

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, December 18, 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
Joe LaRose	Rocky Fork Township
Jeff McCann	County Engineer

b. Attending by Phone:

Robert Schrieber	Three Creeks Township
Ken Butler	Perche Township

c. Absent:

Christy Schnarre	Bourbon Township
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d. Staff Present:

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

III. APPROVAL OF MINUTES

Minutes from the November 20, 2025, meeting were approved as presented by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Harris gave the following statement:

The December 18, 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 30, 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 30th. 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 Anderson Homes Foundation Inc to rezone to Planned Single-Family Residential (R-SP) and to approve a Review Plan for Spencer Hills Plat 4 on 6.98 acres located at 599 E Clearview Dr, Columbia. Missouri Township (open public hearing).

Planner, Thad Yonke gave the following staff report:

The subject property is located at the current northern end of Clearview Drive approximately 100 feet north of the intersection of Sackets Road and Clearview Drive. The property is 6.98-acres in size and is zoned Residential Moderate Density (R-M). This is an original 1973 zoning. Surrounding zoning is as follows:

- North – Single-Family Residential (R-S)
- East – R-S
- South – R-M
- West – R-M

The property is in Missouri Township. The property is vacant. The request is to rezone the 6.98-acres to Planned Single-Family Residential (R-SP). The proposed use is a residential subdivision development of 35 home lots and two common lots used for stormwater and open space. The dwelling units are comprised of five standard lots for single-family homes, 16 smaller lots for cottage homes, & 14 lots with designations of “A” or “B” that have the option to be two-family homes built as single-family attached pairs or that can be combined by eliminating the lettered pair by replat into a single numbered lot. For example, 9A and 9B can be combined by replat into a new single lot 9.

The Boone County Master Plan identifies this area as a Local Community Planning District. The 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: City of Columbia Water Service provides water to the area for both domestic service and fire protection. The Boone County Regional Sewer District (BCRSD) will serve this development with public central sewer. Boone Electric serves the area with power. There is an electric transmission line easement that impacts the buildable area of all the eastern bank of lots. This easement is shown on the graphic.

Transportation: The property will contain two public roadways, an extension of Clearview Drive and a Stub Street to the eastern property that is labelled “Reagan Drive”.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 5, 3.8 miles away by roadway.

Zoning Analysis: The existing zoning of R-M would allow for a variety of housing types to be proposed for this development. However, the existing zoning would not allow for the cottage size, and the single-family attached sized lots to be created; these sizes of lots can only be proposed within a planned development. Most of the lots in the development are smaller than usual leaving little margin for error during building construction. Therefore, an accurate detailed plot plan will be required along with each building permit application for all lots in the development due to the tight tolerances.

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

- The first non-standard residential type is a “Cottage Lot”. These lots are less than 7000 square feet but are intended to contain a somewhat smaller single-family dwelling than would be typical of larger lots.
- The second dwelling unit type is labelled on the graphic as “Single-Family Attached”. This refers to a pair of lots containing a single structure consisting of two dwelling units sharing a common wall on their shared lot line. These lots are extremely narrow at 28 feet; there is concern regarding the type of dwelling unit the lot design seems to encourage. This is a pair of single-family dwellings where the street facing façade is dominated by a pair of garage doors. This is generally considered disruptive to orderly development of an integrated neighborhood and is typically found in a duplex student housing development. Use of design controls to help promote a less garage-centric feel for the neighborhood will be required to minimize the potential disruption. A design example has been provided that does not utilize garages has been provided.
- The third dwelling unit comprising only a few lots is the standard single-family dwelling upon a lot of 7000 square feet or more.

A set of draft covenants as well as a preliminary trust agreement outline for common area maintenance have been submitted and are under review.

The property scored 86 points on the rating system.

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

1. All building permit applications for this development are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. A design plan has been proposed for the types of buildings to be constructed in the neighborhood and buildings intended to be constructed on the fourteen attached single-family lots should be substantially consistent in character with these examples. This design plan is intended to provide design compatibility with the surrounding single-family neighborhood. This plan is subject to being approved by the Director of Resource Management.
3. Under note #2 please add “Public Sewer shall be provided by Boone County Regional Sewer District.” To the end of the note.

Present representing the request:

Kyle Miller, Crockett Engineering, 1000 W Nifong, Bldg 1, Columbia

Kyle Miller: This plan is basically the same thing that was presented to the Commission at the October meeting. The stub street on Reagan Drive on the east side has shifted to the south for better access for the neighbor to the east of the stub street as well as grading challenges, so that is the reason for that change. The other change is with the stub street being shifted to the south, we needed a fire approved turnaround on the north end of the development, that is what you see with the cul-de-sac bulb at the top. Those are the two major changes, the lot numbers stayed the same.

Commissioner Trecha: The applicant said the lot numbers stayed the same but there are A & B designations. Some of those appear to have a structure that is anticipated and some of them don't.

Kyle Miller: If it says A & B it is a single-family attached home. The structures are representing a typical layout of what might be there, it is not necessarily what is exactly going to happen. Not knowing 100%

what will happen it is just a typical layout of what building will go there. Where is it shown as A & B you can see it will be one structure with a single wall attached.

Commissioner Trecha: All of the A & B's could possibly look like the configuration shown on the plan?

Kyle Miller: Correct.

Chairperson Harris: The lots to the east show a power line so you are basically going to have 75-feet to build in?

Kyle Miller: There is a building line on one side and the power line easement on the other and space between.

Chairperson Harris: Right, but there is a 25-foot setback on the front so you will have 50-feet?

Thad Yonke: The power line easement is superimposed over the rear perimeter setback.

Chairperson Harris: The note is showing a 50-foot power line easement and that is off the property line so that is not buildable.

Kyle Miller: I am not for sure exactly where it falls, but between the easement and the front setback is where the buildings would be.

Thad Yonke: That was the same on the previous plan.

Chairperson Harris: This is a creative concept, there is nothing wrong with it. Reagan Drive going out to the east would go out to Highway 763 at some point?

Thad Yonke: Potentially, you have Hackberry, Sacketts and Reagan which all adjoin the larger piece that can be extended.

Bill Florea: It is part of the Kanco property.

Thad Yonke: Correct, it was the Chow property at one point in time.

Chairperson Harris: It might come across and pick up Summerfield at the intersection?

Thad Yonke: It all depends on how the next property develops. There are some CATSO roads on that like the extension of Providence that have to be accommodated on the next portion when it develops. But the County, at one point in time, had an extension of Hackberry all the way over to Highway 763 proposed that the County was thinking about building just to provide access out of the neighborhood, but that fell apart. We are just getting stub streets where they need to be so someone can try something.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner LaRose seconded a motion to approve the request by Anderson Homes Foundation Inc to rezone to Planned Single-Family Residential (R-SP) on 6.98 acres located at 599 E Clearview Dr, Columbia. Missouri Township:

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

Motion to approve the rezoning request passes unanimously

Commissioner Kurzejeski made, and Commissioner Trecha seconded a motion to approve a request by Anderson Homes Foundation Inc to approve a Review Plan & Preliminary Plat for Spencer Hills Plat 4 on 6.98 acres located at 599 E Clearview Dr, Columbia. Missouri Township with the following conditions:

1. All building permit applications for this development are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. A design plan has been proposed for the types of buildings to be constructed in the neighborhood and buildings intended to be constructed on the fourteen attached single-family lots should be substantially consistent in character with these examples. This design plan is intended to provide design compatibility with the surrounding single-family neighborhood. This plan is subject to being approved by the Director of Resource Management.
3. Under note #2 please add “Public Sewer shall be provided by Boone County Regional Sewer District.” To the end of the note.

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

Motion to approve the review plan & preliminary plat passes unanimously

Chairperson Harris informed the applicant that these requests would go before the County Commission on Tuesday, December 30, 2025 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLANNED DEVELOPMENTS

1. **Request by RML Investment Properties LLC and Happy Hollow Investments to approve a Final Development Plan for Concorde South Lots 8 & 9 on 11.95 acres located at 5150 E Meyer Industrial Drive, Columbia. Rock Bridge Township.**

The following staff report was entered into the record:

The property is 11.94 acres located off E Meyer Industrial Drive, approximately 350' southeast of the intersection with E Meyer Industrial Drive and S Tom Bass Road. The zoning is Planned General Commercial (M-GP). The property was last rezoned with an undated M-GP final plan in 2023.

The adjacent 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

This request modifies the previously approved final plan to allow for a lot line adjustment between lots 8 and 9 of Concorde South plat 2. Uses for lot 9 will remain in place from the 2023 planned development to support a landscaping business. Lot 9 will remain vacant with agriculture as the only listed use. Future development of lot 9 will require a new review plan and final plan before development can occur.

The proposal scored 72 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.

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 there were no conditions placed on the approval of the corresponding review plan.

Staff recommends approval of the final plan.

