

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 I Commissioner Karen M. Miller
District II Commissioner Skip Elkin
Deputy County Clerk Shawna Victor
Director of Planning and Zoning Stan Shawver
County Counsel John Patton

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

Commissioner Stamper noted that during Planning and Zoning issues, the Commission will receive a report from staff and then the Commission will have the opportunity to ask staff any questions. The Commission will then move to a presentation from the applicant or agent of the applicant on behalf of their request. After that, the Commission will convene a public hearing where any testimony in favor of or in opposition to will be welcome. Following the public hearing, the Commission will discuss the issue and then vote on the issue.

Subject: Discussion – Joint Planning and Zoning Commission for Joint Planning Process of the Gans Creek Watershed Area

Pat Smith and Carl Freiling, Boone County Planning and Zoning Commissioners, were present on behalf of this item.

Pat Smith stated she has presented this issue to the Commission previously. This is the result of the first joint Planning and Zoning Commission. She has requested Carl Freiling to be present and he is the one who has taken the lead in this effort.

Mrs. Smith believes it is important to move forward and act now on this issue. There is a lot of discussion about Gans Creek and annexation. What will come forward with the City/County joint Planning Commission will be some policies and procedures in which to develop from.

Carl Freiling stated there is an opportunity to try something that has been discussed, which is the cooperation between the City and County Planning and Zoning Commissioners on matters that overlap jurisdictions. He believes in looking first to make sure there is no potential for harm and this is one thing that he does not see with this. If this joint Commission does not work then it has been tired and nothing will be hurt and if it does work, than there will be many benefits. This is an area that is timely, contains many elements that are common to the City and County border areas. If the planning process can be successful in this area, it might be used as a model in the future for other areas.

Commissioner Miller stated she believes this is a good starting point. This is an area that will become more of a concern to the City and the County with the increase in development. This is an issue this Commission has been working on for almost 10 years, trying to commence joint dialogue between the City and County Planning and Zoning Commissions. Since this did begin with the two Planning and Zoning Commissions, she believes this has a good chance at succeeding.

Commissioner Elkin agreed that this could be a model for future planning issues. He asked what is the next step for this process. Mr. Freiling stated they viewed the present step as receiving ratification of this process from the County Commission and the Columbia City Council. Once this is achieved, the joint Commission will organize themselves into committees to address the overview and specific issues for this area.

Mr. Freiling stated he has been pleased with this process. It has been helpful to meet and speak with the Columbia Planning and Zoning Commissioners. Mrs. Smith noted that opening up the line of communication has been very helpful.

Commissioner Stamper stated ten years ago, the Commission was at the legislature trying to get standing for the County on these type of issues. The Commission believes it is very important when development and planning occur on the edge of city limits, it is critical the County and the City have a voice in those issues because of the impact on the infrastructure. He believes the meeting between the two Planning and Zoning Commissions is a critical first step because both commissions see how they effect one another. The Commission applauds the efforts that have been taken in bringing this issue forward.

Commissioner Stamper moved to authorize the Boone County Planning and Zoning Commission to establish a coordinated planning process for the Gans Creek Watershed Area with the City of Columbia Planning and Zoning Commission.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 104-2002**

Subject: Planning and Zoning

A. Table Request by Judith and William Heffernan for a permit for an Outdoor Recreational Facility on 20 acres, more or less, located at 6267 N Rte J, