

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, November 20, 2025

I. CALL TO ORDER

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

II. ROLL CALL:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Gregory Martin, Secretary	Katy Township
Randall Trecha	Cedar Township
Kevin Harvey	Rock Bridge Township
Jeffrey Ehimuh	Columbia Township (Arrived 7:08 PM)
Christy Schnarre	Bourbon Township
Ken Butler	Perche Township
Joe LaRose	Rocky Fork Township
Jeff McCann	County Engineer

b. Attending by Phone:

Robert Schrieber	Three Creeks Township
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c. Absent:

Eric Kurzejeski, Vice Chairperson	Missouri Township
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d. Staff Present:

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

III. APPROVAL OF MINUTES

Minutes from the October 16, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris gave the following statement:

The November 20, 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, December 2, 2025, at 7:00 PM. Interested parties will be able to comment on the requests at that time. The vote on discretionary items, such as rezonings and conditional use permits will not be taken at that hearing; those items will be scheduled for a second reading at a future date; the date and location of the second reading will be announced at the meeting on the 2nd. 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 Lonnie Wright & Lorri (Maher) Reynolds to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 40 acres located at 9451 E Old Hwy 124, Hallsville, Rocky Fork Township. (open public hearing).

Planner, Uriah Mach gave the following staff report:

The subject property is located on the north side of Old Highway 124, at the corner of Wright Lane and Old Highway 124. There is a house, garage, several outbuildings, and an on-site wastewater system present on the property. The zoning is Agriculture 1(A-1) and the surrounding zoning is as follows:

- North, East, & West – A-1
- South – Agriculture-Residential (A-R)
- Southeast – A-1

These are all original 1973 zoning. This request is to change the zoning from A-1 to Agriculture 2 (A-2). The application states that the purpose of the rezoning is to divide the house from the Century Farm to preserve the agricultural use of the property while allowing for the house to be held by another owner. The current A-1 zoning only allows for 10-acre minimum lot sizes and the application states that size of a transfer is not financially feasible.

The Boone County Master Plan identifies this area as Farmland Preservation. Farmland Preservation areas are identified as being priority areas for the preservation of rural character, farmland, and natural habitats, with a desire for low-density development and a recognition that community services and utilities may be limited.

The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #4, the Boone Electric Cooperative, and the Boone County Fire Protection District. Existing utility infrastructure can serve the house and utility buildings on the lot. Increased development activity will likely outstrip the ability of the existing 4” water lines on both Wright and Old Highway 124 to provide service and fire protection.

Transportation: The subject property has direct frontage and access on Old Highway 124 and Wright Drive, both publicly dedicated, publicly maintained rights of way.

Public Safety: The subject property is located in the Boone County Fire Protection District, with the nearest station being Station 3 in Hallsville, approximately 2 ½ miles away.

Zoning Analysis: Existing infrastructure is sufficient to serve the current land use under the existing zoning. However, this rezoning request drastically increases the potential infrastructure needs for the site. Going from a potential 4 lots on the property to a potential 16 is a significant increase in infrastructure needs. Existing infrastructure, specifically water infrastructure, would require upgrades to meet the needs of fire protection on this site.

To reach the goal described by the application, a planned rezoning request to Planned Agriculture 1 (A-1P) would easily allow for the creation of a smaller lot for the house and existing buildings while protecting the century farm. This would be in concordance with the Boone County Master Plan's goal of protecting rural character and operating within the ability of existing infrastructure to support desired development.

While the requested rezoning can accomplish the stated goal of separating the house and accessory structures, this request does not meet the sufficiency of resources test for the additional development potential permitted by the change. Additionally, a rezoning opens up expectations that the property is suited to the higher development potential created under the new zoning when that is not supported by the available infrastructure.

The property scored 43 points on the rating system.

Staff recommends denial of the request because there is another mechanism under the regulations that is more appropriate to reach the goals described in the application and provide the protection for the Century farm.

Present to represent the request:

Lonnie Wright, 7341 Mallerd Ln, Dardenne Prairie
Lorri Reynolds, 10030 E Mt Zion Church Rd, Hallsville

Mr. Wright submitted a statement to the Commission.

Lonnie Wright: We lost our dad, Larry Wright at the beginning of this year and we inherited the family farm. The farm consists of about 160-acres but we are here to talk about the front 40. Our grandpa, CQ Wright passed away around 1978, we lived in Kansas City at the time and my Dad moved us back to Hallsville to take over the family farm. Dad loved our farm and the family heritage that came with it, it really meant a lot to him and one of his biggest wishes was that we keep the farm in the family. The front 40-acres is recognized as a century farm and it has been in our family since 1886. It is equally important to Ms. Reynolds and I to preserve its heritage and honoring my Dad's wishes. We would like to rezone the 40-acre parcel to A-2; the existing A-1 zoning requires 10-acre tracts and that doesn't give us the flexibility to do what we want to do.

Ms Reynolds still lives in Hallsville and she wants to move to the property so there are a couple of options to do that and one is to sell her some of the property where the house and garage are. A 10-acre lot is not something we have talked about pursuing and it is going to be a lot more expensive for her to purchase a 10-acre parcel versus a 2.5 acre parcel. We looked at what a 2.5 or 3 acre tract would look like that includes the house and garage and then the barns and other buildings would stay on the remainder. We are not looking to subdivide our farm any more or change the rural nature of the property; farming will continue on the majority of the acreage as it is now, so we are requesting to reduce the minimum lot size down to A-2 so we can have the 2.5 acre minimum parcel.

Our farm is a century farm and is a recognized part of Boone County's agricultural history and we believe our plan of keeping it in the family and having Ms. Reynolds out there managing the place and selling her the smaller parcel aligns with Boone County goals for rural conservation. We want to keep the farm in the family, maintain its agricultural use and allow Ms. Reynolds to live in the farmhouse. We are committed to maintaining Boone County's commitment to the intended goals for the area, we love Hallsville and don't want to see a lot of change to it either.

Lorri Reynolds: The configuration of the 2.5 acres is going to be weird because of the location of the lagoon.

Commissioner Butler: Staff has recommended denial; do the applicants have a response to that?

Lorri Reynolds: We spoke with Planning & Zoning a couple of months ago and they were rooting for us. Why are they recommending denial? Is that about the water or fire protection?

Uriah Mach: The staff report mentioned that water is not really there to support the density you get with an open A-2 zoning. The goal that the applicant had discussed and identified in the application can be accomplished with a Planned A-1 zoning request and can maintain the overall rural character. With a planned request you can still create a smaller 2.5 or 3 acre lot around the house and garage and lockout/prevent further development of the remaining property. Staff discussed that with the applicants when we met a couple of months ago; staff understands that there is a cost involved with that, but it is still a better choice and more consistent with the goal identified in the Boone County Master Plan to preserve rural character.

Lonnie Wright: We can propose a zoning change for less than the entire 40-acre parcel?

Uriah Mach: Yes; you can propose a zoning change for a smaller piece, you will have to have a legal description describing that area to be changed. You can identify a 10-acre piece of the property and that goes under the plan but then you create a lot as small as you need to serve the needs of the house lot within that 10-acre piece; whatever doesn't go with the house can get locked out for only agriculture activity. We have done that on a number of other properties.

Chairperson Harris: We just approved that for the Dunn property by Sturgeon to accommodate the same thing.

Lonnie Wright: What did they do?

Chairperson Harris: Leave it in the A-1 zoning but a planned rezoning request and that accommodates what you want to do to facilitate the small acreage in a place where it may not be the right place to do it. Under the new Master Plan this area is designated as Farmland Preservation which is what the applicant is expressing they want to do. If that is truly the applicant's wish, it will cost a little more up front to get the surveyor to come in and do some engineering but it will accomplish what you want to do and protect that land and if you desire to protect the land, that is the way to go.

The burden the Commission has is we have to look past tonight; the applicant has good intentions but to go with a straight A-2 zoning then you could create multiple lots and with road frontage on two sides it will be pretty easy to get 16-lots out of it. While your intent is to hang on to it, something could happen. The applicants could get approached by a developer who offers a large amount of money to purchase for development.

The Commission has to look at the unintended consequences down the road. Neither Staff or the Commission are trying to be difficult but trying to point the applicants to a different path that accomplishes what the applicants want to do. If the applicants went with the A-1P are we forever precluding development rights or will they have the potential for another rezoning request?

Thad Yonke: They would have to come back and revise the plan.

Chairperson Harris: If down the road the applicant wanted to make a change, they could. The planned zoning would be a better means to accomplish what they want to do in a less ugly fashion.

Lonnie Wright: I vaguely remember the discussion on the cost associated with getting an engineer involved. I guess I didn't fully understand.

Lorri Reynolds: I wasn't thinking that the whole 40-acres was going to be rezoned, I thought it was just the piece.

Lonnie Wright: We can't propose to rezone a smaller tract without getting an engineer involved?

Thad Yonke: You could but you need to have a surveyor to define the tract to be rezoned because you have to rezone a discrete piece of property. You could submit a request to rezone five acres if you have an accurate legal description of that five acres. A professional will have to be involved to create the three acres even if this is rezoned tonight, there still has to be a surveyor involved to come up with a legal description of the three acres to make sure the lagoon, house and garage all fit on the three acres and still meet the setbacks.

Chairperson Harris: Another concern is if we grant the A-2 zoning tonight and the applicants do exactly what they say they are going to do, it opens the door to the whole neighborhood requesting theirs to be rezoned in an area that the Master Plan says farmland is to be preserved. What the applicants are requesting isn't unreasonable but there might be a better way. We can go through the public hearing and then look at taking a vote. If this request is denied the applicants can't reapply for a year.

Bill Florea: They would be able to follow it up with a planned rezoning request or a substantially different request, but not this request.

Chairperson Harris: If the applicants requested to table this, what does that do?

Bill Florea: Tabling preserves the ability to bring this exact request back in front of the Commission at your next meeting. They would not be able to change their application, they would need to submit a new application if their intent is to pursue the planned rezoning.

Chairperson Harris: The applicants could table this request to give them time to reconsider and work with staff to potentially come up with a different request.

Thad Yonke: They would have to submit a new application for a different request, this one cannot be altered.

Chairperson Harris: With the recommendation that staff has made and for the reasons they have and considering the discussions we've had, which path of risk does the applicant want to pursue?

Bill Florea: If the applicant's chose to table the request, it can be tabled until the December meeting and that would give the applicants a couple of weeks to work with staff to explore a different path. If they choose not to do that and try to move forward with this request they can come back at the December meeting and follow through with this request.

Lonnie Wright: We can talk to staff, regardless if we table this or the Commission denies this what is that getting us for the next meeting? I don't think I can get a plan done that quick.

Bill Florea: No. Unfortunately the Planning & Zoning Commission doesn't meet in January so the next meeting would be February. We could shoot for that February agenda which would get the applicants a final decision in March.

Lonnie Wright: If we were able to come up with a planned request between now and then?

Bill Florea: If you were to ask for this to be tabled and the Commission tables it tonight, I would suggest you come in and meet with staff as quickly as you can and see if we can figure out a way, if you are willing, to do a planned request. If you are willing then you can withdraw this request and waive your ability to come back next month but you would be working toward submitting an application in January for their February agenda that staff could support.

Lonnie Wright: It sounds like we would like to ask that this request be tabled.

Chairperson Harris made, and Commissioner Harvey seconded a motion to table the request by Lonnie Wright & Lorri (Maher) Reynolds to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 40 acres located at 9451 E Old Hwy 124, Hallsville. Rocky Fork Township until the December 18, 2025 meeting:

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

Motion to table the rezoning request passes unanimously

Chairperson Harris informed the applicant that this request would come back before this Commission on December 18, 2025 unless the applicants withdraw the request.

2. Request by Sapp Rental Properties LLC to rezone from General Commercial (C-G) to Single-Family Residential on 0.56 acres located at 10701 S Rte N, Columbia. Rock Bridge Township. (open public hearing).

Planner, Uriah Mach gave the following staff report:

The subject property is located near the unincorporated community of Sapp, at the intersection of State Route N and Nashville Church Road. It is in the Rock Bridge township, is .92 acres in size, and has a building that has been used for commercial purposes and a house present on the site. The zoning is 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 property to the east, zoned A-2, was rezoned from R-S in 2018. The rest of the zoning is original 1973 zoning. This proposal is to rezone the northern portion of the Sapp Rentals property to Residential Single-Family (R-S) to legitimize the residential use of the existing house and allow for the installation of an engineered on-site wastewater system.

The Boone County Master Plan identifies this area as an Unincorporated Village Node. Unincorporated Village Nodes are identified as being priority areas for growth and development, and that infrastructure should be available or in planned areas to facilitate such development.

The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is served by Consolidated Water, the Boone Electric Cooperative, and is located in the Boone County Fire Protection District.

Transportation: The property has existing access to State Route N under permit with the Missouri Department of Transportation.

Public Safety: The property is in the Boone County Fire Protection District, with the nearest station being Station 20 at Deer Park.

Zoning Analysis: This rezoning request finalizes the process of bringing the subject property into compliance with the zoning ordinance. While the decrease in commercial zoning is in some opposition to the Boone County Master Plan, it does make the available commercial space serviceable with existing and proposed infrastructure improvements.

By making the house a legal use under the R-S zoning, this site will be in compliance with the zoning ordinance and Resource Management will be able to issue development permits in the future to allow for the improvement and maintenance of the structures present on the site.

The property scored 34 points on the rating system.

Staff recommends approval of the request.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols St, Columbia

Kevin Schweikert: There is a sewage system on the property that is failing and they need to put a sewage system in for the residential home; the rezoning will bring everything into conformance with what is being done. They are leaving the commercial zoning to the south in place.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Trecha made, and Commissioner Harvey seconded a motion to approve the request by Sapp Rental Properties LLC to rezone from General Commercial (C-G) to Single-Family Residential on 0.56 acres located at 10701 S Rte N, Columbia. Rock Bridge Township:

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

Motion to approve the rezoning request passes unanimously

Chairperson Harris informed the applicant that this request would go before the County Commission on Tuesday, December 2, 2025 at 7:00 PM and the applicants need to be present for the hearing.

- 3. Request by RML Investment Properties LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on 8.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township. (open public hearing).**
- 4. Request by Happy Hollow Investments LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on 3 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township. (open public hearing).**

Rezoning Items 3 & 4 were heard together along with a combined staff report and public hearing.

Planner, Andrew Devereux gave the following staff report:

The subject property is located off E Meyer Industrial Drive, approximately 300 feet west of the intersection of S Tom Bass Road and E Meyer Industrial Drive. The proposal includes two lots of Concorde South, lots 8 and 9, and is 11.95 acres total. Lot 8 is 8.95 acres and currently undeveloped. Lot 9 is 3 acres and contains an existing office and storage building to support a landscaping business. The property is zoned Planned General Industrial (M-GP). The surrounding zoning is as follows:

- North, across E Meyer industrial Drive, Planned Light Industrial (M-LP)
- East, M-LP
- South, Agriculture 1 (A-1) and Planned Residential Single Family (R-SP)
- West, M-GP

Lot 8 was rezoned from A-1 to M-GP with no allowed uses other than agriculture in 2012. Lot 9 was last rezoned to M-GP in 2023 with a revised planned development with uses to support a landscape business. The 2023 plan for lot 9 included a mixed-use storage and office building, laydown area, and covered storage for larger equipment.

The current proposal is to adjust an existing lot line between lots 8 and 9 to accommodate lot 9 becoming larger. Lot 9 will gain 1.6 acres to become 4.6 acres total. No additional development or uses are proposed on either lots 8 or 9 compared to the previously approved planned developments for both lots. Should the

planned development be approved by the Commission, the property boundary will be moved via the lot line adjustment process and approved by the Director.

The Boone County Master Plan designates this area as a Regional Economic Opportunity Area. The subject property is located within Rock Bridge Township.

The Boone County Master Plan designates a sufficiency of resources test to determine if adequate transportation, utilities, and public safety resources are in place to support a change in zoning. Failure to pass the test should result in a denial of the request. Passing the test should result in further analysis.

Transportation: The property has frontage along E Meyer Industrial Drive, a publicly maintained roadway. A driveway entrance for lot 9 provides access to and from the public roadway.

Utilities: Boone Electric provides power service in the area. Consolidated Water provides water service. The water service in the area can support fire suppression. The Boone County Regional Sewer District provides sewer service. Limited sewer service is available in this area. No intensification of uses is proposed compared to previously approved planned developments. When a revised plan is presented for lot 8 with proposed development, those uses will be closely examined to ensure adequate sewer capacity is in place to provide sanitary sewer service.

Public safety: The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 15, is adjacent to lot 9 on the eastern property boundary.

Zoning analysis: This proposal is to modify existing planned development to allow for a lot line adjustment between lots 8 and 9 of Concorde South. No additional development or intensification of use is proposed by this planned development. Lot 9 will be limited to the same buildings and uses approved under the previous planned development in 2023. Lot 8 will remain vacant with agriculture as the only permitted use. Future development of Lot 8 will require a revised review plan and final plan before any development can occur.

This proposal meets the sufficiency of resources test. Existing sewer capacity has already been allocated to lot 9. No development of lot 8 is proposed currently. Future development and uses of lot 8 will be examined at the time a revised development plan is submitted for the lot to determine if it can meet the requirements of the sufficiency of resources test.

The proposal scored 72 points on the point rating system. Staff notified 58 property owners about this request.

Staff recommends approval of the request.

Present representing the request:

Andy Greene, Crockett Engineering, 1000 W Nifong, Columbia

Andy Greene: Two neighbors are working together; the landscaping business on lot 9 wants to acquire 1.6 acres from lot 8. We have to request rezoning and the plan is identical except this one shows the future lot line adjustment. Once the rezoning is approved we would follow up with a lot line adjustment survey.

Chairperson Harris: Is that additional area just for buffer?

Andy Greene: A buffer; I think their business is large enough and is probably for miscellaneous storage of brush or various landscaping debris. There is no additional pavement or buildings, it is very limited with terrain and there is a drainage ditch. It is primarily a buffer as I understand.

Chairperson Harris: Looking down the road is this a buildable lot?

Andy Greene: It is quite narrow to do anything with.

Commissioner Harvey: There is stormwater discharge on it?

Andy Greene: That is an existing stormwater basin.

Commissioner Harvey: Is the discharge from that basin going on to this?

Andy Greene: Yes. That was done with an offsite drainage easement.

Commissioner Trecha: So lot 9 gets bigger.

Andy Greene: The smaller lot gets bigger by 1.6-acres.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner Schrieber seconded a motion to approve the request by RML Investment Properties LLC to rezone to Planned General-Industrial (M-GP) on 8.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township:

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

Motion to approve the rezoning request passes unanimously

Commissioner Trecha made, and Commissioner Harvey seconded a motion to approve the request by Happy Hollow Investments LLC to rezone to Planned General-Industrial (M-GP) on 3 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township:

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

Motion to approve the rezoning request passes unanimously

Commissioner Harvey made, and Commissioner Trecha seconded a motion to approve to a Review Plan for Concorde South Lots 8 & 9 on 11.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township:

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

Motion to approve the review plan request passes unanimously

Chairperson Harris informed the applicant that these requests would go before the County Commission on Tuesday, December 2, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLANNED DEVELOPMENTS

Items 1 & 2 were placed on consent agenda.

1. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E Richland Rd, Columbia. Columbia Township.

The following staff report was entered into the record:

The property is 174.98 acres located off of E Richland Road, approximately ½ mile west of the intersection of E Richland Road and S Olivet Road. The zoning is Planned Residential Single Family (R-SP) which was rezoned from Agriculture 1 (A-1) in 2024 with the approval of a final development plan for the property.

The adjacent zoning is as follows:

- North – Across E Richland Road, Light Industrial (M-L)
- East – A-1
- South – A-1
- West – A-1

This request modifies the previously approved final plan to accommodate a location change to the main collector road, Maritime Way, with an entrance from E Richland Road. The development will contain 361 lots, 358 will be single family dwellings, 3 lots will be utilized for multifamily development. A future club house can be sought under a separate conditional use permit. Several new publicly maintained roads will be constructed at the time of platting, along with offsite improvements to E Richland Road to account for traffic impacts from the new residential development. The applicant has proposed that the project be constructed in three time-controlled phases with eleven plats total. A condition was placed on the corresponding review plan allowing the applicant to submit a plat out of sequence at the sole discretion of the Director of Resource Management.

The proposal scored 73 points on the point 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 #444-2025, the following conditions have been established:

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 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 include 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.

Staff review of the submitted final plan has, after resubmittal, shown that all the required information is accurately portrayed on the plan, the final plan matches the corresponding review plan, and the conditions established by the approval order have been met.

Staff recommends approval of the final plan.

2. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S Coneflower Ave, Columbia. Rock Bridge Township

The following staff report was entered into the record:

The property is located at 6855 S. Coneflower Avenue, Columbia. The zoning is Planned Two-Family Residential (R-DP) which was rezoned in 2019 from Planned General Commercial (C-GP) which had a limit to the Neighborhood Commercial (C-N) uses, this in turn was rezoned from its original Agriculture 2 (A-2) zoning in 1998. The most recent revision to the plan was approved in May of 2025.

Adjacent property is zoned as follows:

- North – Planned Single-Family Residential (R-SP)
- South – A-2

- East – R-SP
- West – Planned Agriculture Residential (A-RP) then City Zoning across High Pointe Lane

The request was to rezone the approximately 1.51-acres which corresponds to Lot C-1 of Newtown Subdivision Final Plat Block 5 to enable replatting this lot into 12 zero-lot-line residential lots: eight will have frontage on and direct access to Coneflower Avenue, while four lots have no public road frontage and are proposed to use common lot C100 for access to Coneflower. The existing approved R-DP plan shows the same 12 units in three buildings but without the provision to subdivide into individual lots. The area sought to be rezoned is currently vacant.

The property scored 66 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 250-2025, the following conditions are established:

1. Draft covenants/trust agreement must be finalized to the satisfaction of the Director of Resource Management prior to any acceptance of a Final Plan for this development for any future P&Z Commission agenda.
2. The note on sheet 2 “Common Area Maintenance” shall be altered to replace the words “concurrently with” with “prior to” in order to make the review plan consistent with condition 1 above.
3. The covenants/trust agreement must contain at a minimum but not limited to:
 - a. Provisions for the proper and continuous maintenance and supervision of said common land by a trustee and payment for such maintenance and supervision by means of annual or more frequent assessments against lots and provision for assessment secured by assessment liens enforceable by foreclosure. The finalized version is to be concurrently recorded with the associated Final Plat. (Subdivision Regulations Appendix B 1.4 Common Land)
 - b. Provisions for snow removal from the Private Drive on Lot C100.
 - c. Provide specifications and cross section proposed for construction of the Private Drive.
 - d. Provisions for generalized maintenance of the Private Drive and the Development Sign on Lot C100 including funding and frequency.
 - e. Provision for major maintenance/replacement/reconstruction of the Private Drive including funding and frequency.
 - f. Provisions to guarantee repair of damage due to utility work.
 - g. Dispute resolution for when owners disagree about issues related to the maintenance or funding related to the common Lots C100 and C101.

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 Harvey made, and Commissioner LaRose seconded a motion to approve the Final Development Plans for Five Pines, and Newtown Lot C-1:

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

Motion to approve the Final Plans passes unanimously

Chairperson Harris stated that these items will go before the County Commission on Tuesday, December 2, 2025 at 7:00 PM.

VII. PLATS

Plats 1 – 4 were placed on consent agenda:

1. Los Patos Subdivision. A-2. S26-T46N-R12W. Cedar Township. The Starting Five LLC, owner. Kevin Schweikert, surveyor.

The following staff report was entered into the record:

The subject property is located on Gilmore Lane, near the intersection of Gilmore Lane and US Highway 63, approximately 1 ½ miles south of the city limits of Ashland. The property is 20 acres in size and zoned Agriculture 2(A-2). It is surrounded by A-2 zoning. This is all original 1973 zoning. There are two houses present on the property, one of which must be removed prior to final approval of the plat by the County Commission. This proposal is to divide the property into four 5 acre lots.

The proposed lots will have access to Gilmore Lane, a publicly dedicated, publicly maintained right of way via a private access easement. The applicant has submitted a request for a waiver to the traffic study requirement.

Consolidated Water has a 6" water line that runs parallel to Gilmore Lane crossing this property frontage. There is an existing fire hydrant located near the entrance to the property that flows approximately 300 GPM. A water study will be required to determine what upgrades need to be done to increase the fire flow capabilities closer to the required 500 GPM. On the west side of Highway 63 the 6" water line is connected to a 4" water line which is restricting the fire flow capabilities. There is an 8" water line 900' west of the 6" and the water study will let us know if upgrading the 4" to a 6" or 8" will meet the necessary fire flows. Consolidated Water will require its own waterline easements within the plat for waterline installations. Fire Hydrants will be required.

