

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

\$245 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. <u>Missouri Soybean Association</u>	<u>SSE - Simon and Struempf Engineering</u>
Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
<u>734 S. County Club Drive</u>	<u>1516 Bus Loop 70 W</u>
Address	Address
<u>Jefferson City, MO 65109</u> (573)635-3819	<u>Columbia, MO 65202</u> (573)268-2068
City - State - Zip	City - State - Zip
PHONE	PHONE
<u>Ksimon@selectsse.com</u>	
EMAIL ADDRESS	EMAIL ADDRESS

* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.
E 1/2 SW/SEPT NW (TR2 SUR 2464-79) SEC, 6-47-11

* 3. Present zoning A-1 Current land use AGRICULTURE - AGRIBUSINESS

* 4. Lot/tract size 98.36 AC Acres/Sq. Ft. 5. Adjacent Zoning A-1

* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)
AGRIBUSINESS USES ORIENTED TO AND EXCLUSIVELY SERVING
THE AGRICULTURAL COMMUNITY

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)
THE OWNER WOULD LIKE TO CONSTRUCT ADDITIONAL LEAN TO BUILDING ON THE TRACT TO STORE FARM
IMPLEMENTS AND AGRICULTURAL EQUIPMENT. REVISED PLAN FOR FUTURE PROJECTS ON PROPERTY

* 8. Approximate size, use and location of all structures:
Existing: 8400 SF BUILDING, AGRIBUSINESS, 6250 SF AGRICULTURE STORAGE
Proposed: 5000SF FROM PREVIOUS REQUEST - AGRIBUSINESS, FUTURE BUILDING 7500 SF-AGRICULTURE STORAGE, 2,500 SF FOR FUTURE GREEN HOUSE, 3750 LEAN-TO OFF EXISTING STORAGE BUILDING.

* 9. Type of wastewater system: ON-SITE SUBMERGED FLOW WETLAND

10. Additional fees to be paid by: Missouri Soybean Association 734 S. County Club Dr., Jefferson City, MO 65109 (573)635-3819

Name	Address	Phone Number
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The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

Amberly Hill 3/22/24
Owner's Signature Date Potential Buyer's/Lessee's Signature Date

NOTE: Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.

Received by *Paula Cwano* Date 3/25/24
Boone County Resource Management

Dear Commission Members,

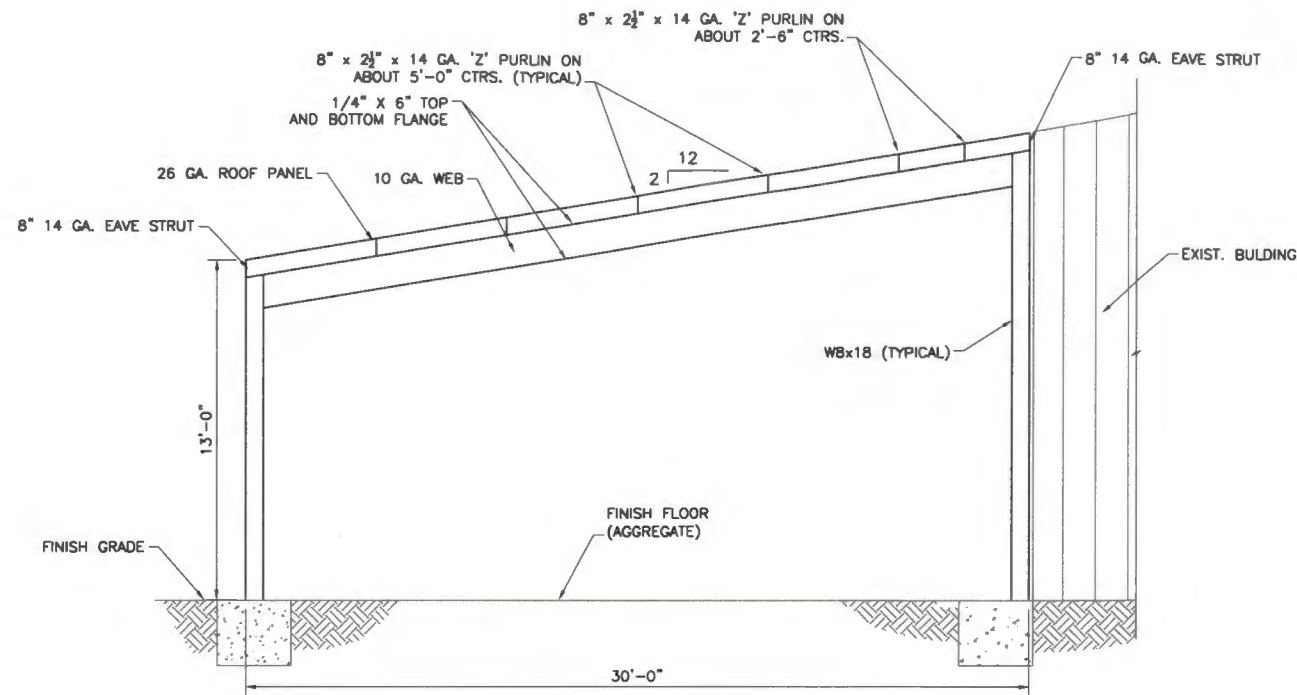
Please find attached with this letter a conditional use permit for the 98.36-acre tract of land located at 5601 S Rangeline Rd, Columbia, MO Parcel ID: 22-100-06-00-004.00 01. The current zoning is A-1, Requested conditional use permit is for an additional storage building, grain bins, parking, green house and future additions on the site.

