

TERM OF COMMISSION: December Session of the October Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Room 338

PRESENT WERE: Presiding Commissioner Daniel K. Atwill
District I Commissioner Karen M. Miller
District II Commissioner Skip Elkin
Director of Resource Management Stan Shawver
County Counselor CJ Dykhouse
Ron Shy
Deputy County Clerk Cameron Clarke

The meeting was called to order at 7:00 p.m.

Resource Management

1. Request by T-Vine Enterprises, Inc to renew a Review Plan for *Settlers Ridge* Planned Development on 90.59 acres, located at 8000 N. Rte B.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver read the following:

The minutes for the Planning and Zoning Commission meeting of December 15, 2011 along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The subject property is located north of Columbia on State Highways B and HH. This 90.59 acre parcel is bisected by Route B. A Review Plan and Preliminary Plat were first approved for this project in February, 2001. The planned zoning districts included 4.97 acres RS-P, 21.07 acres RM-P and 28.43 acres CG-P. Several tracts were rezoned to straight zoning districts including 47.82 acres of RS and 14.73 acres of RD. One final plat has been approved and one final plat is pending. One final development plan has been approved that established CG-P zoning for two lots at the intersection of Settlers Ridge Drive and Route HH. The Preliminary Plat and Review Plan were re-approved in January 2007 but will expire in January 2012. The applicant has resubmitted the Review Plan and Preliminary Plat for re-approval.

Since the January 2007 approval, the County has adopted stormwater and stream buffer regulations. Changes have been made to the Plat and Plan to provide stream buffers and set aside areas for stormwater treatment.

A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the

development that created the impact that was being mitigated. The original traffic study has been reviewed by Allstate Consultants for the purpose of determining whether additional mitigation may be required at this time. According to that review the base traffic projections, from the original report, of 3% annual growth were higher than the actual observed increase in traffic on Route B. Therefore, the conditions outlined by the original traffic study are anticipated to be conservative in terms of background traffic. The original traffic study remains valid. All of the previously identified off-site improvements will be adequate to mitigate impacts created by the development.

The original plat and review plan were approved with three conditions. One of those conditions required the developer to abide by the development phasing plan that was proposed in the traffic impact study. In 2006 the developer submitted an updated phasing plan along with a schedule of required offsite improvements. That plan was approved and was re-submitted with this request.

Review Plans have a 2-year expiration date under the current zoning regulations unless otherwise approved. A condition of approval will be included in the recommendation section of this report to grant a 3-year extension to the review plan due to the size and complexity of this project. If granted the review plan and preliminary plat will both have a five year lifespan.

The development will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates conditions under which sewer service will be provided to the property.

The property scored 71 points on the point rating system. Staff notified 80 property owners about this request.

Staff recommended approval of this request with the following conditions:

1. A revised review plan and final plan meeting the requirements of the Boone County Zoning Regulations must be submitted prior to any building construction within each planned district.
2. Off-site road improvements shall be built by the developer in accordance with the phasing plan and offsite improvement schedule attached to the Preliminary Plat/Review Plan.
3. The review plan approval shall be extended by 3-years for a total of 5-years from the date of approval.

The Planning & Zoning Commission conducted a public hearing on this request during their December 15, 2011 regular meeting. There were seven members of the commission present.

Following the public hearing, a motion was made to recommend approval of the request subject to staff conditions. That motion received unanimous support and so comes forward with a recommendation for approval.

Ron Shy of Allstate Consultants was present on behalf of this item. Mr. Shy stated he was present to represent the owners and developers of the tract, which is T-Vine Enterprises. Mr. Shy stated a couple of the Commissioners remember this plan, and stated it has been a long and drawn out plan. Mr. Shy stated they have revised the plan to meet the current stormwater regulations. Mr. Shy stated it is an ongoing project, and has probably been going on longer than everyone would like. Mr. Shy stated he is requesting approval, and he appreciates the five year span versus the two year span.

Commissioner Atwill opened the public hearing on this item.

There were no members of the public present to comment on this item.

Commissioner Atwill closed the public hearing.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request by T-Vine Enterprises, Inc to renew a Review Plan for **Settlers Ridge** Planned Development on 90.59 acres, located at 8000 N. Rte B with the following conditions:

1. A revised review plan and final plan meeting the requirements of the Boone County Zoning Regulations must be submitted prior to any building construction within each planned district.
2. Off-site road improvements shall be built by the developer in accordance with the phasing plan and offsite improvement schedule attached to the Preliminary Plat/Review Plan.
3. The review plan approval shall be extended by 3-years for a total of 5-years from the date of approval.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 528-2011**

2. Sotta. S20-T50N-R12W. A-2. Robert T. Sottta, Sr., owner. Steven R. Proctor, surveyor.

Commissioner Miller stated this agenda item and the next one are on the same Commission order.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated these are two subdivision plats. Mr. Shawver stated they were approved by the Planning and Zoning Commission. Mr. Shawver stated this is off of Highway YY

in the Harrisburg area. Mr. Shawver stated this is a one lot subdivision zoned A-2.

3. Sunrise Estates Block 12. S12-T48N-R12W. R-S. Kenneth and Velma Epperson, owners. James V. Patchett, surveyor.

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated these are the two lots that were vacated last month and re-platted into one lot. Mr. Shawver stated the Planning and Zoning Commission approved these plats at their December 15th meeting, and they are ready to be received and accepted by the County Commission with authorization for the Presiding Commissioner to sign them.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorize the presiding commissioner to sign them:

1. Sotta. S20-T50N-R12W. A-2. Robert T. Sottta, Sr., owner. Steven R. Proctor, surveyor.
2. Sunrise Estates Block 12. S12-T48N-R12W. R-S. Kenneth and Velma Epperson, owners. James V. Patchett, surveyor.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 529-2011**

4. Consultant agreement with Allstate Consultants for platting of Meyer Industrial (first and second reading)

Director of Resource Management Stan Shawver was present on behalf of this item. Mr. Shawver stated this is the proposal for consultant services with Allstate. Mr. Shawver stated the County has asked them to provide services for the planning and design of the development which will include Meyer Industrial Drive. Mr. Shawver stated this will include design of the plats and review plans. Mr. Shawver stated they will represent the applicants in the rezoning request. Mr. Shawver stated this will probably come in February. Mr. Shawver stated the contract is not to exceed \$14,000.

Commissioner Miller asked Mr. Shy if he had received any comments from anybody after the letters went out.

Mr. Shy stated he had received none.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the attached proposal from Allstate Consultants, LLC for professional services for platting the Meyer Industrial Boulevard Extension. It is further ordered the Presiding Commissioner is hereby authorized to sign said proposal.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order # 530-2011**

Purchasing

5. Bid award to Big O Tires and Jiffy Lube for bid 51-09NOV11 – Vehicle Preventative Maintenance Term & Supply (second reading, first read 12/22/2011)

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby award bid 51-09NOV11 – Vehicle Preventative Maintenance Term & Supply to Big O Tires as the primary provider, and Jiffy Lube as the secondary provider. It is further ordered the Presiding Commissioner is hereby authorized to sign said contracts.

Commissioner Elkin seconded the motion.

The motion carried 3 to 0. **Order # 531-2011**

Commission

6. Public Hearing on Proposed FY 2012 Budget

No public was present to comment on this item.

7. Joint Communication Staffing Coop Agreement (first reading)

Commissioner Miller stated the County funds a $\frac{3}{4}$ time data entry clerk out of the 911 funds for Joint Communication. Commissioner Miller stated this is an annual agreement.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available Commission meeting with an appropriate order for approval.

8. Public Comment

9. Commissioner Reports

The meeting adjourned at 7:16 p.m.

Attest:

Daniel K. Atwill
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner