

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, October 16, 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
Jeffrey Ehimuh	Columbia Township
Christy Schnarre	Bourbon Township
Ken Butler	Perche Township
Jeff McCann	County Engineer
Vacant Seat	Rocky Fork Township

b. Absent:

Robert Schrieber	Three Creeks Township
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c. Staff Present:

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

III. APPROVAL OF MINUTES

Minutes from the Ssoptember 18, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris gave the following statement:

The October 16, 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, October 28, 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 28th. 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 Frank Morris Trust for a conditional use permit for a private outdoor recreational facility in the Agriculture 2 (A-2) zoning district on 80 acres located at 8840 S Stanley Poe Rd, Columbia. Rock Bridge Township. (open public hearing).

Planner, Andrew Devereux gave the following staff report:

The subject property is 80 acres located off South Stanley Poe Rd, approximately ½ mile south of the intersection of South Stanley Poe Rd and West High Point Ln. South Stanley Poe Rd divides the property in two sections, with approximately 15.5 acres lying north of the road. The property is largely undeveloped except for a derelict manufactured home along the northern property line straddling the property line between the Frank Morris Trust and Crane properties. The zoning is Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The proposal is for a mountain bicycle and pedestrian trail park complete with 8 miles of trails across the entire property. In addition to construction of a trail network, an outdoor shelter and series of bridge crossings over streams are proposed. The applicant has provided two site diagrams for the property. A preliminary site plan was provided showing intended locations of trails as well as bicycle features to be installed across the entire property. A parking diagram was provided showing the intended parking locations, driveway entrance, and bicycle/pedestrian crossing for South Stanley Poe Road. The application indicates that an engineered drip irrigation system will be utilized for wastewater to serve a bathroom in the future. Approval for a pedestrian and bicycle trail park is being sought under a conditional use permit for a private outdoor recreation facility within the A-2 zoning district.

The application states a request for a two-year time frame to act should the CUP be approved. The applicant has indicated to staff that additional time may be needed to accommodate contractor schedules to construct the trail network. The zoning ordinance states there is a one-year window from the date of approval of CUP for action to be taken. The Commission has previously granted an extended time frame to act on previous CUP requests. Granting an extension may be appropriate in this case.

The Boone County Master Plan designates this area for rural preservation. The property is located within Rock Bridge 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 as described in the application materials, according to 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.

Recreational facilities can have negative impacts on surrounding property owners as it relates to noise and impacts on traffic. Placing conditions on the approval of the conditional use permit should minimize any negative impacts to neighboring properties. The applicant has indicated that recreational activity will be limited to biking and hiking, other recreational activities such as horse riding or motorcross have not been

proposed. Maintaining vegetative buffers at the property line will serve as screening to neighboring property owners from activities occurring on site.

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

Recreational facilities, when constructed in accordance with the character of the surrounding neighborhood, should not diminish or impair surrounding property value.

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

The subject property has frontage along South Stanley Poe Road, a publicly maintained roadway. The property is located within the Greater Bonne Femme Watershed, an environmentally sensitive area. Strict compliance with the County's land disturbance and stormwater regulations will be required to limit stream impairment from trail development. A stormwater management area is proposed near the paved parking.

An engineered subsurface wastewater system is proposed to serve the property. The applicant estimates that on an average day there will be between 25 to 35 users on site at any one time, with a maximum number of 150 users on bicycle specific event days. A Professional Engineer has submitted preliminary flow numbers for sizing an onsite wastewater system to accommodate predicted users.

The applicant will need to work with the Boone County Fire Protection District to meet life safety requirements.

- (e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The surrounding properties are all zoned A-2, with larger lot residential development. Should this request be approved with appropriate conditions, it is unlikely to impact future development of surrounding properties.

- (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.

A driveway to South Stanley Poe Road will provide access to the public road. The applicant has proposed 30 paved parking spaces directly off the public roadway south of the right of way. Additional overflow parking areas provide another 90 parking spaces for event days. The proposed overflow parking will be grass areas and not paved.

The applicant has requested a condition be placed on the total number of vehicles parked on the property instead of a head count of users which is traditionally utilized by the Commission. A total maximum number of 120 parking spaces has been proposed by the applicant.

Pedestrian and bike traffic will cross South Stanley Poe to access trails on the northern portion of the property from the parking area. Signage has been proposed along Stanley Poe Road to alert drivers to the crossing area. Stop signs will be posted at the trails alerting cyclists and pedestrians to the public roadway.

South Stanley Poe is an unlight gravel road. Limiting hours of operation to daylight hours as defined by the zoning ordinance should assist in limiting conflict between pedestrians/cyclists and vehicles by

preventing nighttime interactions. Any lighting for the parking area should be inward facing and downward, and consideration should be given to utilizing dark sky compliant lighting features.

- (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: This proposal is for a bicycle and pedestrian trail park within a A-2 zoning district. A total of eight miles of trails will be constructed on both the northern and southern portion of the property. No additional recreational activities other than hiking or biking were proposed with this application.

Recreational facilities can have negative impacts on surrounding property owners and existing transportation infrastructure depending on their use. This request limits the scope of recreational activity to either hiking or bicycling activity. Associated infrastructure such as parking and sanitation have been proposed by the applicant. Appropriate conditions placed by the Commission should ensure that the recreational facility minimizes impacts to surrounding property owners and existing county infrastructure. With this statement of facts, this proposal can meet the criteria listed above for approval of the conditional use permit.

The proposal scored 46 points on the point rating system. Staff notified 16 property owners about this request.

Staff recommends approval of the conditional use permit for a private outdoor recreation facility for a bicycle and pedestrian park with the following conditions:

1. Recreational activity shall be limited to hiking and bicycle riding, and picnic gatherings at the shelter. No other recreational activities are approved under this permit.
2. Any events hosted on the property shall be bicycle oriented. Other types of events such as festivals or gatherings were not applied for nor approved as part of this conditional use permit.
3. Vegetative screening shall be present along the property line. Screening should be a size and type capable of screening trails from neighboring property owners.
4. A subsurface wastewater system is the only wastewater system allowed on the property.
5. Any lighting for the park shall be inward facing and downward to prevent light from leaving the site and shall incorporate dark sky compliant fixtures to the extent practical.
6. The maximum number of vehicles on the property at any one time shall not exceed 120 cars.
7. Hours of operation shall be limited to daytime hours as defined by the zoning ordinance. April through October, 6:00am to 9:00pm, central daylight time. November through March, 6:00am to 7:00pm, central daylight time.
8. The derelict manufactured home is removed from the property within one calendar year from date of approval of the conditional use permit.
9. Compliance with the stream buffer and stormwater regulations is required at all times.
10. The applicants shall have two years from the approval of the conditional use permit to start construction of the trail network and associated infrastructure.

Present representing the request:

Kevin Murphy, A Civil Group, 3401 Broadway Business Park Ct, Columbia
Rick Matheny, Trustee of Frank Morris Trust, 203 Knollwood Ct, Columbia

The applicant provided two maps. One shows an enhanced view of the trails and the other is a satellite view of the property where the trails are superimposed.

Rick Matheny: Mr. Morris was the owner of Walt's Bike Shop for over 30-years and before he passed in 2020, he transferred his entire estate into this trust and the purpose of it is to support not-for-profit organizations that promote hiking, biking, trail development and maintenance, as well as nature viewing, conservation and preservation. Over the past five years we have donated more than \$1.7 million to different non-profits including the Columbia Missouri Trails Association, the Green Belt Land Trust, Missouri State Parks, Katy Trail, Friends of Rockbridge, Columbia Parks and Recreation including funding for a bike park and the Gans Creek Recreation area. About a year and a half ago we purchased this property partly because it sits immediately adjacent to 120-acres to the east of a tract that the City of Columbia purchased a few months previous to that; we bought this property to develop a system of hiking and biking trails and it will be donated to Columbia Parks and Recreation upon its completion. These will not be the same as the other trails in the area. Due to the Olympics and other factors, mountain biking has seen a lot of growth, not just from experienced riders but also from families and other casual outdoor enthusiasts. Trails include rocks, roots, banked curves, obstacles and jumps. They are more narrow than the trails you are used to seeing and they are natural surface trails, they won't be asphalt or paved. We are planning a trail system that will serve all skill levels from beginners and kids to experienced riders. We have done a lot of research and consulted with a lot of experts. Bentonville, Arkansas has an extensive trail system that is considered the biking capital of the world. Last year we went there along with staff from Parks and Rec and other local hiking and biking representatives and visited some of their parks and met with their leaders and trail building experts to understand how we could design a local, entertaining trail system for all skill levels in an environmentally conscience manner and to minimize land and tree disturbance during the construction phase. Once it is complete we are going to donate it to the City of Columbia before it is open to the public; we will not operate it ourselves. This project will provide new outdoor opportunities for Boone County but also because it will preserve this space for future generations to enjoy and protect it from further development. Rock Solid Trail Contracting is going to design and construct our system. Rock Solid is one of the Nations leading trail builders and we selected them not only because of the quality of their work but because of their commitment to minimizing land and tree disturbance. The maps provided, the one with the aerial view shows the trails superimposed so you get a better feel for what the footprint of the trail is and how narrow they are. The left side of the map is the full 80-acres, the right side is blown up portions. The trails in green are for beginners, the blue trail is for intermediate riders, and the black is for experienced riders. There is also a white trail that goes across the entire property that is designed for walkers and a beginner route that is flat and gently sloped; it doesn't have obstacles and is suitable for bikers and walkers.

Commissioner Trecha: I see there is only one entrance to Stanley Poe Road and the trails enter on the west side. My concern is the intersection of the roadway and the trails.

Kevin Murphy: Yes, there is one crossing and it is right next to the driveway on the south side of the road.

Commissioner Trecha: There are no motorized vehicles allowed on the trails?

Kevin Murphy: No.

Commissioner Trecha: How do you restrict their entry to Stanley Poe? Will there be signage or is the trail too narrow? I can see a motorcycle entering.

Kevin Murphy: I think we addressed that if there were an issue; we have signage for the crossing where the cyclist will stop at the road and signage before the curves on Stanely Poe Road and prior to the crossing and again at the crossing for car traffic.

Commissioner Trecha: Will the entrance be sized to restrict motorized vehicles?

Kevin Murphy: Yes, I am sure they would do that.

Chairperson Harris: What is the traffic load on Stanley Poe Road?

Commissioner McCann: I think it is was around just over 100 cars per day.

Chairperson Harris: The road isn't really given to high speed.

Commissioner McCann: It is not a high volume road; it is just a gravel road that probably was not more than a wagon trail at some time, it hasn't been improved.

Chairperson Harris: At the point where this gets donated to the city that is still going to be a county maintained road?

Commissioner McCann: Yes.

Chairperson Harris: So it may need additional maintenance at some point.

Commissioner McCann: It is hard to say, they have the projected numbers but I don't know when the city intends on doing their park which could double the amount of traffic.

Chairperson Harris: Where is this property in relation to the city's park?

Andrew Devereux: The city's property is immediately east of this property.

Chairperson Harris: There is one way in and one way out of the parking lot, are the applicants thinking with the exception of a special or big event, one way in and one way out always concerns me.

Kevin Murphy: I think the applicants are thinking only one or two big events a year and those haven't been planned; this is anticipation of someone wanting to do that. We don't anticipate 30 people at time on a normal weekend; maybe 30 people total in a day.

Chairperson Harris: I have trouble understanding condition 3, it looks like they are going to have to hack through the forest to get the trails in; are we saying they are going to leave trees around the edge or are they going to plant trees in the trees?

Andrew Devereux: The way the condition has been written was to keep things open-ended so if the applicant can leave some trees at the property line that could screen the construction or if the applicant will have to install something.

Kevin Murphy: The property is vegetated; the applicants don't anticipate having to plant anything; the only clear area is where the parking will be.

Chairperson Harris: The design company has enough experience and are smart enough to know that clear cutting this is a dumb idea?

Rick Matheny: No more than 5% of the trees will be taken out and none that are more than 6 to 8-inches in diameter.

Chairperson Harris: The last condition of the 2-year build; it is worded to start construction. Are the funds available to do this? That is an open-ended window that this could get punted down the road and never come to fruition. The time-frame concerns me.

Rick Matheny: The plan is to start construction in May 2026. The additional time is only there if some unforeseen circumstance comes up; the plan is designed and ready to go, the builder plans to start flagging in March or April 2026. The extension would only be if necessary but the funding is in place, the trust is fully funding it.

Chairperson Harris: Is the city fully on board to take this over when it's done?

Rick Matheny: They have been in favor of this idea and it is right next to their property so they could incorporate it into a 200-acre facility.

Kevin Murphy: There is no official agreement at this time but they have been in discussions for a long time; they definitely have interest.

Chairperson Harris: What happens if they don't take it over when it is completed?

Rick Matheny: We are in discussion about alternatives if that were to happen. I find it highly unlikely but we are discussing alternatives.

Kevin Murphy: I have never seen the city turn down free property.

Commissioner Kurzejeski: The applicants say the trust has no intention of allowing public use until it goes to the city. If things go sideways with the city and it will take six to eight months longer and you could have a bike race there?

Rick Matheny: We are set on not using it until it is taken by the city.

Kevin Murphy: I don't believe the terms of the trust allow them to do that.

Commissioner Kurzejeski: I didn't see it as a condition by staff so it is probably a moot point. Is staff comfortable going with the number of cars rather than people? Anyone else that asks for the number of cars from now on I would think gets a number of cars if they want.

Thad Yonke: I don't know that is necessarily true in every case. Someone could always propose alternative methods of telling us how many they would limit. If there were some reason to equating it to being how many people would typically be in a car in something like this you are coming here in a vehicle with a few bikes on it to do the riding. It is probably a reasonable measure in this particular instance; in certain other places where there might be multi-modes of getting there and using that as being the measure would not necessarily be as good as a headcount.

Commissioner Kurzejeski: It just seems we are breaking a precedent.

Thad Yonke: I think it is possible that we could see someone propose that in the future; we have to take all of that as a case by case basis. In 2022, 104 was the trip count on Stanley Poe.

Chairperson Harris: What if you have an event that is really well attended and more people show up than expected; what are the designers telling you? At what count is this being overloaded and there is not enough room for everyone? Is it 300 people? 500 people?

Kevin Murphy: I think it is going to have to be a measure they take.

Chairperson Harris: How many people would you hope to have on something that is well attended?

Rick Matheny: We can make a good comparison with other trails similar to ours and 100 to 140 is good attendance for an event.

Chairperson Harris: Day to day is not going to be close to that.

Rick Matheny: 25 to 35 is what those same trails we were comparing to received and they are in areas that would probably have a little heavier load than we would because of our location.

Chairperson Harris: If you max out at 120 cars there is probably not a realistic scenario that every car has 4 bikers and 500 people there.

Kevin Murphy: Correct. I saw in the staff report that 150 attendees were mentioned.

Andrew Devereux: It was a maximum of 150 users on a bicycle specific event.

Rick Matheny: The other trails we compared to was Bentonville, Arkansas and St. Louis and both of those cases 140 people attended.

Chairperson Harris: Was what Mr. Devereux just cited, was that in a condition somewhere or was that part of their application?

Andrew Devereux: That was part of the application and conversations back and forth between staff and the applicant.

Chairperson Harris: But it is not an imposed condition.

Andrew Devereux: That is correct; the condition is on the number of vehicles.

Commissioner LaRose: If it takes five plus years for the city to take it over are there any plans for the applicants to maintain it? Are there funds if a tree is down?

Rick Matheny: Our plan is at the same time that we donate the property that we donate as much as we can for the first few years for maintenance so the city won't have that burden up front.

Commissioner Harvey: Wasn't there a condition on a different request where an onsite system was proposed that it was limited to 200 people?

Chairperson Harris: That was the event center on Deer Park that didn't come to fruition.

Commissioner Harvey: Yes, but that was a code requirement, correct?

Thad Yonke: I think the subsurface onsite wastewater system, if it was using one, is limited to 3000 gallons. If you use the headcount for the type of use that is and back figure it all and you are above that you have to use a DNR system.

Commissioner Ehimuh: What kind of surface is proposed for the parking lot?

Rick Matheny: It will be asphalt.

Commissioner Ehimuh: With the MKT and Katy Trails being nearby, will there be a barrier that prevents people from being curious and going to this trail while it is still under construction?

Rick Matheny: We are prepared to do whatever we need to. We will put up no trespassing signs and mark it according to the construction area. The natural vegetation will keep people from entering other than at the front entrance.

Open to public hearing.

No one spoke in favor of the request.

Present with questions:

Kathleen Brown, 1398 W High Point Lane, Columbia

Kathleen Brown: I live at the last property on High Point Lane before you get to the corner where Stanley Poe is. Is the Commission aware that there is at least one place where two cars cannot pass on this road? I am not against the request but I think there is a lot that needs to be considered. When you have people coming out that aren't used to driving on gravel; our road is 3.5 miles long and before we got hard surface we had at least three people go airborne over our hill. I am concerned about the people who are on bikes aren't on gravel roads and the road going to this property is really dusty and curvy. Where is this from the gorilla? Is the gorilla on this property and is that where the parking will be?

Rick Matheny: Correct.

Kathleen Brown: My concern remains.

Rick Matheny: The gorilla is at the far northwest corner of the property along the road.

Kathleen Brown: It will be back from Stanley Poe Road where you are proposing the trail.

Rick Matheny: Correct.

Kathleen Brown: I was wondering where the trails will be from the gorilla.

Chairperson Harris: The trails will be all over the entire property.

Kathleen Brown: But they are saying it crosses the road.

Staff showed Ms. Brown a copy of the trail map.

Kathleen Brown: The trail is going to cross Stanley Poe?

Commissioner Harvey: There will be access trails on the north side and on the south side.

Kathleen Brown: But no parking on both sides.

Commissioner Harvey: Parking is only on the south side of the road.

Kathleen Brown: I think this is needed and I am not against it but I think the road situation is something that needs to be talked about. I always wondered about the sewage because there is a stream that goes through there. What type of sewage is planned? I also don't understand if you are saying 150 people but there are places for 120 cars, how does that make sense?

Commissioner Kurzejeski: We are maxing it by the number of cars. Originally there was discussion about how many people.

Kathleen Brown: If they are saying parking for 30 during the week, who is out there to say what happens and how many people are there even for an event? How do you limit the number? They are going to drive by my house and they don't drive 35 mph; it is a curvy, narrow road and High Point is a popular biking road. If we are going to have people riding that road and to hit the gravel and go on down Stanley Poe then a lot needs to be considered.

Also present with concerns:

Dee Dokken, 804 Again St, Columbia

Dee Dokken: I am not speaking against the request but I have a concern. It is easy to say these are environmental trail builders and that is a relative term with mountain bikes. I am glad they are going to save a lot of trees. The Frank Morris Trust funded Nomad Trail Builders for Gans Creek Recreation area; they were also environmental. So far the trail has been built with heavy equipment, a wide footprint and probably tons of topsoil from cuts in the soil that was dumped into the waterways. The environmental impact is going to be there, unless this company is going to construct in a much more sensitive manner.

No one spoke in opposition.

Closed to public hearing.

Sandy Runnels, Rock Solid Trail Contracting (attending by phone).

Chairperson Harris: (asking Ms. Runnels) What is the degree of your environmental sensitivity during construction?

Sandy Runnels: We don't take out large trees, we are trying to weave the trails through the forest instead of taking out the forest. Our trail corridors are very small, especially in comparison to the Katy Trail so we are looking at anything between 12-inches and 48-inches on average; the white circle trail will be a little bit larger but we do have a couple of construction practices that are specifically around making sure erosion is not happening and managing water; we find managing water is what really prevents erosion. One of the things we live by is the "half rule". The half rule is a rule that a trail grade should not exceed the grade of the hillside or sideslope so that means if the slope or grade of a hill is at 20% we aren't putting a trail that is anywhere more than 20%. That really helps prevent the trails from turning into drainage for water. One of the other practices we have is just the average trail grade in general so we have different grades for different ratings of trails so for a beginner we have 1-5%, for intermediate we have 5-7%, and for advanced we keep it 7-9%. We try not to go any more than 9% because we find that going to steeper

trails just causes erosion problems. One of the ways we build to help prevent erosion is grade reversals; that is when you build and have positive grade areas and negative grade areas and it ends up like a rolling contour so you have little hills and lows and that will bring all of the water to the low points and we are able to control where the water is coming off the trail. Another practice is doing an outslope on the trails; we never have a trail that is flat or that U shaped. Some of the old trails are U shaped and that causes the water to sit in the tread because it doesn't have anywhere to go because it is cupped in the tread so we do a 3-5% outslope on some of the trails so it is sloped and when the water runs down the hill during a large flooding event it is rolling off the trail instead of down the trail and pulling all of the soil with it. We use culverts extensively and that helps with water and helps the soil not move. We also do rock arboring to hold the soil in place. We have a lot of other techniques but I think these are the ones that will be applicable to this property.

Thad Yonke: You said 12-48 inch, was that with the trail?

Sandy Runnels: Yes, that is the width of the trail and I would say that is going to be about 85-90% of the trail on the property.

Kevin Murphy: I believe the Gans Creek trail was designed and constructed by the city.

Rick Matheny: Yes, the city constructed it, we just donated funds to that project.

Kevin Murphy asked Commissioner McCann if he was aware of any issues with crossing the trail at Stanley Poe Road.

Commissioner McCann: The road narrows further south and west from this area. There are two or three water crossings as well. It is your average, out in the country, low volume road that is not very wide.

Kevin Murphy: Will the County reevaluate the road after a few years after the trail is completed and potentially do any upgrades to the road?

Commissioner McCann: I don't know. That's why this information is so vital because if the applicants proposal is going to have an impact on the public infrastructure it is important to know all of this information up front because if it will be a strain on public resources maybe it is not the adequate location for this facility, or this scale of a facility should go. But where else would you put this with this type of terrain, but the road leading to it is not meant for high volume and it would be a strain on public resources to try to improve miles of road just like it is anywhere else.

Kevin Murphy: In speaking with other facilities they are seeing 25 to 30 people throughout the day on a weekend so it is not all at once; there may be 3 or 4 cars there at once and they aren't there for extended periods of time. The applicants aren't operating any events; either the city would operate it or someone may sponsor an event there and the city has park rangers to help with traffic issues for those events.

Rick Matheny: The system that is set up is conducive to a small bike race but beyond that it is not a big event. We were asked to come up with a maximum number of people in order for staff to write their report. There are currently no events planned, nothing is in the works and there are no promises to anyone; but there is a possibility that the city could run a bike race at some point. 140 is about the right number for that type of event, including spectators to expect at an event like that.

Commissioner Martin: How far is the entrance on Stanley Poe Road from High Point Lane?

Andrew Devereux: It is approximately ½ mile south from the property line and a little further to the entrance.

Commissioner Martin: That is the better part of the road, most people will not travel the rest of the way down Stanley Poe Road to get out of there.

Chairperson Harris: There was a question about the engineered onsite drip system. I think the concern was the proximity of effluent to the stream, but it is all designed with the soil type to handle that and it will take care of itself and not be an impact.

Kevin Murphy: Correct.

Commissioner Harvey: Will a land disturbance permit be required for this?

Kevin Murphy: I don't know.

Commissioner Harvey: It is probably more than an acre being disturbed.

Thad Yonke: I can't see how eight miles of trail, even at one foot wide, wouldn't trigger a land disturbance permit.

Chairperson Harris: The Commission should look at whether this is an appropriate use of land in this location. In my mind I think it is. If you look at the location and access concerns I would argue that to find a tract of land in the county that is appropriate for this type of use, the reality of it is this type of use should probably not be on a super good road.

Commissioner Harvey: This is located in my township. I think there are people who are taking their life in their own hands when they bike down Highway 163; this will give the opportunity for off road places for bikers to enjoy their hobby that is definitely safer than going down the road.

Chairperson Harris: Some people may bike to this location and go down the trails and others may drive there and use their bikes.

Commissioner Harvey made, and Commissioner Butler seconded a motion to approve the request by Frank Morris Trust for a conditional use permit for a private outdoor recreational facility in the Agriculture 2 (A-2) zoning district on 80 acres located at 8840 S Stanley Poe Rd, Columbia. Rock Bridge Township with the following conditions:

1. Recreational activity shall be limited to hiking and bicycle riding, and picnic gatherings at the shelter. No other recreational activities are approved under this permit.
2. Any events hosted on the property shall be bicycle oriented. Other types of events such as festivals or gatherings were not applied for nor approved as part of this conditional use permit.
3. Vegetative screening shall be present along the property line. Screening should be a size and type capable of screening trails from neighboring property owners.
4. A subsurface wastewater system is the only wastewater system allowed on the property.
5. Any lighting for the park shall be inward facing and downward to prevent light from leaving the site and shall incorporate dark sky compliant fixtures to the extent practical.
6. The maximum number of vehicles on the property at any one time shall not exceed 120 cars.
7. Hours of operation shall be limited to daytime hours as defined by the zoning ordinance. April through October, 6:00am to 9:00pm, central daylight time. November through March, 6:00am to 7:00pm, central daylight time.