Chairperson Harris made, and Commissioner Harvey seconded a motion to approve a Final Development 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	Eric Kurzejeski – Yes
Greg Martin – Yes	Randal Trecha – Yes
Kevin Harvey – Yes	Robert Schreiber – 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 this item will go before the County Commission on Tuesday, December 30, 2025 at 7:00 PM.

VII. PLATS

1. Spencer Hills, Plat 4 PRD Preliminary Plat. R-M. S24-T49N-R13W. Missouri Township. Dwight Douglas Wheeler, owner. David Borden, surveyor.

See staff report and vote under Rezoning Request #1.

Plats 2 – 4 were placed on consent agenda:

2. Highway OO Estates. A-2. S29-T50N-R11W. Rocky Fork Township. Andrew Phillippe, owner. Kevin Schweikert, owner.

The following staff report was entered into the record:

The subject property is located on Highway OO, approximately ½ mile to the west of the intersection of Highway OO and State Route Z. The property is 4.73 acres, and has a house and wastewater system present. The property is zoned Agriculture-2 (A-2) and has the following surrounding zoning:

- North – A-2
- South – A-2 and Agriculture-Residential (A-R)
- East – A-2
- West – A-2

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

This proposal reconfigures an earlier 6.09-acre tract into the 4.73-acre lot with the remaining property being amalgamated into the adjacent property to the north by deed transfer.

Lot 1 has existing access to Highway OO. Highway OO is a publicly dedicated, publicly maintained right of way. The applicant has submitted a request to waive the traffic study requirement.

PWSD#4 currently serves the existing home on Lot 1 for water service.

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

The property scored 36 points on the rating system.

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

3. Bennett's Farm Plat 1. A-2. S17-T47N-R12W. Three Creeks Township. Howard & Marilyn Bennett Trust, owner. James Patchett, surveyor.

The following staff report was entered into the record:

The subject property is at the southern end of Bennett Drive, south off Highway 163. The property is approximately 13 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 – A-2
- South – A-2
- East – Agriculture 1(A-1)
- West – A-2

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

This proposal reconfigures and modifies the property to create three lots, .

All three lots have direct access on to Bennett Drive. Bennett Drive is a publicly dedicated, publicly maintained right of way. The applicant has submitted a request to waive the traffic study requirement.

Consolidated Water currently serves the subject property. There is a 2” water line on the east side of Bennett Drive. A new meter is recommended to serve the existing house on lot 2.

There are existing on-site wastewater systems serving the houses on lots 1 & 2. The applicant submitted a wastewater plan showing options for on-site wastewater on all of the lots. This plan has been modified from its original submittal to only allow engineered soil-absorption systems to avoid the increased impacts of the sinkhole in the northwestern corner of lot 3 on placement of on-site wastewater. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 47 points on the rating system.

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

4. Delmar Place. A-2. S19-T49N-R13W & S24-T49N-R14W. Katy Township. Alta Vista Properties, owner. David Borden, surveyor.

The following staff report was entered into the record:

The property is located along W Hatton Chapel Drive, approximately ½ mile east of the intersection of N Locust Grove Church Road and W Hatton Chapel Road. The overall property is 227.46 acres and is zoned Agriculture 2 (A-2) with A-2 zoning surrounding. No dwellings or other development are present.

The proposed plat is a replat of lots 4 thru 8 and 10 of Nature Trail Ranchettes Plat 1 recorded in book 11 page 281, lots 11 thru 48 of Nature Trail Ranchettes Plat 2 recorded in book 11 page 306, and lots 1 thru 45 of Delmar Estates which was approved but unrecorded. A two-lot major plat is proposed as well as the right of way for Nature Trail Drive. The two lots are separated by the right of way for Nature Trail. The right of ways for the previously platted Eddystone Court, Reno Court, Mauser Court, and Creedmore Court, all parts of the unrecorded Delmar Estates, will be vacated from their current form and replatted into the two proposed lots.

Both lots have direct frontage along W Hatton Chapel Drive, a publicly maintained roadway. The right of way for Nature Trail Drive will be rededicated by this plat as shown on the previous plats but not constructed as part of this plat. Future subdivision of the two proposed lots, depending on location and acreage, will likely require that portions of the public right of way be constructed to satisfy subdivision regulation requirements. The applicant has not submitted a request for a waiver from the traffic study

requirement. A two-lot minor plat is unlikely to significantly impact existing transportation resources. Approval of the waiver from the traffic study requirement is appropriate in this case.

Consolidated Water provides water service. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 13, is approximately 2.6 miles away.