The applicant, The Missouri Soybean Association, is an agricultural and agribusiness facility. The owner would like to construct a lean-on building for the storage of farming equipment and implements.

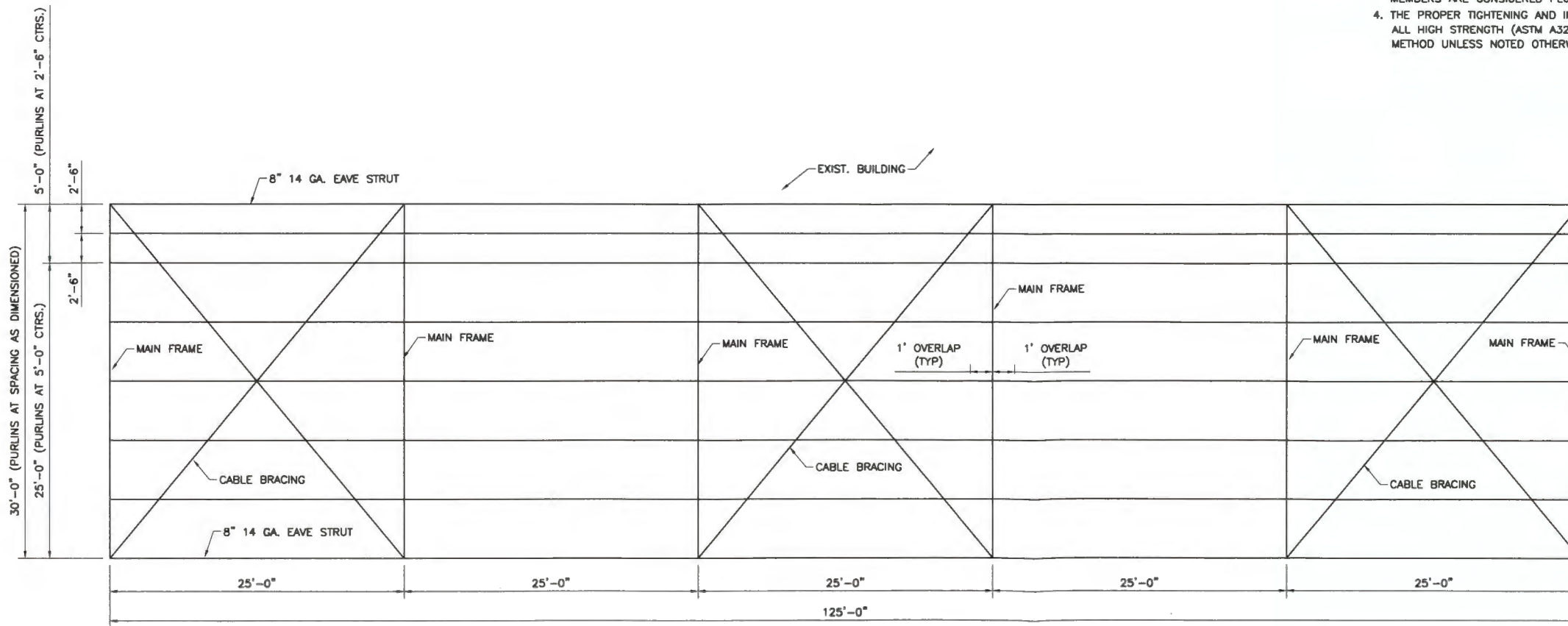
We ask for your support for this conditional use permit and thank you for your time.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Jim S.", is located at the bottom left of the page. The signature is fluid and cursive, with the first name "Jim" and the last name "S." clearly visible.



