

TERM OF COMMISSION: August Session of the August Adjourned Term

PLACE OF MEETING: Boone County Government Center Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper at 7:48 p.m.
District I Commissioner Karen M. Miller
District II Commissioner Linda Vogt
Deputy County Clerk Michelle R. Malaby
County Counselor John Patton

The public hearing on planning and zoning issues was called to order at 7:35 p.m. Commissioner Vogt presided over the meeting during the absence of Commissioner Stamper.

Director of Planning and Building Inspection Stan Shawver reported **Mt. Pleasant Baptist Church, Inc., requests to rezone from A-2 (Agriculture) to A-R (Agriculture Residential) 2 acres, more or less, located at 21495 S. South Mt. Pleasant Road, Hartsburg.** The property is located approximately two miles east of Hartsburg. Property to the north and south is zoned A-2. Property to the west is zoned A-R/PRD (Planned Residential Development). Land to the east--across Highway 63--is zoned A-1. The site includes Mt. Pleasant Baptist Church. If their request is approved, the applicant will request a conditional use permit for a day care center/preschool. There have been no previous request concerning the property. The 1973 comprehensive plan designates the area as suitable for agriculture and rural residential land use. Staff notified 15 property owners of this request. Several people spoke in support of the request at the Planning and Zoning Commission meeting on July 20, 1995. No one spoke in opposition. The Planning and Zoning Commission voted unanimously to recommend approval. The Planning and Zoning Commission noted the zoning regulations should be amended to allow this type of use in the A-2 zoning district. Photographs of the property have been presented to the Commission.

Tammy Carwile, 19530 S. Route A, Hartsburg, summarized their request.

Commissioner Vogt opened the public hearing.

Lynn Bollinger, 4901 E. Soft Pit Hill Road, Hartsburg, stated she is a member of the church and area resident. She supports approval of the request.

Commissioner Miller moved that the County Commission of the County of Boone approve a request by Mt. Pleasant Baptist Church, Inc. to rezone from A-2 (Agriculture) to A-R (Agriculture Residential) 2 acres, more or less, located at 21495 S. South Mt. Pleasant Road, Hartsburg.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 441-95.**

Director Shawver reported **Crown Power and Equipment Company requests approval of a review plan for a Planned General Commercial (C-GP) development located at 1851 E. Prathersville Road.** Director Shawver displayed and explained the review plan. The property is located 1.5 miles north of Columbia. The property is zoned A-2. The Planning and Zoning Commission voted unanimously to recommend approval of the review plan with the stipulation that the issue of fire hydrant placement be resolved to the satisfaction of the Boone County Fire Protection District.

Harold Chapman stated he is General Manager and part owner of Crown Power and Equipment Company. They are out of room at the current location and the site is landlocked. They took their time in developing the plan for the new site. They are a long-standing business in the community.

Commissioner Vogt opened the public hearing. There was no response.

Commissioner Miller moved that the County Commission of the County of Boone approve a review plan submitted by Crown Power and Equipment for a Planned General Commercial (C-GP) development at 1851 E. Prathersville Road with the stipulation that the fire hydrant requirement be resolved to the satisfaction of the Boone County Fire Protection District.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 442-95.**

Director Shawver reported **Holzhauser Subdivision, a minor plat located in S22-T47-R13W, is zoned A-2, and owned by Crane Enterprises, Inc. Donald E. Bormann is the surveyor.**

Following review of the plat, Commissioner Vogt moved that the County Commission of the County of Boone approve, receive, accept, and authorize the acting Presiding Commissioner to sign the minor plat of Holzhauser Subdivision, located in S22-T47N-R13W. The property is zoned A-2, is owned by Crane Enterprises, Inc. Donald E. Bormann is the surveyor. The County Commission does hereby waive the road construction bond and cost benefit analysis requirements. The County Commission does hereby receive and accept all dedications.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 443-95.**

Commissioner Stamper arrived at 7:48 p.m.

