

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, August 21, 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
Kevin Harvey	Rock Bridge Township
Jeffrey Ehimuh	Columbia Township
Christy Schnarre	Bourbon Township
Ken Butler	Perche Township
Jeff McCann	County Engineer
Vacant Seat	Rocky Fork Township

b. Absent:

Randall Trecha	Cedar Township
Robert Schrieber	Three Creeks 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 July 17, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris gave the following statement:

The August 21, 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, September 9, 2025, at 7:00 PM in Room 301. 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 9th. 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. REZONING REQUESTS

1. Request by D Who Land LLC and Jordan Parker & Matthew Krogman to rezone to Planned Single-Family Residential and to approve a Revised Review Plan for Five Pines on 174.98 acres located at 8100 E Richland Rd, Columbia, Columbia Township. (open public hearing).

Planner, Thad Yonke gave the following staff report:

The property is located on the south side of Richland Road immediately south of the intersection of Richland Road and Trade Winds Parkway. The applicant is seeking to rezone 174.98-acres in order to revise a planned development that is currently zoned Planned Single Family Residential (R-SP).

Adjacent zoning is as follows:

- North and Northeast - Light Industrial (M-L)
- East, Southeast, South, Southwest, and West – Agriculture 1 (A-1)
- Northwest - Single Family Residential (R-S)

The current R-SP zoning for the site went into effect with the signing of the Final Development Plan in April of 2024 where the zoning changed from the original A-1 zoning. The other zonings are all original 1973 zonings except for approximately 9-acres of the northern M-L that was rezoned from R-S in 2008. The property is occupied by two homes and several outbuildings.

This current request moves the location of the main entrance further east along Richland Road and its corresponding collector street; it no longer aligns to make a four-way intersection with Trade Winds Parkway. Some of the road names and lot configurations have had to change or shift to accommodate the proposed change. The proposed change does alter the off-site improvements proposed in front of the development itself on Richland Road. The change shifts improvements south from the previous approved plan and should have less impact to the stream than the previous design.

The requested rezoning to R-SP includes a Review Plan/Preliminary Plat for 361 residential lots, 10 common lots, and 13 new public roadways. Three of the residential lots are proposed to allow multi-family options with a density up to 4 units per lot for a 12 unit maximum. The proposal includes the ability to subdivide the multi-family lots. A new residential lot will be platted around each of the existing houses. Lot C-4, is proposed for development amenities such as recreational fields and courts. A clubhouse of up to 3,000 square feet may be constructed on this lot under a future Conditional Use Permit. The proposal indicates up to eleven phases to complete the buildout. The remaining common lots are primarily intended for stormwater management. Staff notified 51 property owners about this request.

The Master Plan designates this property as a Local Community Planning District. The proposed development is also within the East Area Plan which is a sub-area plan that complements and refines the Master Plan. The *East Area Plan Future Land Use Map* shows a generalized graphic depiction of future land use allocation in the Plan area. The text of the plan refines that generalization by allocating land use by watershed. Approximately 86% of the property is within the Grindstone Creek Watershed. The East Area Plan (EAP) encourages growth in the Grindstone Watershed.

The break between the residential and agricultural areas in the EAP is based upon watershed boundaries, with the Grindstone watersheds in the residential and industrial areas and the Gans watershed being predominantly agricultural/rural. This is based in part upon the infrastructure investments already completed and existing land use and land cover. However, this is not an absolute distinction to be taken without considering the context of a proposed development. Traditional rectilinear property boundaries do not generally correspond with ridgelines that separate watersheds. These ridgeline boundaries should be

considered to be slightly fluid as a delineator. Site grading and underground utilities can focus impacts caused by development into the dominant watershed. The current proposal is predominantly found within the Grindstone watershed with only a fringe of approximately 20-acres that extends into the Gans watershed. Additionally, the entire property is currently zoned R-SP so this issue can be considered resolved.

The Sufficiency of Resources test was used to analyze this request.

Utilities: This property is served by Public Water Service District #9, water for fire protection must be extended into the development from the existing mains along Richland Road. The Boone County Regional Sewer District and the City of Columbia will provide wastewater services. The property is served by a sewer main that was constructed by the Boone County Regional Sewer District with sufficient capacity to serve the anticipated needs within the watershed up to the I-70/Route Z interchange. Boone Electric Cooperative provides power. There is adequate utility capacity to serve the needs of this development without significant upgrades.

Transportation: Access to this property is via Richland Road. The development proposes a short public street, Aleppo Street, that will serve six lots and stubs to the property to the west for future redevelopment. The overall development has three street stubs to the west including Aleppo St, one to the south and two to the east. Maritime Way is the main collector now centrally located along Richland Road and is also the southern stub while Kieffer Lane is created as the connection on the east.

A traffic study was provided for the previous design that focused on evaluating the intersections of the surrounding area and potential impacts of the proposed development. A supplemental letter signed by the project engineer states that the proposed changes do not substantially change the conclusions and analysis of the previous traffic study and that the developer is still making improvements to Richland Road which include turn lanes as shown on sheet C104. The study identifies that this development contributes significantly to a failure of the road system at the intersection of Rolling Hills/Grace Lane and Richland Road. The developer has entered into a pre-annexation agreement that requires payment of \$188,097.20 to the City of Columbia to mitigate this impact.

The study identifies that an eastbound right turn lane is needed at the proposed new entrance at the intersection of Maritime Way and Richland Road and this turn lane is incorporated into the development design as well as a westbound left turn lane. The off-site improvements proposed and shown on Sheet C104 is for eastbound and westbound turnlanes at the main entrance.

The study also indicates that this development will add 3,465 average daily trips or ADT to Richland Road. The current ADT for Richland Road is 2,950; the development alone will more than double the traffic load on Richland. While the traffic study does not propose mitigation of this impact, mitigation has been proposed by the developer. The study indicates that Richland Road can handle this increase without causing a failure requiring mitigation.

Despite not triggering a roadway failure, the addition of more than double the existing traffic count on the roadway is an impact directly attributable to the development. The developer has chosen to try to mitigate this impact by making improvements to Richland Rd to bring it more in line with an arterial standard which, includes turn lanes. Additionally, as on the currently approved plan, the developer has agreed to dedicate additional road Right-of-Way (ROW) for Richland Rd beyond what is required by the regulations. This additional ROW will allow the alignment of Richland Rd to be shifted south so it can be reconstructed to its full arterial standard in the future with minimized impact to Sunrise Estates and to a Corps of Engineers regulated stream. Cost estimates of the off-site and other traffic mitigation efforts is provided on page four of the review plan.

The County Roadway Regulations set the ADT threshold for arterial roadways at 2500 ADT. If all the traffic generated by the development was concentrated on a new roadway within the development, the developer would be required to construct an arterial roadway. Proportionally, the development is adding 138% of the minimum threshold for a County arterial roadway to an existing roadway that does not meet the geometric requirements for an arterial roadway.

The study indicates that Richland Road has a “book” maximum capacity of 11,232 ADT and assuming this is correct, the roadway is currently carrying 26% of its maximum capacity. The additional traffic generated from this development brings this use up to 57% of the maximum capacity. The significant increase in ADT will accelerate the time frame for physical improvements to Richland Road.

Public Safety: This property is in the Boone County Fire Protection District approximately 4.8 miles from Station 1 on St. Charles Rd and 5.4 miles from the Station 12 at El Chaparral Dr.

Zoning Analysis: Generally, the starting point of any rezoning request is the assumption that the existing zoning is correct. Since the previous plan for the property was approved the only real question is if the new design configuration causes any significant issues that were not present previously or the new design is proposing to not provide something from the approved plan to the detriment of this new proposal. The proposal still efficiently utilizes existing major infrastructure while enhancing the roadway infrastructure of the area. This is all supported by the Master Plan and East Area Plan. The bulk of the development is in the Grindstone watershed and the small portion that falls in the Gans watershed is likely to be reduced/shifted, as part of site grading, into the Grindstone. The development is required to comply with the stormwater regulations which will further reduce any potential impact to the Gans watershed.

The development utilizes Richland Rd, which is a major area roadway. While not constructed to the geometrics of an Arterial Roadway, it is designated both as an arterial and carries the existing ADT that exceeds the County threshold for an arterial. The existing road surface is around 22 to 24 feet in width, which is less than a new local subdivision roadway. The arterial pavement standard is 50 feet in width. As with the other infrastructure, it is critical that improvements to the road network happen in conjunction with impacts attributable to development in order to support the rezoning.

There is a development project currently proposed in the City limits approximately $\frac{1}{2}$ mile to the west that is of similar size to this project that also fronts onto Richland Rd and therefore can be assumed to roughly contribute a similar amount of traffic and will likewise absorb another 25% of available roadway capacity; bringing the ADT up to over 80% of its capacity. In recognition of these impacts, the City of Columbia and the County of Boone are proceeding to analyze the Richland Rd corridor to define its future improvement.

The shifting of the main entrance away from the intersection of Trade Winds Parkway and Richland Rd, should help to segregate the Industrial Truck traffic from the local neighborhood traffic. The new entry location is still including an eastbound right turn lane. Additional mitigation for impacts to Richland Road is further off-set by the dedication of additional ROW by the developer to facilitate future improvements by shifting this section of the roadway to the south.

With appropriate conditions, Staff believes the requirements of the sufficiency of resources test can be met. The property scored 76 points on the rating system.

Staff recommends approval subject to the following conditions:

1. An approved Pre-annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668 Page 0051 of the Boone County Recorder of Deeds office shall be provided prior to approval of a Final Plan for any portion of Phase of B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that includes the main entrance (which is proposed phase two) or the phase that includes the 101st lot, whichever is earlier.
3. While the phasing of the numbered phases one to eleven do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the city has been approved that includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.

Present representing the request:

Keenan Simon, Simon and Struemph, 1516 Business Loop 70 W, Columbia

The applicant submitted a drawing highlighting what is being changed.

Keenan Simon: We started to design the subdivision and began with development documents for the west entrance because we knew that was going to be a challenge. We met with the Corps of Engineers and DNR working through their permitting process and trying to figure out what we would be required to do in order to relocate the stream. It became evident that it was going to be cumbersome and a bit of a challenge from a permitting process long-term. As we continued meeting with their staff and trying to figure out the mitigation cost, it became apparent that in meeting with the Corps they specifically told us that before we got too far the applicants may want to consider if there is an alternate solution to relocate the entrance because the process we are getting ready to start is going to be pretty extensive. The applicants decided to take their recommendation and consider what other opportunities there were to adjust the entrance to satisfy the requirements in order to move forward with the development. We met with county staff a few times as well as the city traffic engineer and we also took sight distances to verify that the proposed location meets all sight requirements; it is a bit of a high point in the Richland Road area where the topography falls off in each direction. The applicants are not proposing any additional units; we are really just looking to move the entrance a little to the east so we won't have to get involved with the Corps and DNR and the mitigation scenario with the stream.

Chairperson Harris: I always have a little concern when something major like the main entrance is not the starting point of the project. What kind of timeframe are you looking at?

Keenan Simon: The first approach that the applicants identified is where the biggest challenges or red tape will be and that is why we started off with the main west entrance and developing the construction documents for that and meeting with the Corps, DNR and some contractors to get some feedback on feasibility on what they will have to do. That was the biggest hangup in getting started. As far as timelines of when we will develop construction documents and where we will start, I believe the two locations we intend on starting will be the east-most entrance and the entrance that is up for discussion tonight so we can step this down to the south. If we get through this process I think we would be working on developing construction documents within the next four to six months once we get some financing in place.

Commissioner Kurzejeski: Are the applicants okay with the conditions?

Keenan Simon: Yes; those were standard conditions prior.

Open to public hearing.

No one spoke in support of the request.

Present, speaking in opposition:

Eric Blume, 7750 E Richland Rd, Columbia

Eric Blume: I own the property directly west of this development. My only concern is that we are making certain that they are not changing the 100-year floodplain requirements that were imposed initially because the creek floods. They will create additional non-permeable areas that are going to flood my home. The second they start building and it doesn't have places for the runoff to go they are going to flood my house; it almost happens frequently anyway. If we allow situations where they are not held to the 100-year floodplain requirement then it is going to happen sooner rather than later. That was part of the deal when it was previously approved and I just want to make sure that it remains part of the deal.

Also present in opposition:

Norma Underwood, 708 Olivet Rd, Columbia

Norma Underwood: I don't have anything else to say, I agree with Mr. Blume's comments.

Closed to public hearing.

Chairperson Harris: I remember Mr. Blume's concerns from the previous hearing. What are the plans to mitigate or contain increased stormwater flows to that corner?

Keenan Simon: We have set aside some common lots for stormwater detention and stormwater management. There is no change from what was previously approved with regard to stormwater. The applicants are simply looking to adjust the location of the entrance to the east.

Chairperson Harris: Will there be basins over in that area?

Keenan Simon: Yes, each of the common lots that are identified are typically going to be utilized for stormwater detention. The plan shows locations of the stormwater basins. The applicants will make some changes to the lake to help with stormwater detention and we have the opportunity to lose lots to develop additional stormwater common lots if needed.

Thad Yonke: The amount of area they set aside for common lots for stormwater is at least equal to, if not exceeding what they had before.

Eric Blume requested to speak again.

Chairperson Harris informed Mr. Blume that the public hearing portion of the meeting was closed but he would hear his comments.

Eric Blume: I understand what they are saying but at the same time what is there right now in the area to the northwest of their development has no homes, no development or concrete there. When it rains, I have

a building that sits adjacent to their property that the water comes flying through there every time it rains and it doesn't matter if it is an inch of rain or it is three inches, it is a flood in my front yard. Everything they do in that northwest corner is going to directly impact and directly affect the amount of water that lands in my front yard and in the creek and it will eventually end up in my home. My problem with this request initially was that the density was too much and anything they do in that front corner, if they tell you they are retaining stormwater in that corner, they are not. It is not retaining it there now. With six additional homes and these additional lots that are thrown in there. It is not going to have the effect that they are indicating it will; they can say they are going to do things off to the east and that will somehow affect it, it won't. The existing ponds are up the hill from me and that will not retain anything or help any of the drainage associated with what is down the hill.

Chairperson Harris: I understand that and there is an element of this that we can't litigate because the development has already been approved. If the development is designed right and they deal with the surface water that is there, it is possible to take this situation and it can be designed so that the stormwater basins contain what is there and what is created and limit what is there naturally and manage that. I can't promise they will do that but it is possible.

Keenan Simon: We do have a common lot on that corner that is designated for a detention basin for the street and impervious area that is created. It is a small sliver but in general the amount of impervious area that is being added in that area is not as substantial as the main development located to the east. The intent is to not allow additional runoff that would increase any amount of stormwater that is going through there now.

Commissioner McCann: I thought on the previous plan there was a stormwater note that said that the detention would be designed to the 100-year floodplain.

Keenan Simon: Yes, it has to be.

Commissioner McCann: Is that note on the new plan?

Keenan Simon: I don't believe that was ever a note because I didn't change any notes on the plan. If you want to make that a requirement I am fine with it, it was intended as before. We met with county staff and I showed them the intent to match the 100-year storm and not just the 25-year.

Thad Yonke: If the Commission would like to add that as a condition, they can.

Keenan Simon: It is covered by the ordinance as well. It says if there is identified downstream flood problems, all 100-year storms have to be detained in that watershed.

Commissioner McCann made, and Commissioner Harvey seconded a motion to approve the request by D Who Land LLC and Jordan Parker & Matthew Krogman to rezone to Planned Single-Family Residential and to approve a Revised Review Plan for Five Pines on 174.98 acres located at 8100 E Richland Rd, Columbia with the following conditions:

1. An approved Pre-annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668 Page 0051 of the Boone County Recorder of Deeds office shall be provided prior to approval of a Final Plan for any portion of Phase of B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that

includes the main entrance (which is proposed phase two) or the phase that includes the 101st lot, whichever is earlier.

3. While the phasing of the numbered phases one to eleven do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the city has been approved that includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.
5. Stormwater detention design shall meet or exceed the 100-year storm event for all detention facilities in the development.

Boyd Harris – Yes
Greg Martin – Yes
Christy Schnarre – Yes
Ken Butler – Yes

Eric Kurzejeski – Yes
Kevin Harvey – Yes
Jeffrey Ehimuh – Yes
Jeff McCann – Yes

Motion to approve the rezoning request passes unanimously

Chairperson Harris informed the applicant that these requests would go before the County Commission on Tuesday, September 9, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLANNED DEVELOPMENTS

1. Request by Request by D & D Investments of Columbia LLC to approve a Final Development Plan for Willow Creek East on 78.76 acres located at 8455 E. St. Charles Rd, Columbia, Columbia Township.

The following staff report was entered into the record:

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 finalize rezoning of 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 13,500 square feet has some proposed uses, but the developer

proposed plan requires that a revised Review Plan & Final Plan rezoning process be undertaken before the commercial lot is developed.

The review plan and rezoning request to rezone the property to R-SP and C-GP was submitted to the Planning & Zoning Commission on the June 10, 2025, agenda. It was recommended for approval with conditions. The County Commission approved the request along with the conditions on the July 08, 2025, meeting under Commission order 339-2025.

This proposal is the R-SP & C-GP Final Development Plan, referencing the above-mentioned commission order to confirm and lock in the zoning requested in the review plan and rezoning request.

The property scored 70 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan
2. The Final Plan conforms to the approved Review Plan
3. The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan

Per Commission order 339-2025, the following conditions are established:

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 Resource Management 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 Lot203, 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 lot203 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.

Staff review of the submitted final plan has shown that the final plan has the required information accurately portrayed on the Plan and conforms to the approved Review Plan.

Condition 1 relates to building permit requirements and issuance and will be met at that portion of the process.

Condition 2 is related to water provision for the plat development and commercial component of the development and will be addressed in greater detail at both the platting and required revision of lot 203 stages of the development.

Condition 3 has been met by an agreement with Boone County Regional Sewer District and the developer, recorded as instrument 2025013508, on Page 164, in Book 6032 of the Boone County records.

Condition 4 is substantially met as the county and the developer are in process of working out a development agreement that fully defines the Trip Generation Fees and details as related to construction of Mosby Drive in lieu of said fees. Staff is comfortable allowing P&Z to act on this with the recognition that the agreement will need to be finalized prior to scheduling this item for the County Commission.

Conditions 5 & 6 are related to the development of Lot 203 which will come back through the entire process.

Staff is satisfied that Conditions 1 to 6 of approval are met or will be met at the appropriate time as relevant to the corresponding phase of the development.

Staff recommends approval of the final plan.

Commissioner Harvey made, and Commissioner Kurzejeski seconded a motion to approve the Final Development Plan for D & D Investments of Columbia LLC for Willow Creek East on 78.76 acres located at 8455 E. St. Charles Rd, Columbia, Columbia Township:

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

Motion to approve the Final Plan passes unanimously

Chairperson Harris stated that this item will go before the County Commission on Tuesday, September 9, 2025 at 7:00 PM.

