

TERM OF COMMISSION: October Session of the August Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
Planning and Zoning Director Stan Shawver  
County Counsel John Patton  
Deputy County Clerk Shawna Victor

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

**Subject: Planning and Zoning**

**A. Request by Danny and Alice Wolfe for a permit for an Agri-Business (Deer Processing) on 10.6 acres, located at 17661 N. Adams Road, Centralia**

Stan Shawver stated this property is located 3 miles north of Hallsville and 4 ½ miles southwest of Centralia on Adams Road. The property is zoned A-2 (Agriculture), as is all of the surrounding property. There is a house and out-building on the property. The master plan designates this area as being suitable for agricultural and rural residential land uses. This site is located within the Boone Electric service area. Water service is provided by Public Water District No. 10. This site is located within the Boone County R-4 (Hallsville) School District. Staff notified 8 property owners about this request. This application is for a permit for an agri-business. The applicant processes deer during hunting season, as well as an occasional cow or hog. There have been similar requests in the past, and in the past the Commission has deemed such activity as being a suitable land use in a rural area, provided that the owner does not slaughter animals on his own property, does not retail meat or operate a meat locker. Those specific conditions have been placed upon previous requests and have served to restrict this type operation so that it remains compatible with surrounding land uses. The applicant has been issued a permit to process deer by the Missouri Department of Conservation. Staff recommends approval.

The Planning and Zoning Commission conducted a public hearing on October 17, 2002. There was no opposition to this request. A motion was made to recommend approval, with a unanimous vote 8-0, and comes forward with this recommendation.

There were no questions of staff.

Danny Wolfe, 17661 N. Adams Road, Centralia, was present on behalf of this request.

Commissioner Stamper asked how long this business has been open. Mr. Wolfe stated three years.

Commissioner Stamper asked how many deer were brought in last year to be processed. Mr. Wolfe stated 178.

Commissioner Stamper opened the floor for a public hearing on this request.

There was no one wishing to speak.

Commissioner Stamper closed the public hearing.

There was no further discussion on this request.

Commissioner Elkin moved to approve the request by Danny and Alice Wolfe for a permit for an Agri-Business (deer processing) on 10.6 acres, located at 17661 N Adams Rd., Centralia with the following conditions:

- That no meat locker be operated on the property.
- No animals are to be slaughtered on the premises.
- No retail sales would be allowed on the premises.
- The permit is non-transferable.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 468-2002**

**B. Petition on behalf of Gerard and Regina Morin to vacate and re-plat lot 22A of The Woodlands Plat 2**

Mr. Shawver stated the department has received a petition to vacate Lot 22A of The Woodlands Plat 2 Subdivision. In accordance with the requirements of Section 1.8.1.3 of the Boone County Subdivision Regulations, before this lot can be vacated, the County Commission is required to conduct a public hearing to consider the request. Before land can be re-platted, the Commission must hold a public hearing in accordance with Section 1.8.2 of the Subdivision Regulations. The Commission must take into consideration the following criteria:

- The character of the neighborhood
- Traffic conditions
- Circulation
- The proper location, alignment and improvement of streets and roads within and adjacent to the subdivision

- Property values in the subdivision
- Public utility facilities and services
- Will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision to be vacated or surrounding real estate

The County Commission previously heard a similar request by the Morin's on August 27, 2002 and in that request Lot 20 was also included. This request has excluded Lot 20.

There were no questions of staff.

Commissioner Stamper opened the floor for a public hearing on this request.

There was no one wishing to speak on this request.

Commissioner Stamper closed the public hearing.

There was no further discussion on this issue.

Commissioner Miller moved to approve the petition by Gerard and Regina Morin to vacate and re-plat lot 22A of The Woodlands Plat 2. The vacation is not to take place until the re-plat is approved.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 469-2002**

**C. Receive and Accept the following plats:**

**i. County Downes Block VI, Re-plat Lot 8. R-S. S11-T49N-R13W. Matthew and Angela Sherman, owners.**

Mr. Shawver stated this is a one lot re-plat which has combined a fill-in lot with a previously platted lot.

Commissioner Elkin moved to receive and accept County Downes Block VI, Re-plat Lot 8 Plat.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 470-2002**

**ii. Stone Pier Estates. A-2. S1-T50N-R13W. Ronald and Teri McBee, owners.**

Mr. Shawver stated this is a one lot subdivision on 5.25 acres located on Breedlove Road.

Commissioner Elkin moved to receive and accept Stone Pier Estates Plat.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 471-2002**

**Subject: First Reading of Contract with Missouri Department of Conservation (W. Mt. Zion Church Road Improvements)**

Commissioner Elkin stated the Public Works Department did a traffic study on W. Mt. Zion Church Road and determined the majority of the traffic on that road is related to the Missouri Department of Conservation's park. This is a contract between the County and the Department of Conservation for cost share for the improvements on W. Mt. Zion Church Road. The Conservation Department has agreed to pay one-third of the cost for the improvements. This would pay for rock.

He noted the legal departments for the County and the Conservation Department not been able to agree on the language of this contract. The reason for this is an indemnification clause for the County to cover defense of the Conservation Department for any liability that may result of this road improvement. He did not want his objection to form to stand in the way of receiving the cost of share funds.

Commissioner Elkin requested the County Counsel's signature to approve the contract to form be waived and the Commission proceed with the approval of the contract. There was no objection to this request.

Commissioner Elkin noted the Department of Conservation would be paying the County \$11,500 for the rock.

Commissioner Miller asked if there was a specific type of liability for rock. Mr. Patton stated he did not know.

Commissioner Elkin stated this would be made by one payment. He spoke with Greg Edington, Public Works Maintenance Operations Manager, and Mr. Edington will be keeping all invoices and submit those for one payment.

Commissioner Stamper opened the floor for a public hearing on this issue.

Martin Driskill, 5101 W. Mt. Zion Church Road, stated the road is in bad shape now and would like to see the improvements made as soon as possible.

Laurie Fowler, 10980 Forest Park Way, stated she would also like to see the improvements made as soon as possible before the bad weather hits. She asked what the time frame would be for this project.

Commissioner Elkin stated he had a meeting with Public works. There are two other projects that have to be completed prior to this project. He noted if the weather cooperates then this project could begin within the next few weeks.

Commissioner Stamper stated the Commission will have a second reading for this issue and take action at that time. After the Commission has taken their action then the project could begin.

Bob Kintner, 10730 N. Forest Park Way, stated he is a retired insurance agent and knows the current condition of this road is a liability hazard. He agrees that the sooner this road can be improved the better for everyone.

There was no further discussion on this issue.

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

There was no public comment.

The meeting was adjourned at 7:20 p.m.

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