

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, June 12, 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
Eric Kurzejeski, Vice Chairperson	Missouri 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. Absent:

Robert Schrieber	Three Creeks Township
Vacant Seat	Rocky Fork Township

c. 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 May 15, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris gave the following statement:

The June 12, 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.

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, July 1, 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 not be taken at that hearing; those items will be scheduled for a second reading at a future date; the date and location of the second reading will be announced at the meeting on the 1st. 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 planning 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.

The Boone County Zoning and Subdivision Regulations are hereby made a part of the record of these proceedings.

V. CONDITIONAL USE PERMITS

- 1. Request by Mertens LLC to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W Williams Rd, Sturgeon. Bourbon Township. (open public hearing).**

Planner, Andrew Devereux gave the following staff report:

The subject property is located along W Williams Road, approximately 1200 feet west of the intersection of W Williams Road and W Creed Road. The property is 36.7 acres in size and zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The property is mostly undeveloped except for a driveway entrance along W Williams Road to provide access to the existing quarry to the west.

The proposal is for a conditional use permit for a quarry but limited to the support features of a scale and scale house. No additional mining activities are proposed on the property. The existing quarry to the west was approved for expansion under County Commission order #463-99. Another request was granted for stockpiling of material for a parcel west of the quarry under County Commission order #172-2021. Those conditional use permits excluded the subject property of this request from the quarry operation. The placement of the scale and scale house to serve quarry traffic on this property requires a new conditional use permit before a building permit can be issued.

The Boone County Masterplan identifies this area as being suitable for agricultural and rural residential land uses. The property is located within Bourbon Township.

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) 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 developed in accordance with current county regulations, and with appropriate conditions, this proposal can meet this criterion for approval.

- (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.

Approval of a new location for a scale and scale house to serve existing traffic to and from the quarry should have minimal impact on the use and enjoyment of surrounding property owners.

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

The quarry has been in continuous use for several decades. Approval of the location of the scale and scale house to serve existing quarry traffic should not diminish or impair property values.

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

An existing driveway provides access to W Williams Road, a publicly maintained roadway. Initial building design documents provided to staff show the scale house will be an unmanned facility with limited interior space. Sanitary sewer service or an onsite wastewater system will not be required.

- (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.

Surrounding properties are either undeveloped or utilized for large lot residential. Approval of the scale and scale house is unlikely to impact future development of the neighborhood.

- (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 applicants propose to continue utilizing an existing driveway for access to W Williams Road. The application for a quarry is limited to support features to accommodate existing traffic, no additional enlargement of the quarry area is proposed.

- (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.

This proposal can conform to the applicable regulations of the zoning district that it is located in.

Zoning analysis: The conditional use permit request is for a scale and scale house to support an existing quarry. The applicant has not proposed mining, excavation for the purpose of material extraction, or storage of material or overburden as part of this application.

Use of a scale and scale house is a common occurrence for a quarry activity. Approval of the permit should result in minimal impacts on surrounding property owners.

The proposal scored 22 points on the point rating system. Staff notified 8 property owners regarding this request.

Staff recommends approval of the request with the following condition:

1. The permit for a quarry is limited to construction and operation of a scale and scale house. There shall be no mining operations or storage of materials on the subject property.

Present representing the request:

Michael Frese, 2604 N Stadium Blvd, Columbia

Michael Frese: The quarry future operations should be no different than what it has been. The driveway has been there about 20 years; the original driveway was on the corner where Williams makes a sharp turn to the south and from what I have been told it was done mostly to make a safer ingress/egress into the quarry. Our current scale is beyond its useful life and is no longer safe to use; this gave us a good opportunity to relocate it to where the drivers can enter and exit the property more safely. With the increases in technology over the past 20 years we can operate the scale house remotely like we do with quite a few of our other scale houses which allows us to keep our costs lower. This is the fifth parcel that makes up the existing quarry, we have the two lots immediately to the south of the property. I am not sure why it wasn't included with the quarry 20 years ago because the last permit the driveway was being used at that time on the fifth parcel. I sent a letter to the neighbors before the county did with my phone number and email address and received no response.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris: You will have loader operators at the site but for the scale aspect, the drivers will come into the scale and someone in Columbia will see it?

Michael Frese: The drivers will pull up on the scale and go into the scale house where they pick up the phone and speak to someone most likely at our Columbia office and they can proceed to get loaded and go back to the scale and pick up the phone and everything is finalized and a receipt is printed out and they can be on their way. We can have three or four people manning five or six different locations and it is a lot more efficient than having one person there the whole time.

Commissioner Harvey made, and Commissioner Trecha seconded a motion to approve the request by Mertens LLC to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W Williams Rd, Sturgeon with the following condition:

1. The permit for a quarry is limited to construction and operation of a scale and scale house. There shall be no mining operations or storage of materials on the subject property.

Boyd Harris – Yes
Greg Martin – Yes
Kevin Harvey – Yes
Jeffrey Ehimuh – Yes
Jeff McCann – Yes

Eric Kurzejeski – Yes
Randal Trecha – Yes
Christy Schnarre – Yes
Ken Butler – Yes

Motion to approve the conditional use permit passes unanimously.

Chairperson Harris informed the applicants that this request would go before the County Commission on Tuesday, July 1, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. REZONING REQUESTS

1. **Request by Brunstrom Family Irrevocable Trust to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S Old Hwy 63, Ashland. Cedar Township. (open public hearing)**

Planner, Uriah Mach gave the following staff report:

The subject property is located on the west side of Old Highway 63, between Christian School Road and Old Route A, south of Ashland. The property is 10.32 acres in size and split-zoned Residential Moderate Density (R-M), Neighborhood Commercial (C-N), and Agriculture 2 (A-2). The surrounding zoning is as follows:

North – R-M, A-2, and C-N

South – R-M & A-2

East – A-2

West – A-2

The property has a dwelling and several accessory structures present on the property.

This proposal seeks to rezone the R-M portion of the property to A-2. There is no reason expressed other than a desire to create a more homogenously-zoned property, with the exception that the C-N zoning is proposed to remain as it is.

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 direct access on to Old Highway 63, a publicly-dedicated, publicly-maintained road.

Utilities – The subject property is located in the Boone Electric Cooperative Service area, Consolidated Public Water Service District #1, and the Southern Boone County Fire Protection District. There is no public sewer in this area, any additional development will require an on-site wastewater system.

Public Safety – The property is located in the Southern Boone County Fire Protection District, with the nearest station approximately 1 and ½ miles to the south on South North Mount Pleasant Road.

The property scored 42 points on the rating system.

Zoning analysis: The basic premise for evaluating a rezoning is that the original zoning of the property is correct, as it was established through established planning practice and principles. Requesting to change zoning questions that premise, typically through consideration of the three criteria identified in the Boone County Master Plan’s sufficiency of resources test with evidence to justify the change.

The sufficiency of resources test shows that a downzoning of the R-M zoning to A-2 can be supported by the available resources. Moving on to further analysis of the request, there are some uncertainties.

This request asks that because a change of zoning can be requested, the original zoning should be changed on the request of the property owner. The applicant indicates that the R-M zoning is not appropriate because the infrastructure is more conducive to the A-2 zoning. There is no specific evidence presented, merely that by virtue of it being a less intense zoning, it is clearly more appropriate. The use indicated on the application, Single-Family Residential, is available under the existing zoning, with the existing infrastructure. This raises the question of why change the zoning, if there is no change in use? The typical reason to change the zoning is to get a use that is unavailable in the current zoning. That use has not been identified in the request as presented by the applicant.

Further clouding the issue is that the applicant has indicated that they do not wish to change the C-N zoning to A-2. That decision damages the strength of the request to change the R-M zoning, as the C-N zoning has uses that require infrastructure improvements to be put into place, but the applicant does not seek to change that zoning. The desire that the zoning that permits the use sought be changed when the zoning that does not permit the use remain in place further confuses the issue.

The lack of clear direction from the application makes analysis of this request difficult. Without a specific end-result identified, arguments to support the request or oppose it are equally uncertain. The request would potentially decrease the infrastructure needs of permitted uses in the R-M zoning district, but the request maintains the needs of potential uses in the C-N zoning district. No overarching argument or clear

goal is articulated by the application, so a staff analysis has no strong direction. Without a strong direction, the presentation of the applicant is the sole source for a reason to make this change.

Staff recommends approval of the rezoning request.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols, Columbia

Kevin Schweikert: The reason for the rezoning request is so we can create another tract and convey property to a daughter by family transfer; you can't do that in the R-M zoning. When I looked at the zoning of this tract and the two tracts north and south, I see A-2 surrounding it except for the little piece of C-N. I wasn't sure how that happened, I think it is probably an original zoning. There may have been some mobile homes there based on my research and someone thought they might put a mobile home park there. This area is not being used for that and doesn't look to be used for that in the future. Like the staff report said there is no infrastructure for sewer nearby so anything done here would have to be an on site wastewater system. I don't think the R-M zoning is appropriate in this area. The C-N could be appropriate, that is why we left it, it fronts on Old Highway 63 and right now I don't think the infrastructure is there to support much of those uses but it could in the future.

Chairperson Harris: The applicants are proposing to transfer off the western portion of the property?

Kevin Schweikert: We aren't sure how it will fit together but it will be the western portion, avoiding the C-N.

Chairperson Harris: Will they be far enough from the stream buffer and property lines to have onsite sewer?

Kevin Schweikert: It is a tough fit but it will work.

Chairperson Harris: How will the new tract be accessed?

Kevin Schweikert: It will be a private access probably extending the existing drive.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris: Is the south part of what was the original 20-acre tract still zoned R-M?

Uriah Mach: Yes.

Thad Yonke: This is taking a chunk out of the middle of the R-M block.

Chairperson Harris: Looking at the creek and the access, or lack thereof, it makes you wonder how any of that got the R-M zoning at that time.

Thad Yonke: The property had a number of mobile homes on it, potentially enough to be considered a mobile home park, my guess is it was done so they could expand the mobile home park and the C-N was so there could be services in the area.

