

TERM OF COMMISSION: March Session of the February Adjourned Term

PLACE OF MEETING: Boone County Government Center Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper  
District II Commissioner Skip Elkin  
County Clerk Wendy S. Noren  
Planning and Building Director Stan Shawver

The Presiding Commissioner called the meeting to order at 7:00pm.

Commissioner Stamper noted that Commissioner Miller would be absent tonight.

**Subject: Request by Edward and Sharyn Holt to rezone from C-GP (Planned Commercial) to M-LP (Planned Industrial) and to approve a review plan for 3.59 acres, more or less, located at 10601 Hardwick Ln., Columbia**

Jay Gebhardt, civil engineer, The Civil Group, 1010 Faye Street, Columbia 65201 and Sharyn Holt, owner, 10601 Hardwick Lane, Columbia 65203 were present on behalf of this item.

Stan Shawver stated that the property had previously been used in conjunction with a plant nursery and small engine repair business. He stated that there were Health Department concerns regarding water quality and storm water issues. He noted that the proposed use is not consistent with the master plan.

Stan Shawver stated that the issue was brought to a vote for the Planning and Zoning Commission, it passed 7-1. He stated that a motion was also made to approve a review plan with seven staff recommendations by Edward and Sharyn Holt, and noted that it passed 8-0. He further noted that the Planning and Zoning Commission recommends approval for the rezoning.

Jay Gebhardt presented a drawing of the proposed plan, showing the placement of the proposed buildings, landscaping and location of the existing home. Mr. Gebhardt stated that the rezoned area will be used as an airport-area, mini-warehouse storage facility.

Commissioner Elkin stated that there had been some stormwater and bank erosion concerns as well. He stated that the area will be using an extended dry detention basin. He noted that the basin would slow rainwater run-off, over a longer period of time. He further noted that the basin would keep the stream from hitting a higher velocity.

Sharyn Holt presented a plan from Columbus, Ohio and noted that this type of storage area is normal for this type of business. Ms. Holt also presented a picture of the site.

Jay Gebhardt stated that Mr. and Mrs. Holt have revised the plan to include all the conditions that Planing and Zoning Commission placed on the property.

Commissioner Stamper opened a public hearing in regards to this issue. Hearing no public comment, Commissioner Stamper closed the public hearing.

Commissioner Stamper moved to approve the request by Edward and Sharyn Holt to rezone from C-GP (Planned Industrial) to M-LP (Planned Industrial) and to approve a review plan for 3.59 acres, more or less, located at 10601 Hardwick Ln., Columbia.

Commissioner Elkin seconded the motion.

In discussion, Commissioner Stamper stated that he had received several phone calls in regards to the issue, but noted that rezoning would not be much different from that of General Commercial use.

The motion passed 2-0. **Order 134-2001**

**Subject: Request by Wanda and Sydney Powell and Delores Sanders Mead on behalf of Net Property Corporation to rezone from R-S (Single Family Residential) to C-GP (Planned Commercial) and to approve a review plan and subdivision plat for 2.5 acres, more or less, located at 7201 Henderson Rd., Columbia.**

Tom Schneider, representing PF Net Property Corporation, 11 N. 7<sup>th</sup> Street, Columbia 65201 was present on behalf of this item.

Stan Shawver stated that the site proposed will be used for a optical amplifier that is required to boost the signal on fiber optic cables. He stated that the traffic created by the two buildings (housing the optical amplifying equipment) would be insignificant.

Stan Shawver stated that the Planning and Zoning Commission recommends approval of the rezoning and review plan/subdivision plat, noting both items passed in the committee unanimously.

Tom Schneider stated that this item was tentatively approved in December 2000. He noted that due to unfavorable terrain conditions, the applicant desired to use the site proposed (300 feet to the east) than to the site immediately west. He further noted that the applicant submitted a letter agreeing to submit a letter withdrawing the originally approved Review plan, to be effective upon the Commission's approval of the current proposed rezoning, review plan and minor plat.