1 ELEVATION: BUILDING FRAME
NTS



2 PLAN: ROOF FRAMING
NTS

DESIGN PARAMETERS:

1. BUILDING CODE	IBC 2015
2. BUILDING USE GROUP	U (UTILITY)
3. DEAD LOAD ROOF	2 PSF
4. LIVE LOAD ROOF	20 PSF
5. SNOW LOAD	
A. GROUND SNOW LOAD	20 PSF
B. EXPOSURE FACTOR	0.9
C. THERMAL FACTOR	1.20
D. IMPORTANCE FACTOR	0.8
E. SLOPE FACTOR	1.0
6. WIND LOADS	
A. BASIC WIND SPEED	105 MPH w/3-SEC GUST
B. BUILDING CATEGORY	I
C. EXPOSURE CLASSIFICATION	C
D. IMPORTANCE FACTOR	0.87

NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES.
- PROPOSED METAL ROOF TO BE 26 GA. PANEL. ROOF SLOPE TO BE 2" TO 12". PANELS TO BE SUPPORTED BY 14 GA. "Z" PURLINS AT 5'-0" CENTERS.
- PURLINS TO BE BRACED TO MAIN FRAME BEAMS.
- ROOF PANELS TO BE CONNECTED TO PURLINS WITH CORROSION RESISTANT 12 X 1 METAL FASTENERS.
- FRAME TO BE X-BRACED WITH 3/8" CABLE BRACING AT THE MIDDLE BAY OF THE STRUCTURE.

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL MEET THE FOLLOWING YIELD STRENGTHS AND SPECIFICATIONS.

	YIELD	ASTM SPEC.
A.) W SECTIONS	50 KSI	A992
B.) ANGLES, BARS, CHANNELS, AND PLATES	36 KSI	A36
C.) BOLTS AND ACCESSORIES	36 KSI	A325
D.) ANCHOR BOLTS/RODS	36 KSI	A307, A 36 OR F1554

- STEEL CONSTRUCTION SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION" LATEST EDITION.
- FILLER METAL FOR WELDING ELECTRODES TO BE E70XX.
- INTERIOR FRAMES ARE DIMENSIONED FROM CENTER LINE TO CENTER LINE.

GENERAL STRUCTURAL NOTES:

- STRUCTURAL ELEMENTS ARE NON-SELF SUPPORTING AND REQUIRE INTERACTION WITH OTHER ELEMENTS FOR STABILITY AND RESISTANCE TO LATERAL FORCES. FRAMING SHALL BE TEMPORARILY BRACED BY THE CONTRACTOR UNTIL PERMANENT BRACING HAS BEEN INSTALLED.
- ALL STRUCTURAL MEMBERS TO BE PAINTED WITH TWO COATS OF SHOP PRIMER. ALL SURFACES TO RECEIVE SHOP PRIMER TO BE FREE OF LOOSE RUST, MILL SCALE AND OTHER FOREIGN MATERIAL.
- ERECTION TOLERANCES ARE THOSE SET FORTH IN AISC "CODE OF STANDARD PRACTICE", EXCEPT INDIVIDUAL MEMBERS ARE CONSIDERED PLUMB, LEVEL AND ALIGNED IF DEVIATION DOES NOT EXCEED 1:300.
- THE PROPER TIGHTENING AND INSPECTION OF ALL FASTENERS IS THE RESPONSIBILITY OF THE ERECTOR. ALL HIGH STRENGTH (ASTM A325) BOLTS AND NUTS MUST BE TIGHTENED BY THE "TURN-OFF-THE-NUT" METHOD UNLESS NOTED OTHERWISE.