8. The derelict manufactured home is removed from the property within one calendar year from date of approval of the conditional use permit.
9. Compliance with the stream buffer and stormwater regulations is required at all times.
10. The applicants shall have two years from the approval of the conditional use permit to start construction of the trail network and associated infrastructure.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Randal Trecha – Yes
Kevin Harvey – Yes	Christy Schnarre – Yes
Jeffrey Ehimuh – NO	Ken Butler – Yes
Joe LaRose – Yes	Jeff McCann – Yes

Motion to approve the rezoning request passes 9 YES 1 NO

Chairperson Harris informed the applicant that this request would go before the County Commission on Tuesday, October 28, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLATS

Plats 1 - 4 were placed on consent agenda:

1. Duncan and Duran. A-R. S24-T51N-R13W. Bourbon Township. Susan & Royce Palmer, owners. Don Bormann, surveyor.

The following staff report was entered into the record:

The subject property is located on Old Highway 63, south of the intersection of Old Highway 63 and Highway NN. The property is in Bourbon Township. The property is currently vacant with no structures present on the site. The property is zoned Agriculture-Residential (A-R) and the surrounding zoning is as follows:

North – A-R

South – A-R

East – Agriculture 2 (A-2)

West – Agriculture 2 (A-2)

This is all original 1973 zoning. This proposal divides the approximately 12 ½ acre tract into two 6 ¼ acre lots.

The subject property is located on Old Highway 63, a publicly dedicated, publicly maintained roadway. Both lots will have access on Old Highway 63. The applicant has requested a waiver to the traffic study requirement.

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

Any residential development will require an on-site wastewater treatment system. Such systems will be permitted by Boone County Resource Management. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 31 points on the rating system.

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

2. Clementz Subdivision. A-R. S4-T51N-R12W. Bourbon Township. Jeffrey & Anna Clementz, owners. Don Bormann, surveyor.

The following staff report was entered into the record:

The subject property is approximately 1 mile to the east of the City of Sturgeon and along the County boundary with Audrain County. The property is located in Bourbon Township. The subject property is 28.20 acres in size and zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

North – Audrain County

South – A-R zoning

East – Agriculture-1 (A-1) zoning

West – A-R zoning

This is all original 1973 zoning. There is a home, an on-site wastewater system, and several outbuildings on the property. This proposal splits off approximately 6 and 1/4 acres for division into 2 lots, each approximately 3 acres in size. The remainder, being above 20 acres in size, requires no further survey action.

Both lots have direct access onto Highway 22, a publicly dedicated, publicly maintained roadway. The applicant has submitted a request to waive the traffic study requirement.

The subject property has water service via a well on the property, but is located in Public Water Supply District 10. The property is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The existing house on Lot 2 has an on-site wastewater system. Any development on Lot 1 will require the installation of an on-site system to serve a dwelling. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 63 points on the rating system.

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

3. Bentlage North Farm Plat 1. A-2. S13-T46N-R12W. Cedar Township. Troy & Joan Bentlage, owners. James Jeffries, surveyor.

The following staff report was entered into the record:

The subject property is located off South Bentlage Road, approximately 660' east of the intersection of South Bentlage Drive and South Hagans Road. The proposal is to subdivide 9.56 acres from 88 acre plus parent parcel. An administrative survey for 10 acres to the west of the proposed platted lot was submitted concurrent to the plat. The property is undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The property has road frontage along South Bentlage Road, a publicly maintained roadway. The applicant has not submitted a request for a waiver from the traffic study requirement. Approval of a one lot minor plat would likely have minimal impact on existing transportation resources. Granting a waiver to traffic study requirement is appropriate in this case.

Boone Electric Cooperative provides power service in the area. Consolidated Water provides water service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 2.2 miles away.

The applicant proposes the use of an onsite sewer lagoon to serve future residential development. The applicant has not submitted a request for a waiver from the sewer cost benefit analysis. There is no publicly operated sanitary sewer service available in the area. Approval of a one lot minor plat is unlikely to be economically feasible for a public sanitary sewer. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 40 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

4. Sapp Subdivision. C-G. S26-T47N-R13W. Rock Bridge Township. Sapp Rental Properties LLC, owner. Kevin Schweikert, surveyor.

The subject property is located near the unincorporated community of Sapp, at the intersection of State Route N and Nashville Church Road. The property is in the Rock Bridge township and is .92 acres in size. The property has a building that has been used for commercial purposes and a house present on the site. The property is zoned General Commercial (C-G), and the surrounding zoning is as follows:

North – Residential Single-Family (R-S)

South – R-S

East – R-S and Agriculture 2 (A-2)

West – R-S

The A-2 zoning was rezoned from R-S in August of 2018. The rest of the zoning is original 1973 zoning. This proposal is to consolidate the four Sapp township tracts into a single lot to allow for the installation of an engineered on-site wastewater system to serve both the house and the other building on the property.

The property has existing access to State Route N under permit with the Missouri Department of Transportation. The applicant has requested a waiver to the traffic study requirement, although by decreasing the number of lots, access needs should be lessened.

The subject property is served by Consolidated Public Water Supply District #1, the Boone Electric Cooperative, and is located in the Boone County Fire Protection District.

The purpose of this platting process is to allow for the installation of an engineered on-site wastewater system to service both buildings on the property. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 34 points on the rating system.

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

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

Boyd Harris – Yes
Greg Martin – Yes
Kevin Harvey – Yes
Jeffrey Ehimuh – Yes
Joe LaRose – Yes

Eric Kurzejeski – Yes
Randal Trecha – Yes
Christy Schnarre – Abstain
Ken Butler – Yes
Jeff McCann – Yes

Motion to approve the items on consent agenda passes 9 Yes 1 Abstain

Chairperson Harris stated that plats that are eligible will go before the County Commission on Tuesday, October 28, 2025 at 7:00 PM.

VII. OLD BUSINESS

1. Update on Commission Action

Senior Planner, Thad Yonke updated the Commission on actions taken by the County Commission.

The following plat was accepted:

- Nichols Ridge Plat 1

VIII. NEW BUSINESS

Chairperson Harris: I asked the Director if he would ask the County Commission if they would entertain a meeting with us at a work session. I understand they have agreed to meet with us at the December work session. I would encourage the Planning & Zoning Commissioners to come with some hard questions and not just platitudes.

Commissioner Kurzejeski: At the end of our last meeting we were talking about the subdivision regulations and whether we proceed and finalize those or do we wait as the Director suggested. I brought up at the work session last week that I would like to see the Commission get together and have a discussion about this and have the Director and staff bring all of the Commissioner's up to speed on what was essentially a decade long endeavor to try to modify these regulations and we were close to finalizing

them but we decided to wait until after the Master Plan was done. We suggested having that discussion at the November 13th work session, however, our Chairperson cannot attend that work session and Chairperson Harris and I thought it would be good to move this discussion to the December work session with the County Commission because they can be privy to this discussion and ideas of whether this is something we proceed with or wait a few more years.

Thad Yonke: Staff would like to point out that there are only three Planning & Zoning Commissioners that are here that were involved in the subdivision regulations; the rest of the Commission was not involved in any of the explanation of what the existing regulations are and that was pretty extensive and how the modifications would work. Regardless, it doesn't seem, from staff's point of view, appropriate to not bring the rest of the Commission up to speed and give their input. It wouldn't be as quick as picking up where we left off; the rest of the Commission would have to be brought up to speed because the consensus that the previous Commission got to, some of that was silent consensus but it was from people who were fully informed of the changes.

Commissioner Kurzejeski: I think that is critical; we can't ask this Commission to even consider the question of do we suggest to staff that we move forward or do we wait.

Thad Yonke: That would have to be part of the discussion.

Commissioner Kurzejeski: We can start that at the December work session because it will probably be well attended because we are also meeting with the County Commission.

The December work session is scheduled for December 11, 2025 at 4:30 PM and will take place in Commission Chambers.

IX. ADJOURN

Being no further business, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 20th day of November, 2025