The applicant has proposed the use of onsite wastewater lagoons to serve future residential development. An onsite wastewater plan showing compliant lagoon locations was provided for review. The applicant has not submitted a waiver from the sewer cost benefit analysis. There is no publicly operated sanitary sewer system nearby. Creation of a new public sewer system is likely unfeasible for a two-lot plat. A waiver from the sewer cost benefit analysis is appropriate in this case.

The previous plats of Nature Trail Ranchettes Plat 1, Nature Trail Plat 2, and unrecorded Delmar Estates were approved for a plat vacation under County Commission order #380-2025, with a condition that the property be replatted and the right of way for Nature Trail Drive be rededicated as part of the platting process. Approval of the plat will satisfy this requirement. Future division of the two lots may require the right of way for Nature Trail Drive to be constructed to satisfy subdivision regulation requirements.

The property scored 32 points on the rating system

Staff recommends approval of the plat and granting of waivers.

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

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Randal Trecha – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeffrey Ehimuh – 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 30, 2025 at 7:00 PM.

VIII. OLD BUSINESS

- 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). *Tabled at November 18, 2025 meeting.***

The staff report, testimony and discussion from the November 18, 2025 meeting were entered into the record.

No one present to represent the request.

Director Florea: Staff had not heard from the applicants after the November meeting so he directed staff to reach out. After contacting the applicants, they indicated they did not know how they wanted to move forward, but they asked if they were still on the December agenda and were told that they were. Staff received an inquiry from Kevin Schweikert with Brush and Associates regarding this request, Mr. Schweikert may be representing the applicants in a different A-2 rezoning request, possibly asking for rezoning of five acres.

Thad Yonke: Mr. Schweikert had asked if staff would support rezoning a smaller tract size. Staff explained their thoughts on the request and we have not heard anything back.

Director Florea: I believe staff informed Mr. Schweikert that they would not recommend approval of a straight A-2 rezoning; not that it wouldn't get approved, but staff would likely not support it.

Thad Yonke: Staff pointed out it was better than a 40 acre request, but it brings up the same problem of setting a precedent.

Chairperson Harris: All Commissioners attended the meeting last month and I hate to take any action on the request when the applicants are not present.

Thad Yonke: The applicants were aware that they were on the agenda tonight because they called back to make sure.

Director Florea: At the November meeting they agree to come and talk to staff about a planned rezoning, staff did not hear from them so I directed Uriah Mach to follow up with the applicants. When he did that is when they asked if they were still on the agenda and Mr. Mach said yes and asked them when they would like to come in and talk with staff. The applicant informed Mr. Mach they haven't decided what they were going to do yet. That was the last we heard from the applicant. If the Commission does not want to take this off the table they could leave it on the table until the next regularly scheduled meeting in February or they can vote on the request.

Chairperson Harris: Lets do the next regular meeting because that is something I was going to bring up.

Commissioner Kurzejeski: I can make this simple and make a motion to deny the request.

Director Florea reminded the Commission that a public hearing was not held at the November meeting so before a motion can be made the item needs to be removed from the table and a public hearing needs to be held.

Thad Yonke: The only thing up for consideration is the request as submitted; rezoning 40 acres to A-2. Any change from that request would require a new submittal.

Commissioner Harvey made, and Commissioner LaRose seconded a motion to remove from the 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:

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

Motion to remove the request from the table passes unanimously

Chairperson Harris: The Commission has discussed this request.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner Ehimuh seconded a motion to deny 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:

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

Motion to deny the rezoning request passes unanimously

Chairperson Harris stated that the applicant can appeal this decision to the County Commission by filing an appeal form within three working days.

2. Update on Commission Action

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

The Rezoning request by Sapp Rental Properties LLC to rezone from General Commercial to Single-Family Residential was approved.

The Rezoning requests by RML Investment Properties & Happy Hollow Investments to rezone to Planned General Industrial and to revise a Review Plan for Concorde South Lots 8 & 9 were approved with the recommended conditions.

The Final Development Plan for D Who Land LLC & Jordan Parker for Five Pines Subdivision was approved as recommended.

The Final Development Plan for West Creek Properties for NewTown Lot C1 was approved as recommended.

The following plats were accepted:

- Esch-Holliday Subdivision
- The Glades, Plat 1A
- Sunset Acres

IX. NEW BUSINESS

Special work sessions have been scheduled for January 8th and January 15th to discuss Affordable Housing as relating to Accessory Dwelling Units (ADUs). Both work sessions will take place in Room 301 of the Government Center at 5:00 PM. Director Florea informed the Commission that the building doors lock at 5:00 PM but a staff member will be at the 9th Street entrance to allow entry for late arrivals if necessary.

X. ADJOURN

Being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 19th day of February, 2026