7. Request by CKL Property to approve a Final Development Plan for 7400 I-70 Drive SE on 4.10 acres located at 7400 I-70 Drive SE, Columbia, Columbia Township.

The following staff report was entered into the record:

The subject property is located at the immediate eastern corner of the intersection of Sunny Vale Dr and I-70 Drive SE. The overall property is 4.10-acres in size and comprises Lots 125, 126, 127 of Sunrise Estates.

The eastern half of the property (Lots 125 & 126) was rezoned in 2011 from Single Family Residential, R-S, to Planned General Commercial (C-GP) with allowed uses limited to a display lot or parking lot. The

western half of the property is zoned General Commercial (C-G) and is an original 1973 zoning.

A request to rezone the entire property to Planned Light Industrial (M-LP) with an accompanying review plan was presented to the Planning & Zoning Commission on October 17, 2024, where it was tabled. It was reconsidered at the November 21, 2024 meeting and denied. That denial was appealed to the Boone County Commission, which approved the rezoning under Commission Order 615-2024 on December 19, 2024.

This proposal is the M-LP Final Development Plan, that implements the zoning and review plan conceptually approved under Commission Order 615-2024.

The surrounding zoning is as follows:

- North – (Across I-70) Agriculture 2 (A-2)
- East – R-S
- South – Residential Moderate Density (R-M) & R-S
- West – R-S

The property contains a commercial building built in the 1960s and a non-conforming billboard. A conditioned variance from the Boone County Board of Adjustment (BOA) was granted in 2024 for the encroachment of the existing building into the required 25-feet perimeter setback. The variance is conditioned with the “As-Is-Where-Is” provision.

The property scored 70 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan
2. The Final Plan conforms to the approved Review Plan
3. The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan

Per Commission order 615-2024, the following conditions are established:

1. All agreements and documentation related to the provision of sewer service be completed to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of the Final Development Plan.
2. The property owner shall comply with all requirements of the Boone County Fire Protection District and provide access, at reasonable times, to Fire District staff for periodic inspections.
3. The access to Sunny Vale Drive shall be gated and locked at all times except to allow access for emergency services and to allow semi-trucks, making deliveries to the site, to orient to the loading dock.
4. When the west driveway access is closed by the Missouri Department of Transportation, the access to Sunny Vale Drive will also be closed until improvements to Sunny Vale Drive are completed to the satisfaction of the Director of Resource Management,
5. Submit a detailed Landscaping Plan that includes species, size, and provisions to replace dead vegetation for the proposed screening along the 6-foot security fence along I-70 Drive SE that is acceptable to the Director of Resource Management prior to submission of the Final Plan,
6. The Stormwater controls for the site are required to be installed and completed in compliance with the plans previously approved for the site and must be implemented to the satisfaction of the Director of Resource Management

Staff review of the submitted final plan has, after resubmittal, shown that the final plan meets the conditions established by the approval order and can be approved.

Staff recommends approval of the final plan.

Commissioner Kurzejeski made, and Commissioner Harvey seconded a motion to approve the Final Development Plan for CKL Property for 7400 I-70 Drive SE on 4.10 acres located at 7400 I-70 Drive SE, Columbia. Columbia Township:

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

Motion to approve the Final Plan passes unanimously

Chairperson Harris stated that this item will go before the County Commission on Tuesday, September 9, 2025 at 7:00 PM.

VII. PLATS

Plats 1 & 2 were placed on consent agenda:

1. Trevor & Ambers Ranch Plat 1. A-2. S11-T50N-R13W. Perche Township. Trevor & Amanda Till, owners. James Patchett, surveyor.