On-Site wastewater is proposed for the undeveloped lots and a wastewater plan has been submitted showing suitable sites for wastewater systems on each lot. The applicant has submitted a request for a waiver to the wastewater cost-benefit analysis requirement.

The property scored 51 points on the rating system.

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

2. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.

The following staff report was entered into the record:

The subject property is located on the south side of State Route M, a publicly dedicated, publicly maintained roadway. It is located approximately 1-mile south of the intersection of Cedar Tree Lane and State Route M. The property is in Cedar Township. The property currently has a home, shed and on-site wastewater system located on proposed lot 2. The property is zoned Agriculture 2 (A-2) as is all the surrounding property. These are all original 1973 zoning. This proposal divides the 13.00-acre tract into a 4.67-acre lot, an 8.25-acre lot that contains the existing development and a strip of additional road Right-of-Way.

Both lots will have access onto State Route M. The applicant has requested a waiver to the traffic study requirement.

The subject property is in Consolidated Public Water Supply District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District with station 17 being the closest at 5.4-miles.

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 for central sewer.

The property scored 31 points on the rating system.

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

3. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.

The following staff report was entered into the record:

The subject property is located off S Route O, approximately $\frac{1}{2}$ mile north of the intersection of S Route O and S Nebo Cemetery Road. The property is currently undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a replat of lots 1 and 3 of The Glades Plat 1 approved in 2023. The new lots 1A and 3A will include land from a neighboring administrative survey tract. No new lots will be created as part of the replat.

Both lots have frontage along S Route O, a publicly maintained roadway. The applicant has not submitted a written request from a waiver from the traffic study requirement. However, approval of this replat will not result in the creation of any new traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Boone Electric provides power service in the area. The property is located within the Consolidated Water service area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 14, is approximately 6.3 miles away.

The applicant has provided an onsite wastewater exhibit showing compliant locations for lagoons to serve future single-family dwellings on both lots. The applicant has not submitted a request from the sewer cost

benefit analysis requirement. Approval of this replat will not result in the creation of additional lots. No sanitary sewer service is available within the immediate area. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 35 points on the rating system

Staff recommend approval of the plat and granting of waivers.

4. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

The following staff report was entered into the record:

The subject property is at the southeastern corner of the intersection of US Highway 63 and Loy Martin Road. The property is approximately 35 acres in size, and has a house, wastewater system, and several barns present. The property is zoned Agriculture-2 (A-2) and has the following surrounding zoning:

- North – Agriculture 1(A-1)
- South – City of Ashland
- East – City of Ashland
- West – A-1

The A-2 and A-1 zoning is original 1973 zoning.

This proposal divides two lots from the property, one at 5.36 acres, the other at 8.49 acres, leaving 20+ acre remainder.

Lot 1 has existing access to Highway 63 and access to Loy Martin Road. Lot 2 has direct access to Loy Martin Road. Highway 63 and Loy Martin Road are both publicly dedicated, publicly maintained rights-of-way. The applicant has submitted a request to waive the traffic study requirement.

Consolidated Water currently serves the existing home on Lot 1. There is a 6" water main paralleling the east ROW of Hwy 63 and the south ROW line of E. Loy Martin Road.

There is an existing on-site wastewater system serving the house on lot 1. The applicant submitted a wastewater plan showing options for on-site wastewater on lot 2. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 63 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 Plats on consent agenda with staff recommendations:

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

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

Joe LaRose – 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, December 2, 2025 at 7:00 PM.

VIII. OLD BUSINESS

1. Update on Commission Action

Director, Bill Florea updated the Commission on the actions taken by the Boone County Commission.

The Conditional Use Permit request by the Frank Morris Trust for a private outdoor recreational facility at 8840 S Stanley Poe Road was approved with the recommended conditions.

The following plats were accepted:

- Duncan and Duran
- Clementz Subdivision
- Bentlage North Farm Plat 1
- Sapp Subdivision

IX. NEW BUSINESS

The County Commission will attend the Planning & Zoning Commission Worksession on December 11, 2025 at 4:30 PM; this worksession will take place in Commission Chambers.

X. ADJOURN

Being no further business, the meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 18th day of December, 2025