a publicly maintained roadway. An existing driveway provides access to and from the public road. E Flint School Road is publicly dedicated but privately maintained. With frontage on two dedicated Right-of-Ways, a front setback must be honored from each roadway. To determine the rear lot line in such cases, existing conditions govern determination. Here, because the house on current Lot 5 predominantly faces Flint Hill School Road, which was also the historical front when Lot 5 was a standalone lot, the north lot line will remain the rear lot line. The applicant has submitted a written request for a waiver from the traffic study requirement. The property is already developed with a single-family dwelling. Approval of this plat will not result in the addition of new traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

The property is located with Public Water Supply District #10. Boone Electric provides power service in the area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is approximately 2.6 miles away.

An onsite wastewater lagoon serves the existing single-family home. The applicants have submitted a written request for a waiver from the sewer cost benefit analysis. No public sanitary sewer system is available nearby for the property to connect to. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

The property received tentative approval to vacate lots 3, 4, and 5 of McGlasson Subdivision by County Commission order #249-2025 with the condition that the plat vacation will not go into effect until the property being vacated is replatted. Approval and recording of this plat will satisfy that condition.

The property scored 24 points on the rating system

Staff recommends approval of the plat and granting of waivers.

Chairperson Harris made, and Commissioner Harvey seconded a motion to approve D & K Acres Subdivision Plat 1 as recommended:

Boyd Harris – Yes	Greg Martin – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Jeffrey Ehimuh – Yes	Ken Butler – Yes
Jeff McCann – Yes	

Motion to approve the plat passes unanimously

Chairperson Harris stated that this plat will go before the County Commission on Tuesday, May 27, 2025 at 7:00 PM.

VII. OLD BUSINESS

1. Update on Commission Action

Director, Bill Florea updated the Commission on the actions of the County Commission:

The rezoning request by West Creek Properties to rezone and approve a Revised Review Plan for Lot C-1 Newtown Subdivision was approved.

The Final Development Plan by Fred Overton Development for Ravenwood was approved.

The following plats were accepted:

- Abell Acres Subdivision Plat 2
- West Acres
- Herigon Subdivision
- Riley Subdivision Plat 1
- Douce Division Plat 1A

The County Commission will hold a public hearing for the Boone County Master Plan on Tuesday, May 27th at 7:00 PM. There is also a written public comment period through the Ourboone website.

VIII. NEW BUSINESS

The Commission was reminded that the June meetings have been moved up a week due to the Juneteenth Holiday. The worksession will take place on June 5th and the regular meeting will take place on June 12th.

IX. ADJOURN

Being no further business, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 12th day of June, 2025