The following staff report was entered into the record:

The subject property is located off N Simms Road, approximately 700 feet east of the intersection of N Simms Road and N Hopper Road. A single-family dwelling and onsite wastewater lagoon are present on the property. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is to combine lots 1 through 7 of Lakelure Development and the right of way for Bow Drive into a single 5.35-acre lot.

The property has frontage along N Simms Road, a publicly maintained roadway. An existing driveway entrance provides access to N Simms Road. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of this plat will not result in any additional traffic sources. Granting a waiver from the traffic study requirement is appropriate in this case.

Public Water Supply District 10 provides water service in this area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is approximately 5.3 miles away.

An onsite wastewater lagoon serves the existing home. An onsite wastewater plan was submitted concurrent to the plat demonstrating an area for a replacement onsite wastewater lagoon if needed. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis. No additional

residential development is proposed by this plat. There is no publicly operated sanitary sewer facility nearby. Granting a waiver is appropriate in this case.

Lots 1 through 7 of Lakelure Development and the right of way for the unbuilt Bow Drive was approved for vacation by County Commission order #335-2025. The approval of the vacation request is conditioned on the property being replatted. Approval of this plat will satisfy this request.

The property scored 23 points on the rating system

Staff recommends approval of the plat and granting of waivers.

**2. Clear Creek Estates Plat 2. A-2. S6-T47N-R12W & S1-T47N-R13W. Rock Bridge Township.
William & Morgan Montgomery, owners. Jay Gebhardt, surveyor.**

The following staff report was entered into the record:

The subject property is located at the southern end of Adelaide Court, approximately $\frac{3}{4}$ of a mile to the south and east of the city limits of Columbia. The property is composed of 3 lots platted as part of Clear Creek Estates, with a total size of 8.04 acres. The lots are currently vacant. The property is zoned Agriculture-2 (A-2), and has A-2 zoning to the north, south, east and west. This is all original 1973 zoning. The proposal seeks to reconfigure these three platted lots into two larger lots.

The lots have direct access to Adelaide Court, a publicly dedicated, publicly maintained roadway. The decrease in number of dwellings on this cul-de-sac will decrease traffic in this cul-de-sac. The applicant has requested a waiver to the traffic study requirement and granting such a waiver is justified.

The subject property is in Consolidated Public Water Service District #1 service area, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. All necessary services are available for development of the subject property.

The subject property will be a customer of the Boone County Regional Sewer District when it is developed.

The property scored 78 points on the rating system.

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

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

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – 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, September 9, 2025 at 7:00 PM.

VIII. OLD BUSINESS

1. Update on Commission Action

Update on County Commission Action

The following Conditional Use Permits were approved as recommended:

- Heather Sears for a dog kennel & pet boutique at 8875 S Smith Hatchery Rd,
- Mid MO Rentals for a structure taller than 100-feet for a wind turbine at 3301 E Kemper Rd
- Frank Martin for a structure taller than 100-feet for a wind turbine at 5155 E Kemper Rd

The Rezoning request by Dwight Douglas Wheeler to rezone from RM to RSP and the Review Plan for Spencer Hills Plat 4 were approved as recommended.

The Final Development Plan for Dunn Property at 4880 E Hwy CC was approved as recommended.

The following plats were accepted:

- MS Wilcoxson Subdivision
- Higher Ground Subdivision Plat 2
- Hartsburg Hideaway Plat 1

IX. NEW BUSINESS

None

X. ADJOURN

Being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 18th day of September, 2025

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Who - Five Pines

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PREVIOUSLY
APPROVED
ENTRNANCE

DRAINAGE IMPROVEMENTS AND UPGRADES TO EXISTING STORM SEWER

ADDITIONAL 1.78 ACRES OF RIGHT OF WAY
DEDICATION FOR FUTURE STREET EXPANSION
ROW WIDTH VARIES TO MAINTAIN 85FT OFF
NORTH EDGE OF RICHLAND RD PAVEMENT

**RELOCATED
ENTRANCE**