Commissioner Kurzejeski: A-2 seems more reasonable.

Chairperson Harris: Who owns the property to the south that is zoned R-M, is it the same property owner?

Kevin Schweikert: No.

Chairperson Harris: Is it someone different or part of the family?

Kevin Schweikert: Someone different, the family just owns the one tract.

Chairperson Harris: The staff report said the original 20-acres.

Thad Yonke: A portion of the 20-acres was family transferred, it could be the same family or it may have been sold.

Kevin Schweikert: It may be the same family, the applicants didn't indicate who it was.

Thad Yonke: There is nothing that would prevent any of the other property owners to come in and ask for their portion of R-M rezoned.

Chairperson Harris: It would be a lot cleaner if those people would do the same thing.

Commissioner Ehimuh: Wasn't the driveway something we were looking at last time because it is shared?

Chairperson Harris: That is the thought and concern I am having, but under the rules we have right now, like it or not, it is permissible at this point. There would have to be an easement of some kind and a maintenance agreement.

Kevin Schweikert: Yes.

Commissioner Kurzejeski made, and Commissioner Butler seconded a motion to approve the request by Brunstrom Family Irrevocable Trust to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S Old Hwy 63, Ashland:

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

Motion to approve the rezoning request passes unanimously.

Chairperson Harris informed the applicants that this request would go before the County Commission on Tuesday, July 1, 2025 at 7:00 PM and the applicants need to be present for the hearing.

- 2. Request by Carl & Marlene Dunn to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) and to approve a Review Plan on 9.62 acres located at 4880 E Hwy CC, Sturgeon. Bourbon Township. (open public hearing)**

Planner, gave the following staff report:

The subject property is in the southeast section of the intersection of E Highway CC and N Sydow Road. The property is 9.62 acres in size and contains a single-family dwelling and onsite wastewater lagoon. The property is zoned Agriculture 1 (A-1). The surrounding zoning is as follows:

- North, across E Highway CC, A-1 and Agriculture-Residential (A-R)
- East, A-1
- South, A-1
- West, across N Sydow Road, A-1

The proposal is to rezone from A-1 to Planned Agriculture 2 (A-2P) to facilitate a family transfer. Lot 1 will be two acres in size and contain the existing home, lagoon, and a future detached accessory structure. Lot 2 is 7.62 acres with the only proposed use being agriculture. The review plan indicates that Lot 2 will transfer to an eligible family member via the family transfer process. No additional development will occur on lot 2 and will remain in agricultural use. The review plan indicates that a 2-acre lot is desired to satisfy a requirement for a veterans' specific benefit. A 50' perimeter setback is provided along the perimeter of lot 2. A 50' building line is shown along the front of lot 1. Should the review plan be approved, the 50' perimeter setback will need to be adjusted to run the entire perimeter of the planned development. The proposal is located within Bourbon Township.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Master Plan designates a sufficiency of resources test to determine if adequate utilities, transportation, and public safety resources are in place to support the change in zoning. Failure to pass the test should result in denial of the request. Passing the test should result in further analysis.

Utilities. The subject property is located within Public Water Supply District #10 service area. Boone Electric provides power service. An onsite wastewater lagoon serves the existing single-family dwelling. There is no publicly operated sanitary sewer system nearby.

Transportation. An existing driveway provides access onto E Highway CC, a publicly maintained road. No additional development is proposed to require access to a public road.

Public Safety. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 6, is approximately 2.8 miles away.

Zoning analysis:

Without additional infrastructure to support an increase in density, this request would fail the sufficiency of resources test if it was an open zoning. The use of a planned development requires additional analysis based on the proposed density and uses listed on the development plan.

The proposal is to rezone from A-1 to A-2P to accommodate the use of a family transfer to an eligible family member while not increasing the density of the property. The lot to be transferred, lot 2, can only be utilized for agricultural use and cannot be developed for future residential use. The existing dwelling will remain on a two-acre remainder lot under the current landowners.

With this statement of fact, staff believe approval of this development plan is in line with the character of surrounding properties. While two distinct lots would be created by approval of this plan, uses of property are limited to activities already occurring, existing single family residential and agriculture. Lot 2, once

transferred, will not be eligible for a building permit for any structures leaving it in the same state as it is currently in.

The proposal scored 43 points on the point rating system. Staff notified 4 property owners about this request.

Staff recommends approval of the review plan and rezoning request with the following condition:

1. The Final Plan demonstrates a 50' perimeter setback adjacent to perimeter of the entire planned development.

Present representing the request:

Don Bormann, 101 W Singleton St, Centralia

Don Bormann: The condition was my misunderstanding of what staff asked me to do; I don't have a problem with the condition. I spoke with Director Florea about this request because it is an unusual situation. The husband is in a nursing home currently and they are trying to get him into the Veteran's Home. The VA apparently has a requirement that they can't own more than two acres. They said they might consider 2.5 acres but we have no idea how long that process would take, especially considering the layoffs in Washington at this point. We went through the concept review and they wanted certain things stated on the plan, they don't want this to be used for someone else to do the same thing unless they meet very similar circumstances. This is a VA requirement; the husband is well into his 90's and they are trying to get him into the Veteran's Home because nursing homes are rather expensive. His wife still lives on the property and will continue to do so. The remaining acreage would be family transferred back to the original owner.

Commissioner Trecha: Is there a minimum acreage size for A-2 family transfers? Isn't 2.5 the minimum lot size?

Bill Florea: 2.5 is the minimum lot size in the A-2 zoning district. This is a planned request which allows for a smaller lot size.

Chairperson Harris: Going down to 2-acres is not going to run afoul of an onsite wastewater system?

Don Bormann: No, the onsite wastewater system will fit on the lot.

Thad Yonke: The subdivision regulations stated that any platted lot must be a minimum 2.5 acres for an onsite wastewater system. This property is not proposed to be platted.

Don Bormann: It easily fits the setbacks; the property was designed to fit the setbacks.

Chairperson Harris: How did the parent tract end up less than 10-acres in A-1?

Don Bormann: It was transferred as the northwest quarter of the northwest quarter of the northwest quarter which is over 10-acres, however, what they failed to consider was the highway right-of-way and when that was accounted for it ended up being less than 10-acres.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner McCann seconded a motion to approve the request by Carl & Marlene Dunn to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) on 9.62 acres located at 4880 E Hwy CC, Sturgeon:

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

Motion to approve the rezoning request passes unanimously

Commissioner Harvey made, and Commissioner McCann seconded a motion to approve the request by Carl & Marlene Dunn to approve a Review Plan on 9.62 acres located at 4880 E Hwy CC, Sturgeon with the following condition:

1. The Final Plan demonstrates a 50' perimeter setback adjacent to perimeter of the entire planned development.

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

Motion to approve the Review Plan and Preliminary Plat passes unanimously.

Chairperson Harris informed the applicants that these requests would go before the County Commission on Tuesday, July 1, 2025 at 7:00 PM and the applicants need to be present for the hearing.

- 3. Request by D & D Investments of Columbia LLC to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 61.04 acres; and, to rezone to Planned Single-Family Residential (R-SP) on 17.72 acres and approve a Review Plan for Willow Creek East located at 8455 E St. Charles Rd, Columbia, Columbia Township. (open public hearing)**

Senior Planner, Thad Yonke gave the following staff report:

The subject property is located on the north side of St. Charles Road and the west side of State Route Z, at the immediate northwestern corner of the Roundabout intersection. The overall property is 80.22-acres in size and is zoned Agriculture 1 (A-1) & Planned Single-Family Residential (R-SP). This is an original 1973 zoning & a rezoning from 2018 respectively. Surrounding zoning is as follows:

- North – Agriculture 2 (A-2) & A-1
- East – Agriculture – Residential (A-R)

- South – A-1, Single Family Residential (R-S) & Pending Planned Industrial (M-LP) pending
- Southwest – A-2
- West – R-SP

The property is in Columbia Township. The property is vacant. The request is to rezone 77.28-acres to R-SP and 2.94-acres to C-GP. The proposed use is for a maximum of 219 dwelling units and 13,500 square feet of commercial space. The dwelling units are comprised of 141 lots for single-family homes, 44 smaller lots for cottage homes, 11 lots that have the option to be two-family homes comprised of a primary unit and an internal accessory dwelling unit (ADU), & 6 lots labelled single family attached which are proposed for each to have a, two-family unit on designated corner lots with a single drive off each of the road frontage.

The Boone County Master Plan and the Northeast Columbia Area Plan identify 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: Public Water Service District #9 provides water to the area for both domestic service and fire protection. Additional coordination beyond the normal level is needed with the water district to ensure proper water service for the development, especially the commercial area. The Boone County Regional Sewer District (BCRSD) will serve this development with public central sewer through a hybrid system that is part theirs and part owned and operated by the City of Columbia. An annexation agreement is required. This agreement has been completed and is recorded in book 6006 page 127 of the Boone County Recorder of Deeds. The sewer district has indicated that they will need to have the developer enter into an agreement with them to address sewer service details where multiple dwellings will be located on single lots and how this is to be handled. Boone Electric serves the area with power.

Transportation: The property has frontage on two publicly maintained roadways and contains one future area collector public roadway, Mosby Drive. The site design currently proposes one public road connection for Mosby Drive on Route Z along with a private drive to serve the commercial area. This private drive connection to Route Z triggered the need for turn lanes according to the Traffic Impact Study (TIS).

Two public roadway connections are proposed onto St. Charles Road. These proposed roadways are Tribeca Drive and Ascent Drive. No direct lot access is proposed or allowed onto either St. Charles or Route Z with the exception of the commercial access mentioned previously. The other access to the commercial lot is as the eastern leg of the intersection of Vivio Drive and Ascent Drive near the St. Charles Road front of the subdivision, the portion of Ascent Drive between St. Charles Road and Vivio Drive is a County Commercial Roadway that transitions to a local roadway as it proceeds further north.