Director Shawver reported **Hill Creek Road Estates is a minor plat located in S14-T47N-R13W. The property is zoned A-2 and owned by William S. and Gene T. Irvin. Brian Dollar is the surveyor.**

Following review of the plat, Commissioner Miller moved that the County Commission of the County of Boone receive, accept and authorize the Presiding Commissioner to sign the minor plat of Hill Creek Road Estates, located in S14-T47N-R13W. The property is zoned A-2 and owned by William S. and Gene T. Irvin. Brian Dollar is the surveyor.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 444-95.**

Director Shawver reported the appeal of the Planning and Zoning Commission's decision to deny approval of **Garrett Estates, a minor plat located in S5-T49N-R12W** was withdrawn. The property is owned by Donald E. and Berta Dean Garrett.

Director Shawver reported **Eastland Hills, Plat 1-5, located in S10-T48N-R12W** has been annexed into the City of Columbia. The City objects to the plat being approved by the County.

Director Shawver reported **Kelly's Ridge, Final Plat, is located in S27-T48N-R13W. Michael and Cheryl Kelly are the owners. Nathan Lacy is the surveyor.**

Commissioner Miller moved that the County Commission of the County of Boone receive, accept, and authorize the Presiding Commissioner to sign, the final plat of Kelly's Ridge, located in S27-T48N-R13W. Michael and Cheryl Kelly are the owners. Nathan Lacy is the surveyor. The County Commission does hereby receive, accept and authorize the Presiding Commissioner to sign the Guarantor Agreement and Pledge and Uniform Subdivision Improvement Performance Bond.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 445-95.**

Director Shawver reported **Zumalt Properties, LLC, requests to rezone from A-2 To R-S (Single Family Residential) 5.68 acres, more or less, located at 1520 S. Route K, Columbia.** The property is located one half mile south of Columbia. Property to the south and east is zoned A-2. Land to the west is zoned R-M (Moderate Density Residential). Land to the north is zoned R-S. If the request is approved, the owner proposes to develop the property with single family residential dwellings. There have been two previous requests to rezone this tract. In 1990, a request to rezone the land C-O (Office Commercial) was denied. In May 1995, a request to rezone the property R-D (Two Family Residential) was denied. The comprehensive plan designates the site as suitable for agriculture and rural residential land use. Staff notified 142 property owners concerning the request.

Commissioner Stamper opened the public hearing. There was no response.

The applicant was present but had no additional comment.

Commissioner Miller moved that the County Commission of the County of Boone approve a request by Zumalt Properties, LLC, to rezone from A-2 (Agriculture) to R-S (Single Family Residential) 5.68 acres, more or less, located at 1520 S. Route K, Columbia.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 446-95.**

SUBJECT: Award Bid 94-22AUG95, Site Furnishings

Commissioner Vogt summarized a memorandum from Purchasing Director Beckie Jackson, dated August 25, 1995, and moved that the County Commission of the County of Boone accept a bid from B.T. Buschart which was submitted on time but placed in an incorrect folder in the County Clerk’s office. The County Commission does hereby award bid number 94-22AUG95, Site Furnishings, to Check Office Equipment as the lowest and best bidder.

Commissioner Miller seconded the motion. Motion passed unanimously. **Order 447-95.**

SUBJECT: Award Bid 96-22AUG95, Wireless Microphone System

Commissioner Miller, referring to a bid tabulation prepared by the Facilities Maintenance Department moved that the County Commission of the County of Boone award bid number 96-22AUG95, Wireless Microphone System, to Crazy Music for the amount of \$1,485.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 448-95.**

SUBJECT: Unbudgeted Class 9 Purchase (Personal Computers) by Information Services

Commissioner Stamper summarized a memorandum from Information Services Director Scott Monnig and moved that the County Commission of the County of Boone authorize the Information Services Department to purchase two personal computers at a cost of \$4,805. Savings from Class 9 purchases will be used to purchase the machines.

Commissioner Vogt seconded the motion. Motion passed unanimously. **Order 449-95.**

The meeting adjourned at 8:12 p.m.

Attest:

Don Stamper
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Linda Vogt
District II Commissioner