REVISIONS:	
NO.	DATE
ORIGINAL	DATE
-	1/15/2024
A	2/19/2024

THIS SHEET HAS BEEN SEALED AND DATED ELECTRONICALLY

Stephen D. LePage
Professional Engineer
MO LICENSE: E-029319

MISSOURI SOYBEAN ASSOCI.
5601 S. RANGELINE ROAD
BOONE COUNTY, MISSOURI

PROJECT NO. _____
DRAWING NO. _____
SCALE AS SHOWN
DATE 1/13/2024
SHEET NO. 1

30' x 125' STRUCTURE

APPROVED	SD
CHECKED	C-JL
DRAWN	SDL
DESIGNED	SDL
SURVEYED	N/A

CENTRAL MISSOURI ENGINEERING
Engineering Limited Liability Company
Certificate/License No. 2005007924
4054 Old Highway 179
Jefferson City, Missouri 65109
Telephone: (573) 338-3909
Email: cmelepage@gmail.com

REVISIONS:

NO. DATE

ORIGINAL DATE

- 1/13/2024

THIS SHEET HAS BEEN SEALED AND DATED ELECTRONICALLY



Stephen D. LePage
Professional Engineer
MO LICENSE E-029319

MISSOURI SOYBEAN ASSOC.
5601 S. RANGELINE ROAD
BOONE COUNTY, MISSOURI

DATE 1/13/2024

APPROVED

CHECKED

DRAWN

DESIGNED

SURVEYED

SCALE AS SHOWN

PROJECT NO. 2

DRAWING NO.

DATE 1/13/2024

APPROVED

CHECKED

DRAWN

DESIGNED

SURVEYED

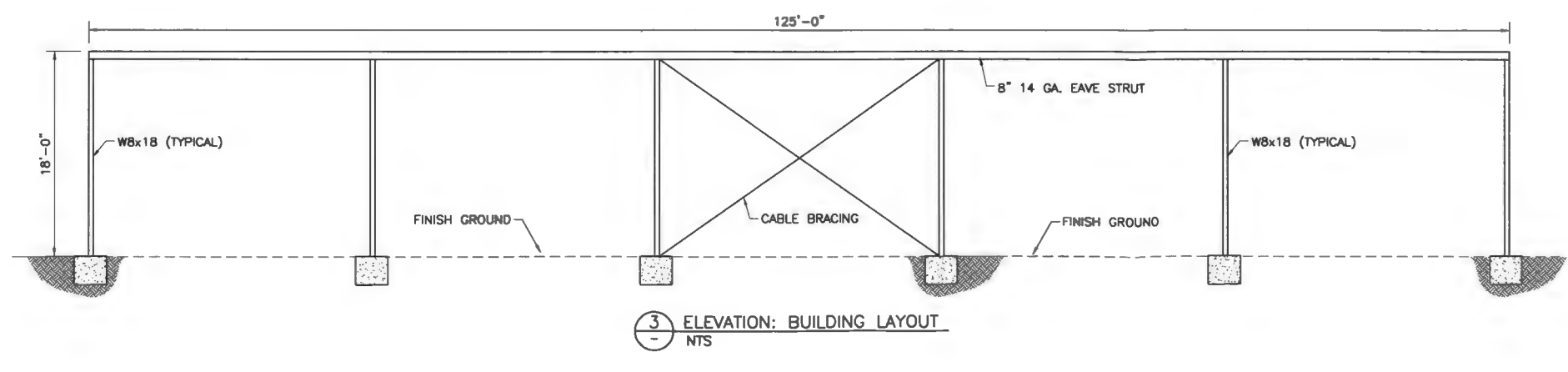
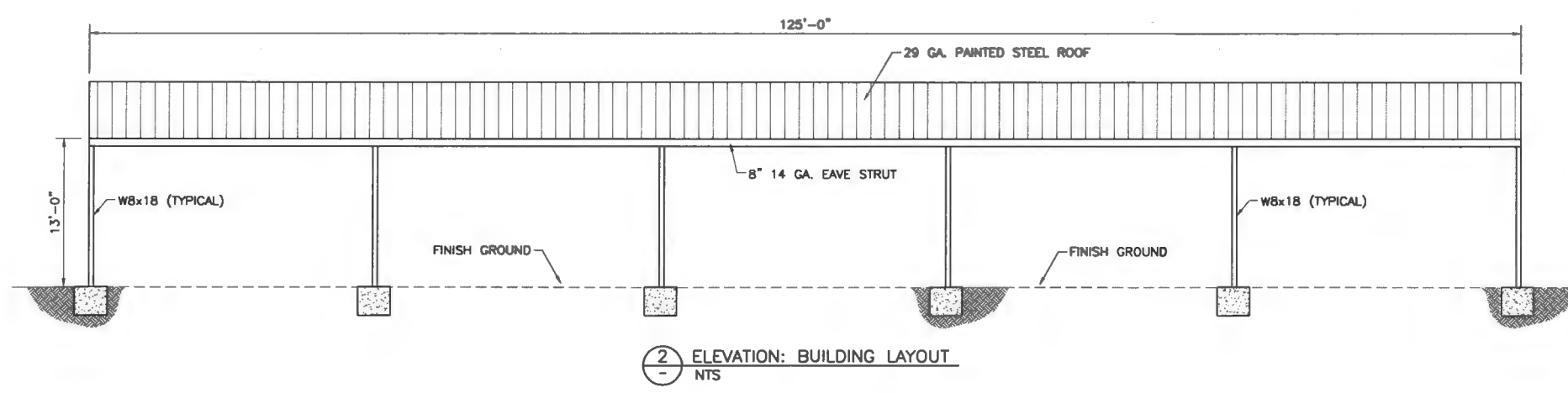
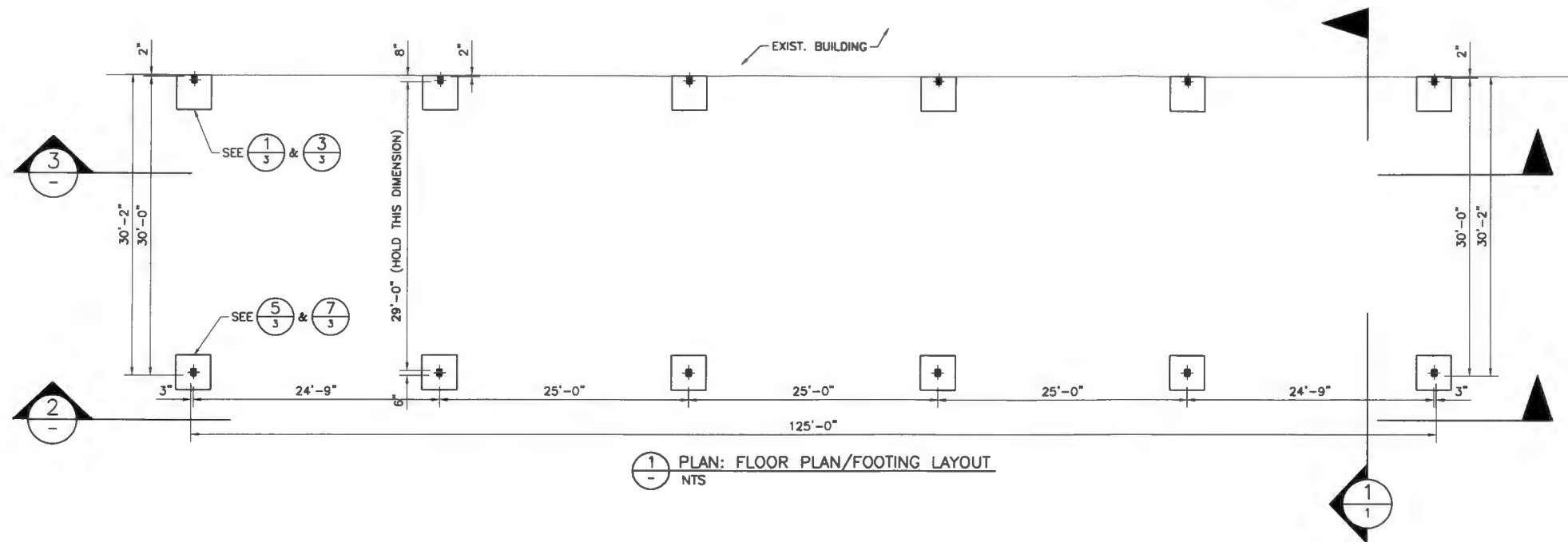
SCALE AS SHOWN

PROJECT NO. 2

DRAWING NO.

GENERAL NOTES:

1. CONCRETE WORK TO MEET ACI 318.
2. CONCRETE TO HAVE $f'_c = 3,500$ PSI COMPRESSIVE STRENGTH.
3. REINFORCING STEEL TO HAVE $f_y = 60,000$ PSI TENSILE STRENGTH.
4. REINFORCING STEEL TO HAVE 1-1/2" (MIN.) COVER UNLESS NOTED OTHERWISE.
5. REINFORCING STEEL SPACING MAY BE ADJUSTED TO FIT.
6. FOOTING DESIGN ASSUMING 1,500 psf SOIL BEARING CAPACITY.



CME
Central Missouri Engineering

CENTRAL MISSOURI ENGINEERING
Engineering Limited Liability Company
Certificate/License No. 2005007924
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Jefferson City, Missouri 65109
Telephone: (573) 338-3909
Email: cmetlepage@gmail.com