This property is in the Boone County Northeast Traffic Plan area and would be subject to the Trip Generation Fees contained in the plan. These fees are to attribute the roadway impacts of development within the plan area in order to provide for some funding to provide an identified basic network of main roads for the study area. Mosby Drive is located in one of the identified areas for a major road and as such documentation as to the cost of constructing Mosby Drive within the development can be compared to the fee calculated by the methods of the study to ask for the construction of Mosby Drive in lieu of the fee. The Director of Resource Management and the County Engineer will have the final discretion as to determining acceptability of the construction in lieu of a fee.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 1, 2.2 miles away by roadway.

Zoning Analysis: The property is in the Northeast Area Plan which was adopted by the County Commission in 2010. The future land use map in the plan shows this area as suitable for residential land use. Commercial uses envisioned within corridor should follow the “Neighborhood Commons concept as described in the Metro 2020 Plan in order to support the residential neighborhoods of the plan area.”

The residential subdivision has four types of housing proposed in order to make an integrated and cohesive neighborhood with a mixture of housing types.

- The first non-standard residential type is a “Cottage Lot”. These lots are less than 7000 square feet but are intended to contain a somewhat smaller single-family dwelling than would be typical of larger lots. Due to the smaller size of these lots and the amount of lot coverage expected, an accurate detailed plot plan will be required along with each building permit application for these lots due to the tight tolerances on these small lots.
- The second non-standard residential type is labelled on the graphic as “ADU”. While not required to build anything other than a typical single-family dwelling on these lots, these lots are instead allowed to contain two-family dwellings consisting of a primary unit and a smaller internal accessory dwelling unit (ADU). The primary unit presents itself as a standard single-family dwelling in appearance with the internal ADU having an understated exterior entrance with its required address displayed to reveal its presence. Detached external ADUs are not proposed for this development and are expressly prohibited under number 1 under the ARCHITECTURAL CONTROLS provision shown on sheet 1 of the plan. The proposal prohibits any accessory buildings within the development.
- The third dwelling unit type is labelled on the graphic as “Single-Family Attached”. While this is really a building code term relating to the building methods used in this type of construction, in this instance it refers to a corner lot containing a single structure consisting of two dwelling units that present themselves as a single larger home occupying a single lot and where each unit has its driveway and garage orientation on a different roadway.
- The fourth dwelling unit comprising a majority of the development lots is the standard single-family dwelling upon a lot of 7000 square feet or more.

This project is proposed to be phased. The commercial component is an unnumbered phase that can’t occur until after or in conjunction with proposed Phase 3. Note 21, on the plan, indicates that as part of the proposal “A detailed C-GP Plan shall be required prior to development of Lot 203 once the end user is identified.” As a feature of the request, this will be considered a requirement for a Revised Rezoning and Review Plan for lot 203 prior to any development of lot 203.

Additionally, in conjunction with the submission of the revised Rezoning and Review Plan for lot 203, a revised TIS will be required. It should be recognized that there is an expectation that the southbound right-turn lane will be required to be constructed in conjunction or prior to the commercial phase of this project, however, as long as the triggering conditions are allowed as uses for the approved development the specific detailed revised plan will not negate the requirement to construct the turn lane and the new TIS may actually indicate additional required improvements. As part of the detailed plan, supplemental or a new TIS will be needed.

The property scored 70 points on the rating system.

Staff recommends approval of the rezoning request and review plan subject to the following conditions:

1. All building permit applications on lots marked “Cottage Lot” are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. Any concerns of the water district in conjunction with this development must be worked out to the satisfaction of both Water District #9 and the Director of Resource Management.
3. An agreement acceptable to the BCRSD and the Director of Planning be provided prior to the submission of the Final Plan that includes the details of sewer service/connections for lots that can contain multiple dwelling units on single lots.
4. Prior to submission of a Final Plan the developer shall propose what they believe their transportation impact fee should be, based upon the methodology set out in the Northeast Area Transportation Study and then work with Staff to set the appropriate amount. A payment schedule will be a required component of compliance with this condition. Alternatively, documentation acceptable to the Director of Resource Management and the County Engineer that shows that the construction of Mosby Drive within the development constitutes an equivalent or greater contribution may be accepted instead.
5. Upon approval of the development plan for Willow Creek East and prior to issuance of a building permit authorizing the development of Lot 203, the commercially zoned parcel at the southeast corner of the project site, Boone County Resource Management and/or the City of Columbia, as applicable, reserves the right to require an update to the November 25, 2024 Traffic Impact Study prepared by CBB Transportation Engineers + Planners with respect to this parcel. The purpose of such update would be to ensure that impacts to adjacent roadways (State Route Z and/or St. Charles Road) have been fully evaluated based on intended development of the parcel and that any requirements identified within the updated study have been or will be implemented prior to issuance of a certificate of occupancy for any structures built upon the parcel.
6. That it is recognized that proposed lot 203 is required to come back through the process with a revised rezoning and review plan request prior to development as part of the applicant’s current proposal and is binding.

Present representing the request:

Andy Greene, Crockett Engineering, 1000 W Nifong, Bldg, Columbia

Andy Greene gave power point presentation which is attached at the end of minutes.

Andy Greene: This development will be approximately 219 units across 80-acres. There will be two public road connections to St. Charles Road, one collector road connection to Route Z and this integrates into the development at the southwest corner of this property, which is the original Willow Creek, formerly North Battleground. We are taking the north half of the old North Battleground development and adding it to this proposal.

The Boone County/Columbia housing study from October 2024 identified housing needs, primarily workforce housing; the applicants are attempting to help with this problem by providing a variety of workforce housing options. We will have roughly four options, typical homes, cottage lots and two-family homes including attached and accessory dwelling units. The accessory dwelling units are designed to blend in and look like a single-family home.

There is no end-user for the commercial property yet; once that is known the applicants will come back with a revised plan. The proposed uses are for neighborhood-friendly services. Mosby Road will be a collector street which is shown on the CATSO map, no driveways are being proposed on that other than two off to the extreme west. A traffic study was prepared and reviewed and accepted by City and County staff. St. Charles Road and Route Z can handle this development’s traffic.

Chairperson Harris: Did the applicants start this as the new Master Plan was being proposed, or under the radar while it was being done?

Andy Greene: I have been working on this plan for four years; it took a little bit to get through the city with the annexation agreements.

Chairperson Harris: Are lots C6 and C8 green space or detention basins?

Andy Greene: Lot C6 is a detention basin that is adjacent to the stream buffer bisecting the northwest part of the property. C8 is a detention basin as well.

Chairperson Harris: Will the sewer line come in from the west?

Andy Greene: Yes, it is existing and is serving what was formerly North Battleground; it is actually already on this site.

Chairperson Harris: None of the sewer for this will impact the potential extension we were talking about with the M-LP to the south?

Thad Yonke: No; that is proposing to be connected to this line. If the other sewer gets built in time they might go to the other sewer, but they are proposing to connect to this development.

Chairperson Harris: The sewer for that has come around since we approved that development. It wasn't part of the original approval on that was it?

Thad Yonke: It was part of the proposal that they had. It was connecting to the original part of North Battleground that already exists. They are proposing to go under St. Charles Road to connect unless the other sewer gets built before that time, then they could go either way.

Chairperson Harris: Looking at the intersection of Tribeca Drive out onto St. Charles, is that going to be in line with the emergency access from the M-LP?

Thad Yonke: I believe they are offset.

Commissioner Trecha: The ADUs are one lot and one structure. Is that designed for a rental unit?

Andy Greene: Yes, it is one ownership and one property. Unless you have a mother-in-law that you wanted to have there.

Thad Yonke: It is effectively a duplex.

Bill Florea: There is no restriction on who could live in it. You could not sell the units separately.

Commissioner Butler: D & D Investments is the developer, can you describe who they are?

Andy Greene: Mr. Dan Burks is my primary contact; the first developer of North Battleground sold it to a guy who sold it to Mr. Burks and he is the one that did what you see up there today as the first phase of Willow Creek. They have done a couple of other residential developments and a commercial development. They used to be involved in a car dealership.

Commissioner Butler: Who is the builder?

Andy Greene: The builder working with them is Anderson Homes, however the lots won't be exclusively sold to them.

Commissioner Kurzejeski: On the north side it looks like roads were stubbed out in two places, there seem to be three property owners across the north line; I am wondering about how decisions were made where to stub and whether the owner who didn't get a stub might be concerned that they got a little less from this deal.

Andy Greene: I don't think there is a spacing requirement or number of stubs; I don't think you have to go to everyone. The good thing about this location is with these being so far to the north we could easily add another one.

Commissioner Kurzejeski: Is 44-feet the most narrow you can go on a lot?

Andy Greene: 44-feet is our proposed minimum lot width. Some of the cottage lots are a little bit bigger. The city's cottage standards are a minimum 30-foot width; the applicants didn't want to go that small with 6-foot side yards you could only have a 18-foot wide house.

Chairperson Kurzejeski: With a less than \$300,000 price point for those, what would you say is the minimum price point for a regular single-family home?

Andy Greene: Maybe \$400,000 but I don't really know. They aren't huge lots so you won't find huge homes. The covenants for this development won't restrict detached buildings but they have full architectural control over everything so you have to get approval for every building from the covenants; the developers hold the key to that. People can't just buy a lot and build whatever, it has to fit in.

Chairperson Harris: The cottages with the 40-foot lot; how would that compare with the lots in NewTown? Will it be similar?

Andy Greene: I would say it is a similar type.

Commissioner Ehimuh: How sustainable is the area going to be? How long would it be before owners find it doesn't suit their needs? Do you have future projections?

Andy Greene: I think the area is growing; I can't predict the future but I would say if you make a substantial investment in a new house you want to upkeep it and have a community with neighborhood commercial right next door and places to work, schools and access to the highway nearby. I would say it is a pretty desirable area.

Commissioner Ehimuh: I was wondering about how the land may shift around due to the water; these are lighter homes.

Andy Greene: From a structural standpoint they will be just like a regular home just a little smaller but just as sturdy as a regular home. The stormwater in this development is primarily handled in three bigger basins that we can put in the outskirts of the development, so they are away from the homes where it doesn't impact them. The basins could be ponds and hold water permanently and be an attraction; I don't think that is in the intent, they will be dry most of the time except when it rains they will fill up.

Commissioner Ehimuh: Will it lead to a flooding issue?

Andy Greene: No. All of the basins will have emergency overflow provisions; nothing is going to flood because we have emergency spillways throughout the development and plenty of stormwater pipes and inlets.

Commissioner Ehimuh: Will there also be provisions for kids who are living with these families?

Andy Greene: Yes; we are doing internal sidewalks in the development and also a sidewalk along Route Z and St. Charles and hopefully connect it to Battle school in the future. There are a few common lots and while they aren't specifically parks they could be used as that. I don't know the exact acreage of the common lots. We have a lot of land dedicated for tree preservation; as part of the annexation and sewer agreement with the city we have to comply with a few city landscaping requirements, specifically street trees. Street trees will be placed at 60-foot intervals along the collector road Mosby and Ascent Drive; there will be at least two trees on each lot as required in the covenants and for stormwater purposes. The common lot is going to be all forest.

Chairperson Harris: On the commercial part of the phasing plan, it is noted with or after phase 3. You aren't limiting yourself on a potential sale by waiting for phase 3?

Andy Greene: If you look at this development, one of the problems that this solves is that it allows development, the north half of North Battleground can't be built right now because it doesn't have remote access. They have half of a development that they can't build, it is approved and if they could get another road to it then they would have another 40 lots to go. They are just out of homes to build and that is how they get their money to continue to build streets and infrastructure. The goal here is to do an initial phase and get 40 to 50 lots built and Phase 2 is a little more of an extension of that, Phase 3 is where the commercial lot is. We don't really know who is going to go there; they haven't started marketing. If they wanted to do the commercial sooner they can come back and ask to revise the plan but it isn't really seen as a need right now.

Chairperson Harris: What is the time frame on getting Mosby built? Will that be early on or at the end of the project?

Andy Greene: Mosby will be at the start of phase 4 so we will have our first connection of Mosby to Route Z in phase 4 and then as we go through phases 5, 6 & 7, that will progress to the west.

Commissioner Harvey: Do the applicants have any issues with the recommended conditions?

Andy Greene: No.

Commissioner Trecha: Phase 1 has two connections to St. Charles?

Andy Greene: Phase 1 has one connection to St. Charles; phase 3 will have the second road onto St. Charles.

Commissioner Trecha: Do you have any requirements that there will be 50 homes in that area and you only have one connection?

Andy Greene: We have two entrances for phase 1, the second one is connecting to a current road stub in the current development.

Open to public hearing.

No one spoke in favor of the request.

Present, speaking in opposition:

Glenn Boyer, 2670 N Rte Z, Columbia

Glen Boyer: I live on Route Z north of the roundabout. From what I have heard tonight I am not at all in favor of this request. Years ago, Copper Creek started, and they built nice, expensive houses in a nice area. They went east and started another subdivision, and the houses got cheaper; we don't know how this subdivision is, it hasn't been there very long. It seems like when something goes further down, I hear about townhouses, duplexes, condos, rental property. I don't want that across the road from me. I have been there 38 years and I hate seeing that.

If they built another Copper Creek I wouldn't care but I don't want a bunch of Section 8; they may as well put mobile homes in. With the commercial part, I keep hearing "could be", it could be a bank, could be a barber shop; it could be a massage parlor. I have loved living out there, I know it is growing, the traffic has increased, and the round-a-bout has upset a lot of people because the road has turned into a drag strip because they have to stop for the round-a-bout and then they zoom past my house. The commercial part really has me concerned as well as condos, duplexes, and townhouses. What is going to go in the commercial property? If it is a bank I wouldn't have a problem with it.

Closed to public hearing.

Andy Greene: The proposed uses on the commercial property are restricted to only eight items, they are listed on the plan and are intended to exclude uses that don't fit in with the area.

Thad Yonke: The applicant is also proposing that the commercial portion has to come back anyway before they can develop that property; they can't even do the uses listed without coming back to revise their plan.

Commissioner Kurzejeski: You are saying no massage parlors, no drive-thru restaurants, but again it has to come back.

Andy Greene: The requested allowed uses listed on the plan are place of worship, bank or financial institution, office, medical office and outpatient clinic with no retail sales, personal services excluding massage parlors but including barber shop, beauty parlor, photographic or art studio, laundry or dry cleaning, and receiving station and other uses of a similar character, a retail store provided that in connection which there shall be no slaughter of animals or poultry or commercial fish cleaning, restaurants and café's not including drive-in establishments, and a nursery, pre-kindergarten, kindergarten play or other private school or daycare.

Commissioner Butler: Will there be Section 8 housing?

Andy Greene: No, this is all privately funded housing, the mixture of smaller units is a way to hit different price points, no one wants to live near that necessarily so having these sprinkled in to where they don't look out of place is the goal. As the developer, you don't want to put something that doesn't fit in because you have to sell the remaining 150-lots out here. There will be no Section 8, it is all privately owned, there are only 17 units that have two families and that is 15% of the housing mix. Unless you are looking for those, the intent is that you won't see it.

Commissioner Butler: If there is going to be Section 8 housing, you will notify the community.

Andy Greene: Sure.

Commissioner Butler asked Mr. Boyer if he heard that.

Chairperson Harris: I think we need to be careful in this venue about referring to a specify type of housing lest we cross the fair housing guidelines and start to appear discriminatory.

Commissioner Butler: I never said I didn't want Section 8 housing there. It is a requirement that if there will be Section 8 housing that there will be notification. I have dealt with this in Virginia for eight years and I think it is something the citizens would be interested in.

Andy Greene: I don't know the rules around Section 8 housing; I assume you have to get a grant.

Commissioner Kurzejeski: Looking at the map in the northeast corner, it looks like the lots across from Mr. Boyer's house are some of the largest homes in the development.

Andy Greene: Yes, there are not cottage lots in this location, there is an ADU slated for the corner but that is optional.

Commissioner Trecha: Has staff received comments from any other neighbors?

Thad Yonke: No.

Chairperson Harris made, and Commissioner Harvey seconded a motion to approve the request by D & D Investments of Columbia LLC to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 61.04 acres; and, to rezone to Planned Single-Family Residential (R-SP) on 17.72 acres located at 8455 E St. Charles Rd, Columbia:

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

Motion to approve the rezoning request passes unanimously

Discussion:

Commissioner Trecha: It was illuded to earlier about the detention basins holding stagnant water.

Andy Greene: I did say that generally we have larger stormwater areas; in previous designs we had smaller areas so you would need more of them.

Commissioner Trecha: Will these detention areas be contoured.

Andy Greene: They will all have proper drainage to the outflow structure which would be concrete storm structure connected to a storm pipe.

Commissioner Trecha: The common areas will be water retention areas?

Andy Greene: Correct.

Chairperson Harris: But you also have some green space areas and you made the comment that there was quite a bit of area but not an exact measurement, but that is separate from the detention basin area.

Andy Greene: All the common spaces are either for open space or detention basins.

Commissioner Trecha: The type 2 stream has flowing water?

Andy Greene: Yes, that is a corps regulated stream; it is a mapped blue-line stream.

Chairperson Harris made, and Commissioner Harvey seconded a motion to approve the request by D & D Investments of Columbia LLC to approve a Review Plan for Willow Creek East located at 8455 E St. Charles Rd, Columbia with the following conditions:

1. All building permit applications on lots marked “Cottage Lot” are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. Any concerns of the water district in conjunction with this development must be worked out to the satisfaction of both Water District #9 and the Director of Resource Management.
3. An agreement acceptable to the BCRSD and the Director of Planning be provided prior to the submission of the Final Plan that includes the details of sewer service/connections for lots that can contain multiple dwelling units on single lots.
4. Prior to submission of a Final Plan the developer shall propose what they believe their transportation impact fee should be, based upon the methodology set out in the Northeast Area Transportation Study and then work with Staff to set the appropriate amount. A payment schedule will be a required component of compliance with this condition. Alternatively, documentation acceptable to the Director of Resource Management and the County Engineer that shows that the construction of Mosby Drive within the development constitutes an equivalent or greater contribution may be accepted instead.
5. Upon approval of the development plan for Willow Creek East and prior to issuance of a building permit authorizing the development of Lot 203, the commercially zoned parcel at the southeast corner of the project site, Boone County Resource Management and/or the City of Columbia, as applicable, reserves the right to require an update to the November 25, 2024 Traffic Impact Study prepared by CBB Transportation Engineers + Planners with respect to this parcel. The purpose of such update would be to ensure that impacts to adjacent roadways (State Route Z and/or St. Charles Road) have been fully evaluated based on intended development of the parcel and that any requirements identified within the updated study have been or will be implemented prior to issuance of a certificate of occupancy for any structures built upon the parcel.
6. That it is recognized that proposed lot 203 is required to come back through the process with a revised rezoning and review plan request prior to development as part of the applicant’s current proposal and is binding.

Boyd Harris – Yes
Greg Martin – Yes
Kevin Harvey – Yes
Jeffrey Ehimuh – Yes
Jeff McCann – Yes

Eric Kurzejeski – Yes
Randal Trecha – Yes
Christy Schnarre – Yes
Ken Butler – Yes

Motion to approve the Review Plan passes unanimously.

Chairperson Harris informed the applicants that these requests would go before the County Commission on Tuesday, July 1, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VII. PLATS

Items 1-3 were placed on consent agenda:

1. Willow Creek East Preliminary Plat. R-SP (proposed). S1-T48-R12 & S6-T48N-R11W. D & D Investments of Columbia LLC, owner. David Borden, surveyor.

See Staff Report under Rezoning Item 3.

2. Brandywine Creek Subdivision Plat 2. A-2. S15-T47N-R12W. Gregory Szarnecki Living Trust, owner. Jay Gebhardt, surveyor.

The following staff report was entered into the record:

The subject property is on the north side of Brandywine Creek Road, approximately 2 miles south of the city limits of Columbia. It is approximately 40 acres in size and zoned Agriculture-2 (A-2). The surrounding property is zoned as follows:

North – Agriculture 1 (A-1)

South – A-2

East – A-1 and A-2

West – A-2

The A-2 zoning was rezoned from A-1 in 1976. The A-1 zoning is original 1973 zoning. This preliminary plat shows nine buildable lots and one common lot. 8 of the lots front on to Brandywine Creek Road, with the final lot in the northeastern portion of the property on Tom Bass Road. A preliminary plat was submitted and approved on the April 2025 agenda.

Lots 2 through 9 will have frontage on and direct access to Brandywine Creek Road. Lot 1 has frontage on and direct access to Tom Bass Road. The common lot has access across Lot 1 to Tom Bass Road. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. There is a 4" water main along Brandywine Creek. It is insufficient to meet fire flows, although fire flows can be improved by upgrading the 4" line to a 6" line. The waterline upgrade must be completed prior to receipt and acceptance of the final plat.

The proposal intends to use soil absorption systems for on-site wastewater. The applicant has enclosed documentation showing two workable sites on each lot that can support such systems. The applicant has submitted a wastewater cost-benefit analysis.

The property scored 62 points on the rating system.

Staff recommends approval of the plat and waiver requests.

3. Rocheport Reserve Plat 1. A-2. S5 & S8-T51N-R14W. Mary Lee Traxler Trust, owner. Kevin Schweikert, surveyor.

The following staff report was entered into the record:

The subject property is located off W Old Rocheport Rd, approximately ½ mile east of the intersection of W Old Rocheport Road and W Highway BB. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The property is currently undeveloped. The proposal is subdivide the hundred plus acre parent parcel into three five acre lots served by a private access easement.

The property has direct access to W Old Rocheport Rd, a publicly maintained roadway. A 50' wide private access easement is proposed to serve lots 2 and 3 for access onto W Old Rocheport Rd. The applicant has submitted a written request for a waiver from the traffic impact study. Creation of three lots are unlikely to have a significant impact on existing transportation infrastructure. Granting a waiver from the traffic impact study is appropriate in this case.

The property is located within Consolidated Water service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 2, is approximately 2.7 miles away.

An onsite wastewater plan showing potential lagoon location for each lot was submitted concurrent to the submittal of the plat. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis requirement. There is no public sanitary sewer available nearby. Creation of a three-lot minor plat is unlikely to create conditions suitable to creation of a public sanitary sewer system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 24 points on the rating system

Staff recommends approval of the plat and granting of waivers.

Commissioner Harvey made, and Commissioner Kurzejeski seconded a motion to approve the items on consent agenda with staff recommendations:

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

Motion to approve the items on consent agenda passes unanimously

Chairperson Harris stated that plats that are eligible will go before the County Commission on Tuesday, July 1, 2025 at 7:00 PM.

VIII. OLD BUSINESS

1. Update on Commission Action

The rezoning request by Darrell & Eve Flake to rezone from A2 to AR was approved.

The following plat was accepted:

- D & K Acres Subdivision Plat 1

The 2025 Boone County Master Plan was adopted by the County Commission as recommended.

IX. NEW BUSINESS

1. Boone County Regional Sewer District Area Wide Management Plan & Capital Improvements Plan

Present:

Jesse Stephens, Interim Executive Director, Boone County Regional Sewer District

Jesse Stephens stated that over the past year and a half, the Sewer District has been undergoing an effort to update our Area Wide Management Plan and Capital Improvement Plan.

Jesse Stephens presented a power point presentation which is attached at the end of minutes.

Discussion:

A question was asked where the money will come from for the upgrades.

Jesse Stephens: I hope to get some grants. We may look into something like a CID; any creative funding opportunity that reduces that number is probably on the table. The City of Columbia has developed a strategy for funding sewer main extensions now; they let the developer front the money, collect their costs and we will reimburse them over time with special connection fees. That mechanism is working okay for the city, but it is not something the sewer district has explored yet, but I am looking into it.

Commissioner Trecha asked if it was a bond issue.

Jesse Stephens: Yes

Commissioner Trecha asked if there were Federal or State grants available.

Jesse Stephens: A bond issue is a necessary component of getting Federal and State funding. Usually what passing a bond means is we have the authority to go out and sell bonds at market rates if we wanted to, traditionally what the sewer district has done is leveraged that to go to DNR and inform them they have bonding capacity and ask for a grant and low interest loan, low interest meaning a third of the market rate in order to help finance the project. Sometimes we can get a grant for one million dollars and supplement that with a low interest loan for the remaining balance of the project. We need bonding authority to request a loan. Right now we have three million in bonding authority and that will run out in the next year so we will likely go back to the voters to request more bonding authority.

Chairperson Harris: Is there some point that we max out between what can be served in the county by tapping into the city system or is it so big that it might not happen?

Jesse Stephens: I think there is plenty of capacity in the city system but like all things that will run out. I think they are currently using 16 million out of their 25 million gallon capacity. When we have agreements to dump into the city system, we collect the bill but we pay the city a percentage of that.

Commissioner Butler: Have there been consideration of public/private partnerships?

Jesse Stephens: There have been some public/private partnerships and cost sharing in the past, not on a tremendously large scale. I see that being a potential avenue.

Commissioner Butler: [NCPPP.org \(website doesn't work\)](http://NCPPP.org) is an organization that I have been a part of in the past and have large companies that have been saving municipalities hundreds of millions of dollars on waste treatment plants.

Commissioner Harvey: Does the sewer district work with the Department of Economic Development?

Jesse Stephens: I have a meeting with REDI and I think their director came from the Department of Economic Development.

Commissioner Harvey: I know they give out a lot of grants.

Jesse Stephens: We are aware, I am hoping they will be able to help us find other opportunities.

X. ADJOURN

Being no further business, the meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 17th day of July, 2025

Willow Creek East

PRD & PCD

Boone County

Willow Creek East

Representation

Andy Greene - Crockett Engineering Consultants

Willow Creek East

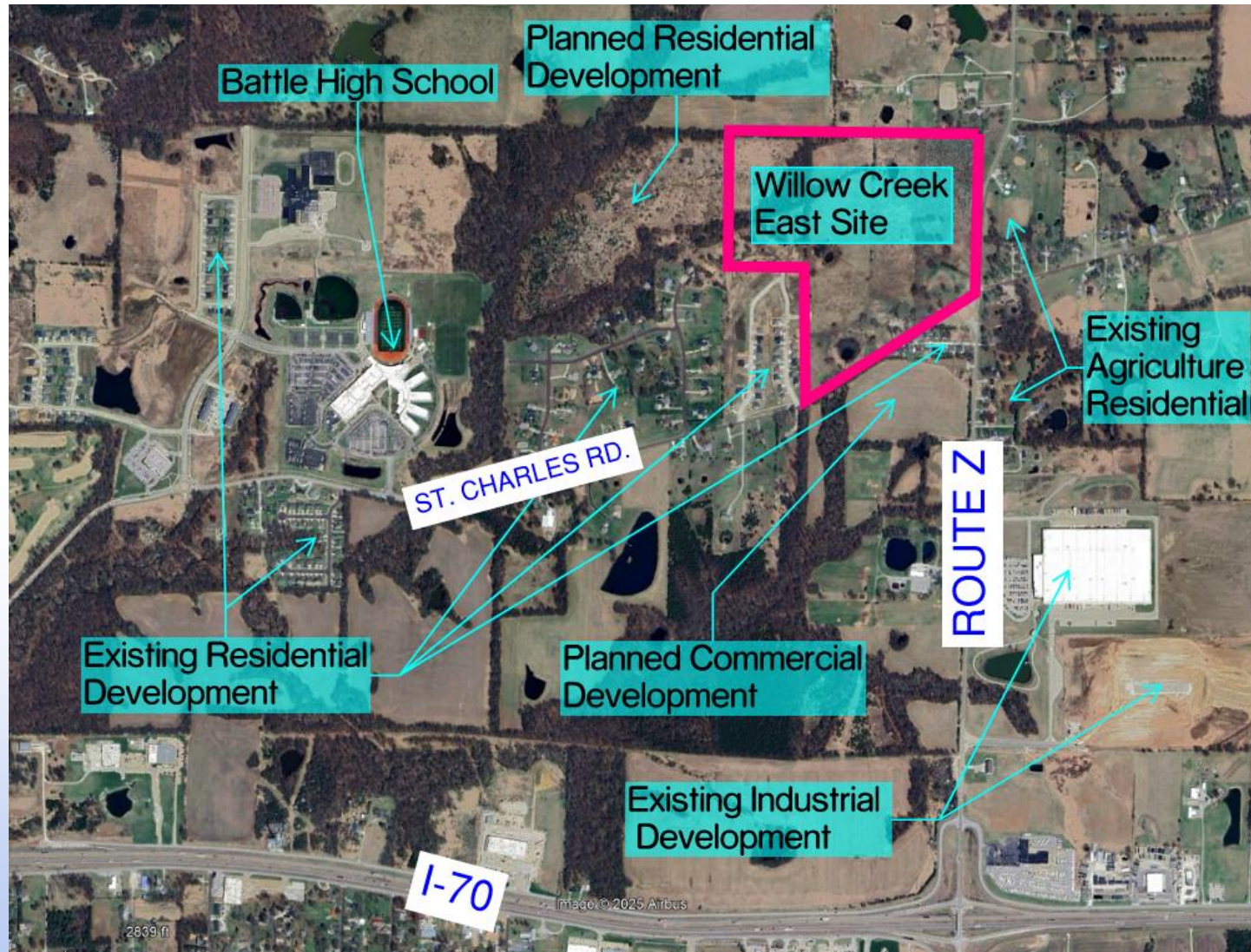
- 80 acre site
- Planned Development with County Staff support
- Approved City Annexation Agreement to connect to sewer and become a BCRSD customer.
- Proud to propose a unique & exemplar development model for incorporating multiple home and lot types within one development
- Residential Subdivision
 - Providing a selection of lot/home options to appeal to a wide variety of residents
- Commercial Lot at corner
 - Intended to serve the adjacent developments and neighborhoods

Future Land Use Plan

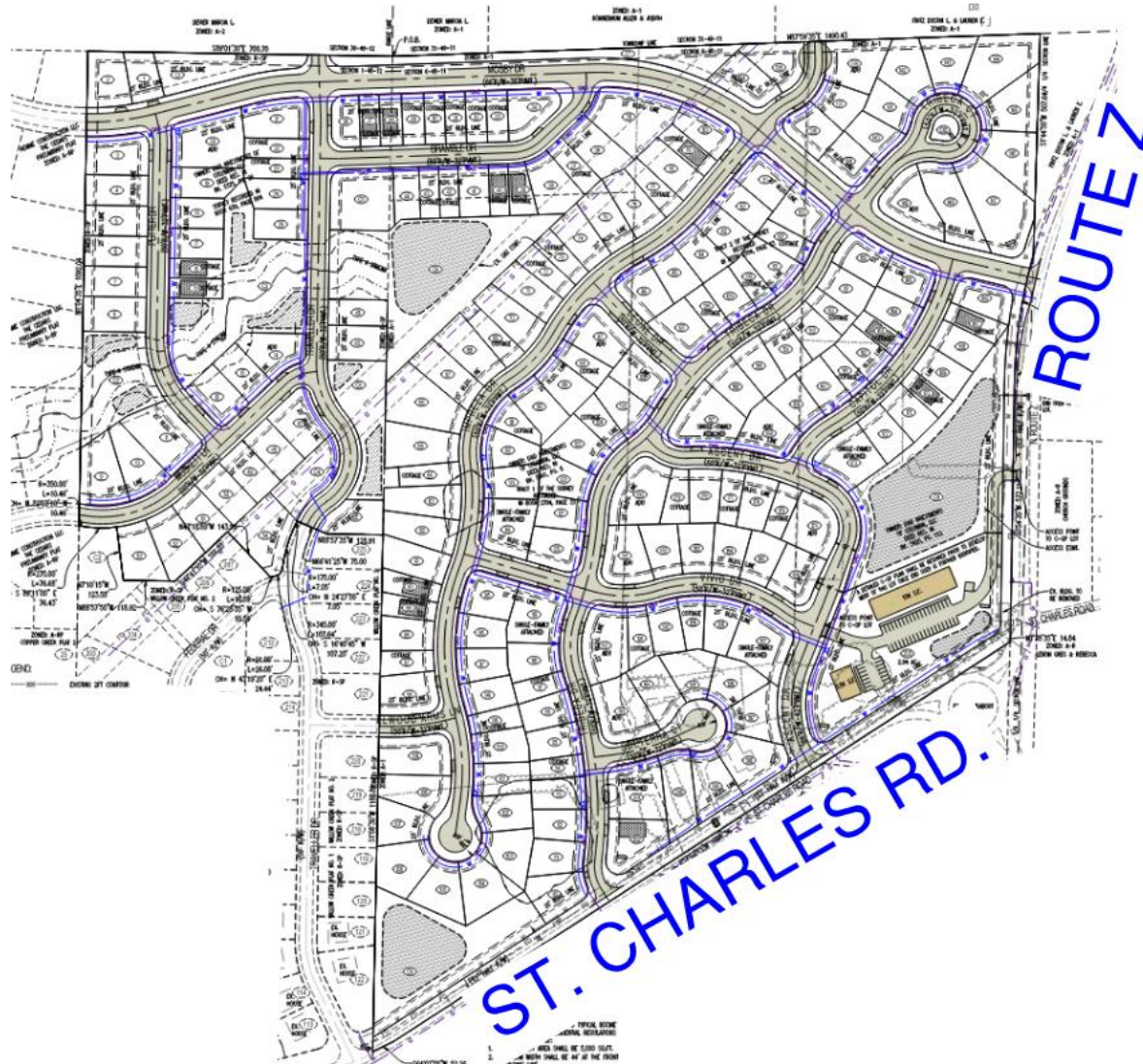
Boone County Master Plan

- Within “Growth Areas”
 - Priority areas for growth and development.
 - These areas will incur significant man-made development.
 - Community services and utilities should be available or planned.
- Specifically, within the Local Community Planning District and the Regional Economic Opportunity Area.

Willow Creek East



Willow Creek East



Boone County and the City of Columbia

Housing Study, October 2024

- Study identifies housing needs:
 - Workforce housing
 - Lack of workforce housing options.
 - Need for gentle density
 - Housing types between single-family and multi-family (townhomes, duplexes, condos, etc.) to be placed in the desired context as a transitional use between low and high dense areas, be incorporated into diverse developments.
- Variety of Housing Types
 - Desire for a variety of housing options, mix of types to serve different income levels.

Boone County and the City of Columbia

Housing Study, October 2024

- This development helps solve these housing needs by:
 - Workforce housing options
 - Variety of housing options in a location near industry.
 - Need for gentle density
 - Mixing in denser units throughout development, not only in one single location on the development.
 - Variety of Housing Types
 - Typical homes, smaller cottage homes, & two-family homes including attached and accessory dwelling unit.

Residential Housing Mix

- Typical Single-Family Lots, 70' wide – 65%
- Narrower “Cottage” Lots, 44' wide – 20%
- Single-Family Attached – 15%
 - On Corner lots, designed to have one unit facing each adjacent street as to not appear as a two-family dwelling
 - Internal/Attached Accessory Dwelling Unit not larger than 50% of the size of the primary structure.
- 219 total units proposed, 466 is the maximum units allowed by R-S Zoning Regulations.

Cottage Lots

- What are “Cottage” Lots?
 - Same setbacks as typical single-family lot
 - 25’ front, 6’ side, 25’ rear.
 - Narrower 44’ minimum lot width, instead of 60’.
Only 27% narrower than typical.
 - Placed throughout the development to blend into the rest of the site.
- A way to create a smaller building and lot, which is appealing for a variety of reasons:
 - Lower price point - < \$300k
 - Offers the developer multiple price ranges of units/lots within in the same location/development.
 - Desire to downsize.
 - Less property to maintain.

Cottage Elevations



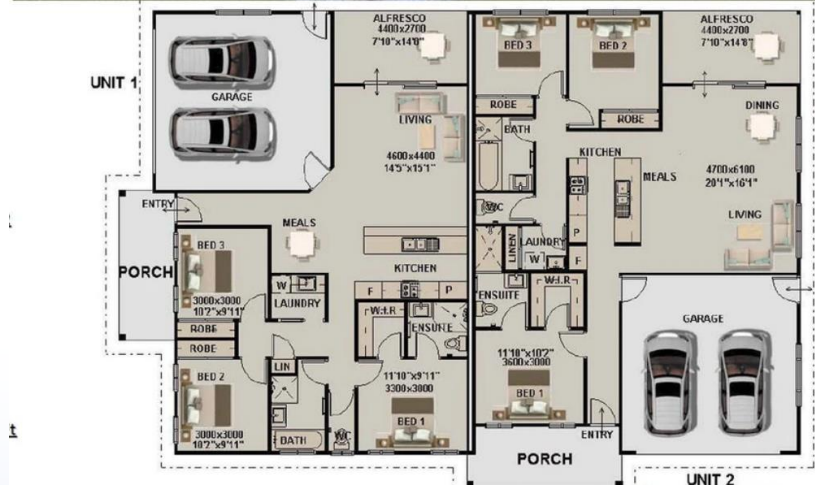
Successful Developments with Cottage Lots

- Corriente Cottages
- The Cottages at Northridge
- Amberton Place
- The Cottages at Evergreen Place
- Cotswold Villas at Bluff Creek
- The Cottages Bristol Lake

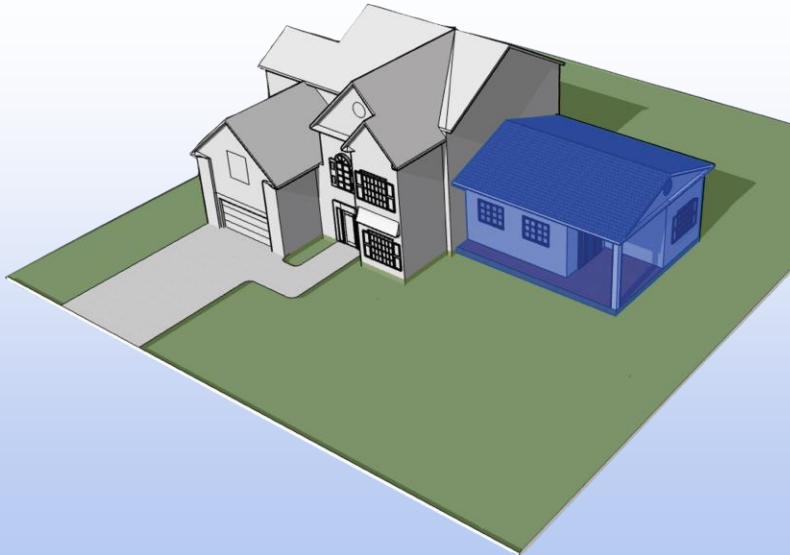
Attached Lots

- Attached single-family lots on Corner Lots
 - Placed only on corner lots, designed to have one unit facing each adjacent street as to not appear as a two-family dwelling
 - Wider to accommodate two units on one lot.
 - Placed throughout the development to blend into the rest of the site.
- ADU subordinate to primary structure.
 - Will be attached/internal to main house with its own exterior door and parking space.
 - Creates a smaller and flexible housing option, appealing to both the tenant and owner.
 - Placed throughout the development to blend into the rest of the site.

Attached Elevations



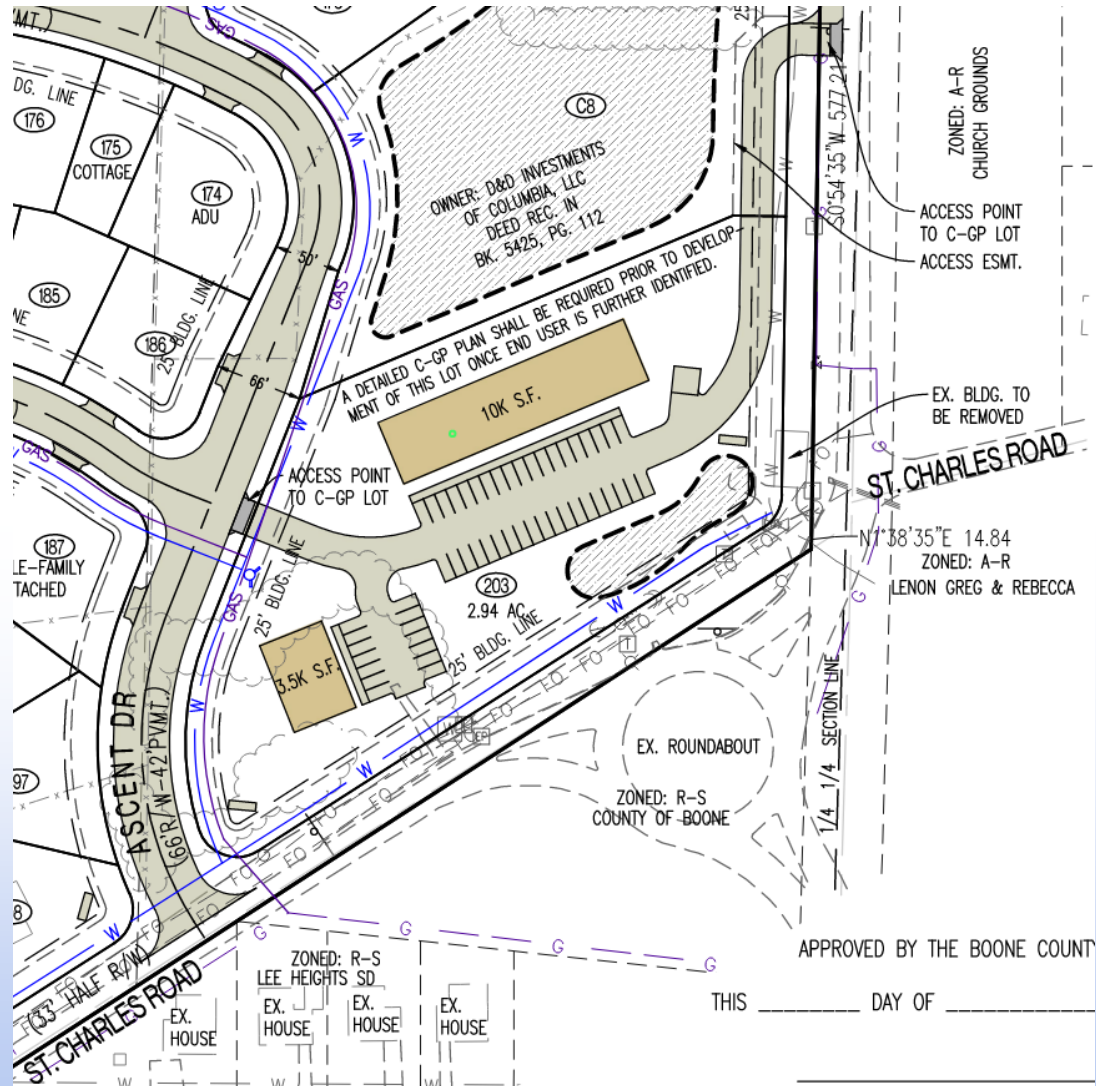
ADU Elevations



Commercial Lot

- At the node of Major Collector & Major Arterial roadways.
- Representative development shown.
 - Will be revised with a new plan once the end user is further identified.
- Intended to serve the adjacent developments and neighborhoods.
- Uses proposed could be office, bank, personal services (barber, beauty parlor, etc.), retail store, café, daycare, and others.
- Typical heavy commercial uses like drive-thru fast food, car wash, or a hotel are not included.

Commercial Lot



Road Construction

- Major Collector as shown on CATSO is being proposed within the development along the north side.
- Commercial Road built to provide access to commercial lot.
- The remaining internal roads will be public local residential roads.

Traffic

- A traffic study has been prepared. It has been reviewed and accepted by City and County Staff.
 - Generally, concludes adjacent roadways are capable of handling the impact of this development.
 - Turn lane from south bound Route Z into Commercial Lot is warranted and proposed, contingent on revised final development plan once the end user is known.

Utilities

- All are available at the property for the development
- Sewer – BCRSD customer
- Stormwater – Boone County
- Water - PWSD #4.
- Electric – Boone Electric.
- Gas – Ameren

Conclusion

- Diverse development with multiple housing options.
- County Staff support.
- Within area planned for growth.
- Adds residential stock to the housing market.
- Adjacent to roads and utilities that support the development.



*AREA WIDE MANAGEMENT
PLAN & CAPITAL
IMPROVEMENTS PLAN*

**BOONE COUNTY PLANNING &
ZONING COMMISSION**

6-12-2025



JESSE STEPHENS, P.E.

*INTERIM EXECUTIVE
DIRECTOR & FACILITIES
ENGINEERING MANAGER*



What IS BCRSD'S Mission?

OUR MISSION IS TO PROVIDE CURRENT AND FUTURE CUSTOMERS WITH COST EFFECTIVE, RELIABLE SANITARY SEWER SERVICE BY COLLECTING AND TREATING WASTEWATER, AND TO PROTECT PUBLIC HEALTH AND THE ENVIRONMENT IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL PERMIT REQUIREMENTS.



What does BCRSD do?



What does BCRSD do?

- OPERATES 22 WASTEWATER TREATMENT PLANTS & THEIR ASSOCIATED SEWER COLLECTION SYSTEMS.
- HAS A STAFF OF 9 TREATMENT PLANT AND EQUIPMENT OPERATORS.
- WWTP FACILITY SIZES RANGE FROM 1,850 GALLONS PER DAY TO 460,000 GALLONS PER DAY.
- PROVIDES CONTRACT OPERATIONS FOR COMMUNITIES SUCH AS ASHLAND, HARTSBURG, AND STURGEON.
- OWNS AND OPERATES MUNICAL SYSTEMS SUCH AS THE ROCHEPORT SYSTEM.



What does BCRSD do?



What does BCRSD do?

- CONDUCTS PLAN REVIEW AND ENSURES REGULATORY COMPLIANCE FOR NEW DEVELOPMENT IN UNINCORPORATED BOONE COUNTY.
- COORDINATES WITH DNR AND BOONE COUNTY RESOURCE MANAGEMENT FOR EXISTING COMPLIANCE ISSUES.
- COORDINATES BILLING FOR APPROXIMATELY 7,800 “UNITS.”
- HAS AN ADMINISTRATIVE STAFF OF 3 PEOPLE FOR ACCOUNTING AND CUSTOMER RELATIONS.
- HAS A STAFF OF TWO 2 PEOPLE FOR ENGINEERING AND PROJECT DEVELOPMENT.



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What does BCRSD do?

What We Do



WE CHANGE THIS...



INTO THIS!



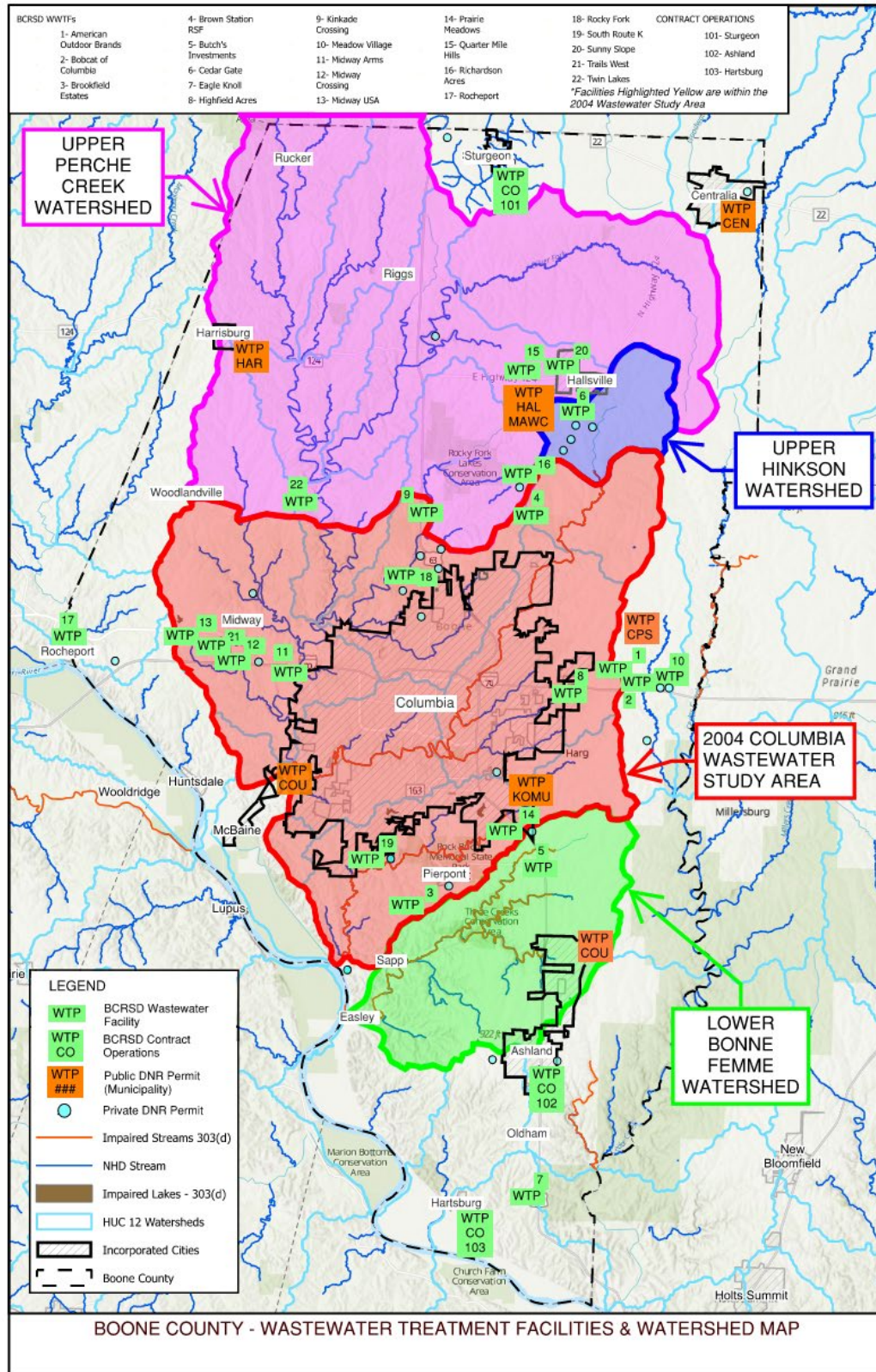
What is the Area Wide Management Plan?

