

TERM OF COMMISSION: August Session of the July Adjourned Term

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

PRESENT WERE: Presiding Commissioner Ken Pearson
District II Commissioner Skip Elkin
Deputy County Clerk Josh Norberg
Director, Planning and Zoning Stan Shawver
County Attorney John Patton

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

Planning and Zoning

1. Request by Adam and Kimberly Rosenfelder to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a Review Plan for Rosenfelder Planned Agricultural Development on 10.18 acres located at 23800 N. Jefferson St., Centralia.

Kimberly Rosenfelder was present on behalf of this item.

Mr. Shawver stated this site is located approximately a ½ mile south of the Audrain County line, off of Jefferson Road. The subject tract is 10.18 acres and is zoned A-1 (Agricultural). This is original 1973 zoning. This property is surrounded by A-1 zoning, also original 1973 zoning. Currently, there is a house, a garage, and a barn on the property. This site is located in the Boone Electric service area, and is in the Public Water Supply District #10 service area. It is located in the Centralia School District. This review plan scored 41 points on the point rating system.

The applicants are requesting a rezoning to A-1P (Planned Agriculture). This rezoning is being sought to preserve the dwelling and transfer the farmed portion of the property. If the rezoning is approved, the applicants intend to complete the subdivision process with a plat to create two lots. Staff notified 6 property owners about this request.

The Master Plan designates this property as suitable for agricultural and rural residential land uses. The Master Plan also identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

Utilities: Public water is provided by Public Water Service District Number 10. The existing infrastructure is capable of providing domestic service. Boone Electric can provide sufficient electric service to the site.

Transportation: Access to the site is by Jefferson Street. The subdivision proposed by the plan will not increase traffic on this road by any discernable amount.

Public Safety: The nearest fire station is in Centralia, approximately ½ mile away. The existing road network provides access for emergency service providers.

Based upon the existing adjacent zoning, and current land use of the surrounding property, staff recommends approval of this request, with the following condition:

1) That the recording of the final plan will await the decision of the Boone County Board of Adjustment on 23 August 2007.

Ms. Rosenfelder stated there is not going to be any land change as a result of their sale.

Commissioner Elkin moved on this day the Boone County Commission does approve the request by Adam and Kimberly Rosenfelder to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) on 10.18 acres located at 23800 N Jefferson, Centralia.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 358-2007**

Commissioner Elkin moved on this day the Boone County Commission does approve the request by Adam and Kimberly Rosenfelder to approve the Review Plan for Rosenfelder Planned Agricultural Development on 10.18 acres located at 23800 N Jefferson, Centralia.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 359-2007**

2. Petition submitted by Kenneth L. Pennington and Misti Knight to vacate and re-plat Lot A Sidoniah Smith Acres.

Gene Basinger was present on behalf of this item.

Commissioner Elkin moved on this day the Boone County Commission does hereby **approve** the petition by Kenneth L. Pennington and Misti Knight to vacate and re-plat Lot A, Sidoniah Smith Acres.

Said vacation is not to take place until the re-plat is approved.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 360-2007**

3. Hidden Valley Estates Block 1. S23-T45N-R12W. A-2. GEM Property LLC, owner. Steven R. Proctor, surveyor; Martha's Grove Plat 1. S3-T47N-R12W. R-SP. Martha L. Straub Trust, owner. Jay Gebhardt, surveyor.

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

1. Hidden Valley Estates Block 1. S23-T45N-R12W. A-2. GEM Property LLC, owner. Steven R. Proctor, surveyor.
2. Martha's Grove Plat 1. S3-T47N-R12W. R-SP. Martha L. Straub Trust, owner. Jay Gebhardt, surveyor.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 361-2007**

4. MDNR/Rock Bridge State Park

Commissioner Pearson moved on this day the Boone County Commission does hereby approve the agreement for Cost-Share for installing a pervious paver driveway and raingarden. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 362-2007**

5. Alternative On-Site Sewer System and System Maintenance – 101 Spangler Ln.

Commissioner Elkin moved on this day the Boone County Commission does hereby approve the agreement with Mary and/or William Stephenson for Cost-Share for installation of Alternative On-site Sewer System and System Maintenance. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 363-2007**

6. Alternative On-Site Sewer System and System Maintenance – 104 Spangler Ln.

Commissioner Elkin moved on this day the Boone County Commission does hereby approve the agreement with John and/or Susan Bauer for Cost-Share for installation of Alternative On-site Sewer System and System Maintenance. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 364-2007**

Miscellaneous

7. Budget Amendment – 613 E. Ash (second reading)

Commissioner Elkin moved on this day the Boone County Commission does hereby approve the following budget amendment:

Department	Account	Department Name	Account Name	Decrease	Increase
1190	91800	Non-departmental	Land		\$363,550
1190	91200	Non-departmental	Building		\$321,950
			TOTAL		\$685,500

Commissioner Pearson seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 365-2007**

8. Real Estate Sales Contract – 613 E. Ash

Commissioner Pearson moved on this day the County Commission of the County of Boone does hereby approve the contract with Turner and Elder Properties for the purchase of 613 E. Ash Street. It is further ordered the Presiding Commissioner is hereby authorized to sign said contract.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 2-0 **Order 366-2007**

9. Commissioner Reports

Commissioner Elkin reported on the following:

Boone Hospital Board of Trustees – Sheriff Dwayne Carey and Commissioner Elkin met at the regular meeting of the Boone Hospital Board of Trustees. Sheriff Carey explained the restructuring of the medical unit at the jail. He explained this to the Trustees because they fund the RN position at the jail and the restructuring of the medical unit will affect this position. The sheriff stated that because it is difficult to hire and retain an RN due to open market salaries, he was going to be hiring an LPN in lieu of the RN. The Trustees voted to allow this change to take place and will continue to fund the County’s nursing position at \$75,000.

10. Public Comment

There was no public comment.

The meeting adjourned at 7:22 p.m.

Attest:

Ken Pearson
Presiding Commissioner

Wendy S. Noren
Clerk of the County Commission

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner