

REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

\$250 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1.	Mertens LLC subsidiary of Con Agg Companies LLC	n/a
	Print Name (Property Owner)	Print Name (Potential Buyer/Lessee/Representative)
	2604 N Stadium Blvd	
	Address	Address
	Columbia, MO 65202 573-446-0905	
	City - State - Zip	City - State - Zip
	PHONE	PHONE
	Michael.Frese@conagg-mo.com	
	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.

please see attached deed and survey

PARCEL NUMBER(S): 02-900-26-00-008.00 S-T-R: 27, 51, 13

* 3.	Present zoning	A-2	Current land use	driveway for quarry entrance
* 4.	Lot/tract size	36.70	Acres/Sq. Ft.	
			5. Adjacent Zoning	A-2

- * 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)

The quarry includes 5 different parcels, this parcel will be used as the driveway entrance to the adjoining parcels.

The site will include a remote scalehouse and scale to conduct sales of aggregates

- * 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)

This parcel is next to an existing quarry. This location for the driveway and remote scalehouse allows for maximizing the safe use of the property. The addition of these structures requires a conditional use in the existing A-2 zoning.

- * 8. Approximate size, use and location of all structures:

Existing: none

Proposed: 8' x 20' remote scalehouse & 12' x 90' scale


- * 9. Type of wastewater system: n/a

10. Additional fees to be paid by:	Con Agg Companies LLC	2604 N Stadium Blvd Columbia MO 65202	573-446-0905
	Name	Address	Phone Number

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.

	5/9/25		
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		Date	5/15/2025
	Boone County Resource Management		

CON ♦ AGG COMPANIES

May 9, 2025

Bill Florea
Director, Boone County Resource Management
801 E Walnut, Room 315
Columbia, MO 65201

Re: Conditional Use Request for Con Agg Companies LLC, Boone Quarries – Riggs Location

Mr. Florea,

We respectfully request your consideration for the issuance of a Conditional Use Permit (CUP) for a parcel of land that was excluded from our current CUP. Con Agg owns seven contiguous parcels along W. Williams Road, with five of those parcels—located to the north and west—comprising the active quarry site.

This quarry has been in operation for over 40 years. In 1999, Mertens LLC applied for a CUP to expand its operations with Boone County. Con Agg Companies LLC acquired Mertens, LLC & Mertens Construction Company, LLC in 2018. In 2021, Con Agg was granted a CUP to store overburden on adjacent property.

Between 1995 and 2004, a new driveway was constructed to improve site access and provide safer ingress and egress for vehicles entering and exiting the property. The existing scale located on-site has reached the end of its useful life and no longer meets the operational or safety standards required for continued efficient use.

As part of our ongoing efforts to improve site safety and functionality, we propose relocating the scale to the entrance of the property. This new location will significantly enhance traffic flow and safety for both our team and the public. Additionally, current technological advancements will allow the new scale house to be operated remotely, enabling greater efficiency and helping us manage costs, benefiting our customers and supporting the economic sustainability of our operations.

We appreciate your time and consideration of this request and remain committed to operating in a manner that prioritizes safety, efficiency, and responsible land use.

Per the zoning regulations there are seven criterion that need to be satisfied by the Commission prior to a CUP being approved.

- a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Approval of this Conditional Use Permit will not be detrimental to, nor will it endanger public health, safety, comfort, or general welfare. The site will continue to operate as it has, with no change in use that would adversely impact the public.

- 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.

The proposed CUP will not negatively affect the use or enjoyment of surrounding properties. The nearest residential building is located over 1,200 feet from the edge of the driveway, and the closest neighboring property lies approximately 1,000 feet away.

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

The continuation of existing operations on site will not diminish or impair surrounding property values. The proposed use will not introduce additional noise, lighting, emissions, or other disturbances that might adversely affect nearby properties.

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

The site includes an existing driveway with adequate egress/ingress with all needed infrastructure easily accessible.

- 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.

Development in this area will not be hindered by this proposed use. All other properties in the area would be allowed to develop should this CUP be approved.

- 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.

There will be no significant impact on traffic as the driveway and quarry have been in continuous use. The relocation of the scale is intended to improve traffic flow and safety, not increase traffic volume.

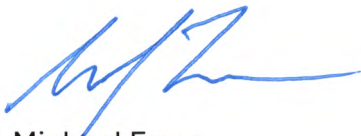
- g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is public necessity for the conditional use permit. – Section 15 A (2)

The proposed CUP is consistent with the requirements of the existing zoning district. We respectfully submit that the relocation and modernization of the scale serve a public necessity to enhance operational safety, efficiency and help in maintaining the economic viability of the quarry.

We trust this application meets the necessary criteria for review and approval. Please do not hesitate to contact us should you require any additional information or clarification.

Sincerely,

Con Agg Companies, LLC



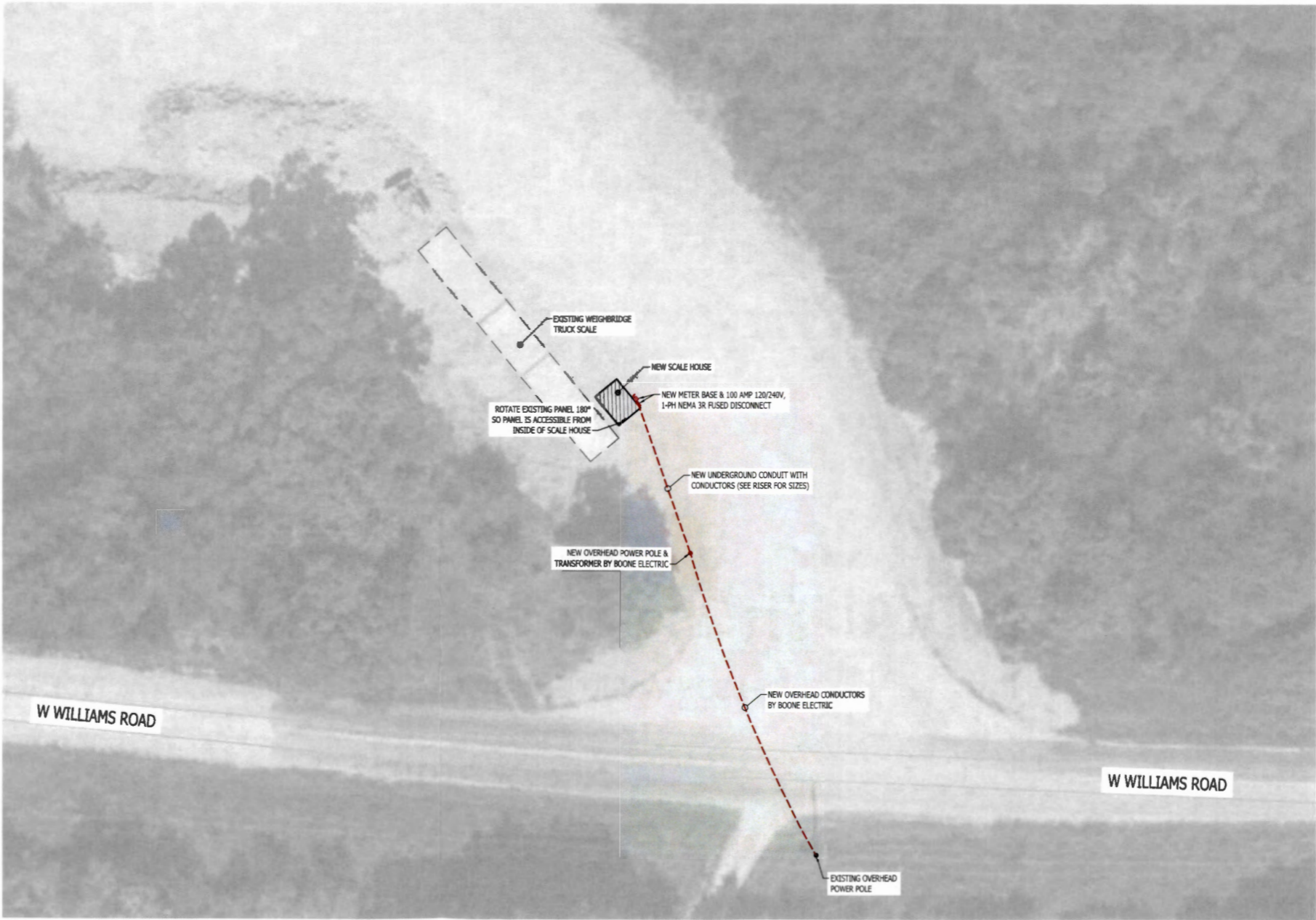
Michael Frese

POWER PLAN SYMBOL LEGEND

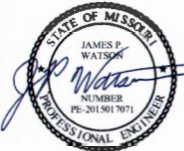
- CIRCUIT WIRING
- FUSED DISCONNECT

POWER PLAN GENERAL NOTES:

1. REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ANY EXISTING ELECTRICAL EQUIPMENT, CIRCUITS, ETC. SHOWN IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT EQUIPMENT LOCATIONS, CONDITIONS, ETC. PRIOR TO BEGINNING WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



AERIAL SITE PLAN
SCALE: 1" = 20'



James Watson, P.E. April 04, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21557
J2 DESIGN:	JAP

ISSUE TITLE	DATE

MECHANICAL • ELECTRICAL • PLUMBING DESIGN DRAWINGS FOR:
Boone Quarries - Riggs Quarry Scale House

1801 W Williams Road
Sturgeon, Boone County, MO 65284

SHEET TITLE

POWER PLAN

SHEET NUMBER

E101

Y:\2025\250151-Riggs Quarry Scale Footing and Scalehouse\Civil\MOO Files\Exhibits-Conceptual Layouts\250151-Site Plan.dwg



REVISIONS:	
NO.	DATE
ORIGINAL	04/15/2025

THIS SHEET HAS BEEN E-SEALD AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER 2004000775
TIMOTHY D. CROCKETT
NO LICENSE-2004000775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. KING BLVD., Bldg. 1
COLUMBIA, MO 65202
(314) 441-0995
www.crockettingeering.com
Crockett Engineering, LLC
Member of the Institute of Professional Engineers
#1800819301

OWNER:
MERTENS, LLC
2804 N. STADIUM BLVD
COLUMBIA, MO 65202

BOONE QUARRIES - RIGGS QUARRY SCALE HOUSE
STURGEON, BOONE COUNTY, MISSOURI

DRAWING INCLUDES:
SITE PLAN

DESIGNED: TDC
DRAWN: JWS
PROJECT NO: 250151
SHEET: 0000