- FRAMEWORK FOR BCRSD'S UTILITY OPERATIONS EFFORTS ACROSS THE COUNTY.
- IT UPDATES A MASTER PLAN THAT WAS DEVELOPED IN 2013.
- IT ADDRESSES HOW CURRENT DNR-PERMITTED WASTEWATER TREATMENT FACILITIES ARE PLANNED FOR, UPGRADED, AND REGIONALIZED.
- REFINES BCRSD'S TIER 2 AUTHORITY IN JOINT COOPERATION WITH THE CITY OF COLUMBIA'S TIER 2 AUTHORITY.
- HELPS BOONE COUNTY COMMUNICATE WITH PRIVATE SYSTEM OWNERS AND LOOK FOR OPTIONS TO REGIONALIZE AND OPTIMIZE FAILING SYSTEMS.
- DEVELOPS A WAIVER PROCESS FOR HOW BCRSD, DNR, AND PRIVATE FACILITIES WORK TOGETHER



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WHERE ARE THE
DNR PERMITTED
WWTP'S IN
BOONE
COUNTY?





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BCRSD WWTP'S

1. AMERICAN OUTDOOR BRANDS
2. BOBCAT OF COLUMBIA
3. BROOKFIELD ESTATES
4. BROWN STATION RSF
5. BUTCH'S INVESTMENTS
6. CEDAR GATE
7. EAGLE KNOLL
8. HIGHFIELD ACRES
9. KINCADE CROSSING
10. MEADOW VILLAGE
11. MIDWAY ARMS

12. MIDWAY CROSSING
13. MIDWAY USA
14. PRAIRIE MEADOWS
15. QUARTER MILE HILLS
16. RICHARDSON ACRES
17. ROCHEPORT
18. ROCKY FORK
19. SOUTH ROUTE K
20. SUNNY SLOPE
21. TRAILS WEST
22. TWIN LAKES



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PUBLIC MUNICIPAL WWTP'S

1. STURGEON
2. HARRISBURG
3. CENTRALIA
4. HALLSVILLE - MAWC
5. COLUMBIA PUBLIC SCHOOLS – TWO MILE PRAIRIE
6. COLUMBIA
7. KOMU-TV
8. COLUMBIA AIRPORT
9. ASHLAND
10. HARTSBURG



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PRIVATE DNR PERMITTED WWTP'S

- | | |
|-----------------------------------|----------------------------------|
| 1. ADVENTURES IN LEARNING DAYCARE | 14. LES BOURGEOIS WINERY |
| 2. ASHLAND CHRISTIAN CHURCH | 15. LIBERTY BAPTIST CHURCH |
| 3. CARLOS ACRES | 16. LITTLE CITY MOBILE HOME PARK |
| 4. COOPER'S LANDING | 17. MATHIS MOBILE HOME PARK |
| 5. CORNELL'S FRIENDLY ACRES | 18. MIDWAY AUTO/TRUCK PLAZA |
| 6. CROWLEY SUBDIVISION | 19. OAK RIDGE TRAILER COURT |
| 7. EDELWEISS | 20. PAGE PROPERTY |
| 8. GILBANE REBUILDERS | 21. PHENORA NORTH |
| 9. GIRL SCOUTS – SILVER MEADOWS | 22. PIERPONT STORE |
| 10. HALLSVILLE UNITED METHODIST | 23. SALLEE POST SERVICE |
| 11. HILLCREST RESIDENTIAL | 24. SMITHVIEW DEVELOPMENT |
| 12. JUNCTION OUTPOST | 25. SOUTHRIDGE MOBILE HOME |
| 13. LAKE CHATEAU | 26. WOODSTOCK MOBILE HOME PARK |



What is the Capital Improvements Plan?



What is the Capital Improvements Plan?

- PLAN FOR ADDRESSING PERMIT COMPLIANCE ISSUES.
- PLAN FOR ADDRESSING TREATMENT FACILITY UPGRADES.
- PLAN FOR CAPACITY EXPANSION IMPROVEMENTS.
- PLAN FOR COLLECTION SYSTEM IMPROVEMENTS.
- PLAN FOR OPERATIONAL ENHANCEMENTS.



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COMPLIANCE ISSUES

1. BROWN STATION	\$4.1 MILLION
2. RICHARDSON ACRES	\$2 MILLION
3. SOUTH ROUTE K	\$21.6 MILLION
4. TRAILS WEST	\$1.7 MILLION
5. TWIN LAKES	\$2.3 MILLION
6. CEDAR GATE	\$3.5 MILLION
7. QUARTER MILE HILLS	\$1.7 MILLION
8. SUNNYSLOPE	\$1.1 MILLION

\$38 MILLION OVER 20 YEARS



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TREATMENT UPGRADES

1. KINCADE CROSSING	\$0.5 MILLION
2. MEADOW VILLAGE	\$0.3 MILLION
3. MIDWAY CROSSING	\$0.2 MILLION
4. PRAIRIE MEADOWS	\$0.9 MILLION
5. ROCHEPORT	\$0.1 MILLION
6. ROCKY FORK	\$1.5 MILLION
7. AMERICAN OUTDOOR BRANDS	\$0.1 MILLION
8. EAGLE KNOLL	\$0.3 MILLION
9. MIDWAY USA	\$0.1 MILLION

\$4 MILLION OVER 10 YEARS



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COLLECTION SYSTEM UPGRADES

1. CEDAR LAKE SIPHON	\$0.9 MILLION
2. HILL CREEK PRESSURE SEWER	\$0.2 MILLION
3. WOODLANDS PRESSURE SEWER	\$0.2 MILLION
4. NEW TOWN PUMP STATION	\$0.2 MILLION
5. ROLLINGWOOD AERIAL CROSSING	\$0.4 MILLION
6. FAIRWAY WEST PUMP STATION	\$1.4 MILLION
7. CLEARVIEW NORTH PUMP STATION	\$0.4 MILLION
8. VARIOUS PUMP STATION UPGRADES	\$0.2 MILLION
9. WATERS EDGE	\$2.2 MILLION

\$6 MILLION OVER 20 YEARS



OPERATIONAL ENHANCEMENTS

1. PORTABLE SLUDGE PRESS	\$1.5 MILLION
2. FLOW METERING	\$0.1 MILLION
3. COLLECTION SYSTEM EVALUATIONS	\$3.6 MILLION
4. COLLECTION SYSTEM REHAB	\$17.8 MILLION

\$23 MILLION OVER 20 YEARS

**GRAND TOTAL: \$71 MILLION
OVER 20 YEARS**



Next Steps?

- STAKEHOLDER FEEDBACK – (JUNE, JULY, AUGUST)
- PUBLIC HEARING – (SEPTEMBER)
- BOARD OF TRUSTEES APPROVAL (TENATIVELY OCTOBER 2025)
- PRESENT PLAN TO CLEAN WATER COMMISSION – 1ST QUARTER 2026



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WE NEED YOUR FEEDBACK!
GO TO WWW.BCRSD.COM



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1314 N. 7TH ST. COLUMBIA MO 65201

(573) 443-2774

[PAY YOUR BILL](#)

[BOARD OF TRUSTEES](#)

[RULES & REGS](#)

[Request for Proposal \(RFP\) for Information Technology \(IT\) Services](#)

[Area-Wide Management + Capital Improvement Plans](#)

CLEAN WATER FOR YOUR FUTURE

**PAY YOUR BILL AND UTILITY
ASSISTANCE**

**24 HR EMERGENCY SERVICE
(573) 443-2774**

EMPLOYMENT





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[Area-Wide Management Plan](#)

[Capital Improvement Plan](#)

The Boone County Regional Sewer District Area-Wide Management Plan (AWMP) serves as a comprehensive framework for managing wastewater infrastructure across Boone County. As an update to BCRSD's 2013 Tier 2 Plan approved by the Missouri Clean Water Commission, this AWMP reflects more than a decade of progress in regionalizing and consolidating public and private wastewater systems into more efficient regional facilities operated by BCRSD, the City of Columbia, and other municipal partners. This move toward regionalization is a key strategy for protecting the environment, improving public health, and ensuring reliable and affordable service for customers.

The AWMP will be presented to the Missouri Clean Water Commission to re-affirm BCRSD and the City of Columbia's joint status as Level 2 Continuing Authorities in Boone County. Through this authority, BCRSD collaborates with the Missouri Department of Natural Resources (MDNR), the City of Columbia, and other municipal partners to enforce standards for wastewater services and oversee treatment facility operations. The AWMP evaluates existing public and private wastewater treatment facilities in Boone County and provides recommendations, including connection to regional infrastructure where feasible.



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Questions or Comments?

We welcome your feedback and inquiries. If you have any questions about the Area-Wide Management Plan, Capital Improvements Plan, or how these efforts may impact your area, please don't hesitate to reach out.

You can use the form below to submit your question or comment, and a member of our team will get back to you promptly.

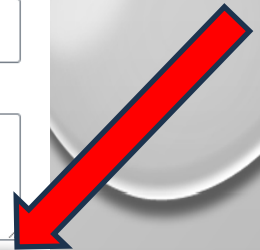
Prefer to speak with someone directly? Feel free to call our office at **573-443-2774** during regular business hours.

Name

Email

Message

Send





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QUESTIONS?

