

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

September Session of the July Adjourned

Term. 20²⁰

County of Boone

} ea.

In the County Commission of said county, on the

29th

day of

September

20²⁰

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the request by Timothy & Christine Beerup to rezone from A-1 (Agriculture) to REC-P (Planned Recreational), as well as the request for a Review Plan for Beerup Property 163 located at 5360 E. Highway 163, Columbia with the following conditions:

1. It is recognized that no gravel driving, parking or loading surfaces are allowed for this development and that the Final Development Plan reflects this requirement.
2. Note number 9.2 with respect to building #2 be removed from the Final Development Plan. (Designated for agricultural use)
3. The 25-foot perimeter setback is a non-discretionary standard and that the full 25-foot perimeter buffer must be provided prior to approval of the Final Plan.
4. A buffering/landscaping plan shall be submitted showing all buffering/landscaping for the site, including adding buffering along the western portion of the property. This plan shall be created and shown on the Final Development Plan to the satisfaction of the Director of Resource Management.
5. There is recognition that the existing buildings will be required to obtain remodeling permits for a change of use overseen by an Architect licensed to practice in the State of Missouri and that a certificate of occupancy for the commercial uses must be obtained for the structure prior to the buildings use.
6. Because of the greater level of oversight and accountability provided by a governmental entity and due to this being an environmentally sensitive area the development should utilize a publicly maintained sewer if reasonably available. Reasonability as to the availability of BCRSD public sewer is exclusively that of the Director of Resource Management in consultation with the Health Department and the BCRSD:
 - a. If a BCRSD facility becomes available to reasonably provide wastewater services to this facility, then this facility is required to connect to said BCRSD facility within 5-years of the service becoming available.
 - b. If a BCRSD facility becomes available prior to the installation of the up-graded engineered on-site wastewater system proposed by the development, then this property must be connected prior to initial use or occupancy of the property under this plan.

- c. Hours of operation shall be limited Sunday and Wednesday 8:00am through 9:00pm, Thursday and Saturday 8:00am and 10:30pm with additional hour for cleanup.

Done this 29th day of September 2020.

ATTEST:

Brianna L. Lennon b:AW
Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner