

TERM OF COMMISSION: October Session of the October Adjourned Term

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

PRESENT WERE: Presiding Commissioner Ken Pearson
District I Commissioner Karen Miller
District II Commissioner Skip Elkin
Deputy County Clerk Josh Norberg
Thad Yonke, Planning and Zoning
County Counselor John Patton

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

Planning and Zoning

1. Request by Larry and Brenda Potterfield to revise an approved Review Plan for Boone West Planned Industrial Development on 14.28 acres, located at 5875 W Van Horne Tavern Rd., Columbia.

Matthew Kriele was present on behalf of this item.

Mr. Yonke stated this property is located on the north side of Van Horn Tavern Road and is bounded on the north by I-70, approximately 1000 feet west of the intersection with U.S. 40. The site is about 1 mile west of the Columbia municipal limits. The area proposed for revision is comprised of two parcels containing 14.28-acres total. The current zoning of the entire property is M-LP (planned industrial) which was rezoned from C-GP (planned commercial). Property to the north across I-70 is zoned part A-2 and part A-R. Property to the east and south is zoned A-R and property to the west is zoned C-GP. All of the zonings with the exception of the C-GP are original 1973 zonings. The site is currently the location of two large commercial/industrial buildings. The property is located within the Boone Electric service area, the Columbia School District, and the Boone County Fire Protection District. Water service is provided by Consolidated Public Water District No.1. Hydrants are required for commercial structures such as that shown on the plan and any upgrade to waterlines to meet required fire flow will be at the developers cost. Sewer is provided by an on-site commercial wastewater under DNR or the Health Dept. The PID Plan proposes possible expansion areas of both buildings. The only change between the currently approved plan and this revision is that the expansion areas have been made larger than was proposed on the previous version. The list of Allowed Uses is the same and the property already has been granted a CUP for the manufacture or assembly of metal or fiberglass products: such as firearms. The Master Plan designates this area as suitable for commercial land use. The Master Plan promotes the use of Planned Districts as a means to establish new commercial and industrial areas. The property scored 80 points on the rating system. Staff notified 18 property owners concerning this request. Since this proposal is virtually identical to the approved version except for somewhat larger areas for the building additions, staff

recommends approval of the rezoning subject to the following condition:

01. The fire lanes and fire protection requirements must satisfy the BCFPD on any building expansion and any waterline relocation must be made in conjunction with the water district at the developer's expense.

Mr. Kriele stated he was available to answer any questions for the commission.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request by Larry and Brenda Potterfield to revise an approved Review Plan for Boone West Planned Industrial Development on 14.28 acres located at 5875 W Van Horn Tavern Rd., Columbia with the following condition:

1. The fire lanes and fire protection requirements must satisfy the BCFPD on any building expansion and any waterline relocation must be made in conjunction with the water district at the developer's expense.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 413-2007**

2. Request by George Godas to approve a Final Development Plan for Godas Leatherwood Center on 3.83 acres, located at 1601 W Rte. K, Columbia.

Mr. Yonke stated this proposal is for a Final Development Plan for Godas Leatherwood Center. With completion of this plan the zoning of the property will change to C-GP (planned commercial). The property is located immediately east of the intersection of Old Plank Road and State Route K just north of where Maple Meadows Drive comes off State Route K. The site is located approximately 500' south of the Columbia City Limits. The property is currently zoned R-S (residential single family) which is the original 1973 zoning. The reason that this Final Plan is coming back for a formal hearing is that the County Commission changed a condition from what was recommended by the Planning and Zoning Commission. Under the regulations any change by the County Commission requires the formal process for the corresponding Final Plan. The current proposed final plan contains the 3.83 acres of the lot which is the area to be developed. The multi-use plat associated with this development has been approved and recorded. Fire hydrants will be required and will have to meet fire & water district approvals. The actual requirements will vary based upon the actual size, uses, and construction methods proposed for the structures. Sewer service is proposed to be from the BCRSD Cedarbrook/Leatherwood Hills facility. There is available capacity at this facility that must be secured and this capacity is on a first come first serve basis. It is our understanding that a contractual agreement exists between the developer and the BCRSD to provide sewer capacity. The sewer infrastructure will have to be installed, inspected and approved prior to any building permit being issued for this site. Similarly, all water and fire hydrant infrastructure required for the development must be installed

prior to any building permit actually being issued. The driveway connections to State Route K have been looked at by the Missouri Department of Transportation and no objection was raised. The proposal rates 81 points on the point rating scale. Staff notified 104 property owners of this request. The plan complies with the conditions placed upon the review plan so long as it is recognized that no building permits will be issued for the site until all required infrastructure is installed and approved.

Staff recommends approval.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the request by George Godas to approve a Final Development Plan for Godas Leatherwood Center on 3.83 acres located at 1601 W Rte. K, Columbia.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 414-2007**

3. Accept Final Development Plan for Rosenfelder Planned Agricultural Development on 10.18 acres located at 23800 N. Jefferson St., Centralia.

Mr. Yonke stated there is no formal staff report for this request, as it complies exactly with the Review Plan presented to the commission at the Planning and Zoning meeting on August 28, 2007.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve and accept the Final Development Plan for Rosenfelder Planned Agricultural Development on 10.18 acres located at 23800 N. Jefferson St., Centralia.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 415-2007**

4. Receive and Accept the Following Plats

(a). Sidoniah Smith Acres Plat 1. S5-T48BN-R14W. A-2. Kenneth L. Pennington and Misti Knight, owners. Curtis E. Basinger, surveyor.

(b). Yanis Estates Plat 2. S15-T47N-R13W. A-2. Osama Yanis, owner. Jay Gebhardt, surveyor.

(c). Hidden Valley Estates Block 2. S23-T45N-R12W. GEM Property LLC, owner. Steven R.

Proctor, surveyor.

(d). Rosenfelder. S3-T51N-R11W. A-1P. Adam and Kimberly Rosenfelder, owners. Donald E. Bormann, surveyor.

(e). Trade Winds Park Plat 1A. S12-T48N-R12W. M-L. I-70 LLC, owner. David T. Butcher, surveyor.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following plats and authorizes the Presiding Commissioner to sign said plats:

1. Sidoniah Smith Acres Plat 1. S5-T48BN-R14W. A-2. Kenneth L. Pennington and Misti Knight, owners. Curtis E. Basinger, surveyor.
2. Yanis Estates Plat 2. S15-T47N-R13W. A-2. Osama Yanis, owner. Jay Gebhardt, surveyor.
3. Hidden Valley Estates Block 2. S23-T45N-R12W. GEM Property LLC, owner. Steven R. Proctor, surveyor.
4. Rosenfelder. S3-T51N-R11W. A-1P. Adam and Kimberly Rosenfelder, owners. Donald E. Bormann, surveyor.
5. Trade Winds Park Plat 1A. S12-T48N-R12W. M-L. I-70 LLC, owner. David T. Butcher, surveyor.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed **Order 416-2007**

Public Works

5. Speed Limit Hearings – Scott Blvd., Breedlove Road, Nashville Church Road, Oak Grove School Road

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby adopt the Boone County, Missouri Roadway Regulations Chapter I: Vehicular Traffic Regulations; having published notice of public hearings as provided by law for the following roads as attached:

- Scott Blvd. from State Route KK to the dead end of Scott Blvd.
- Breedlove Road from U.S. 63 to Thomas Hill Road

- Nashville Church Road from State Route DD to Black Hawk Trail
- Paved portion of Oak Grove School Road

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 417-2007**

This is the 3rd and final public hearing for these speed limit studies.

Purchasing

6. Bid Award Recommendation – 58-20SEP07 – Alternative Sentencing Relocation/Remodel (first and second reading)

Commissioner Miller stated this item was eligible for a first and second reading since it was publicly opened in commission.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby award bid 58-20SEP07 – Alternative Sentencing Relocation/Remodel to McAfee Construction Inc. 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 3-0 **Order 418-2007**

7. Commissioner Reports

There were no commissioner reports

8. Public Comment

There was no public comment.

The meeting adjourned at 7:19 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