Commissioner Stamper opened a public hearing in regards to this issue. Hearing no public testimony, Commissioner Stamper closed the public hearing.

Commissioner Stamper moved to approve the request by Wanda and Sydney Powell and Delores Sanders Mead on behalf of Net Property Corp., to rezone from R-S (Single Family Residential) to C-GP (Planned Commercial), and to approve a review plan and subdivision plat for 2.5 acres, more or less, located at 7201 Henderson Rd., Columbia.

Commissioner Elkin seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 135-2001**

**Subject: Request by Lakewood Estates Homes Association, Inc., to Vacate and Re-plat Tract 26 of Lakewood Estates Subdivision, located on Lakewood Dr., Columbia**

Stan Shawver stated that the area is the site of a swimming pool. He noted that the Homeowners Association requested that Tract be vacated. He further noted the area be re-platted as a lot, that will include the lake.

Commissioner Stamper opened a public hearing on the item. Hearing no comment, Commissioner Stamper closed the public hearing.

Commissioner Stamper moved to approve the request by the Lakewood Estates Homes Association, Inc., to vacate and re-plat Tract 26 of Lakewood Estates Subdivision. This approval of the request to vacate is contingent upon the filing of a new plat to Tract 26 of Lakewood Estates Subdivision, located on Lakewood Dr., Columbia.

Commissioner Elkin seconded the motion.

There was no discussion.

The motion passed 2-0. **Order 136-2001**

**Subject: Crutchfield Subdivision. S13-T49N-R13W. R-M. Daniel and Debra Crutchfield, owners. Steven R. Proctor, surveyor.**

Stan Shawver stated that the item cannot be passed tonight, noting that it did not return with the plat.

**Subject: First Reading of the Revised Six Month Probationary Period Policy**

Betty Dickneite, Human Resources Director was present on behalf of this item.

Betty Dickneite stated that this item was approved at the previous Personnel Advisory Committee meeting, in December. She stated that the policy will need to set an effective date, going back to January 1, 2001.

Commissioner Stamper stated that the item had been first read into the public record, and requested it be returned at the next the Commission meeting for further discussion and final approval.

**Subject: Public Works**

David Mink, Public Works Director was present on behalf of this item.

***A. First Reading for Approval of Court Temperature Project***

David Mink stated that the current downtime for the Court Temperature System, presently being used, is not acceptable. He stated that the parts for the current system are hard to locate. He noted that new system being proposed matches the one currently being used in the County Government Center and the Jail. He further noted the that the proposed system will also be more efficient. Mr. Mink stated that the project will be over the proposed budget by \$13,000.

Commissioner Stamper stated that the item had been first read into the public record, and requested that it be returned at the next Commission meeting for further discussion and final approval. He noted that the contract is a sole-source contract.

***B. First Reading of Development Agreement for Improvements to Unimproved Portion of Molly Lane***

David Mink stated that on March 21, 2000, the Commission passed an Order, stating that in the agreement the developer would share in the cost. He noted that what was platted did not connect the two subdivisions. He further noted that the staff wanted to do more than could be passed on to the developer.

Commissioner Stamper stated that the item had been first read into the public record, and requested that it be returned at the next Commission meeting for further discussion and final approval.

**Subject: Purchasing Department**

Marlene Ridgway, Purchasing Department was present on behalf of these items.

***A. First Reading of Commercial Wireless Service Agreements***

Marlene Ridgway stated that

**Subject: Commissioner Reports**

***Commissioner Stamper***

***Commissioner Miller***

Commissioner Miller gave no reports.

*Commissioner Elkin*

There was no public comment.

The meeting adjourned at 2:25pm.

Attest:

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Don Stamper  
Presiding Commissioner

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Wendy S. Noren  
Clerk of the County Commission

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Karen M. Miller  
District I Commissioner

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Skip Elkin  
District II Commissioner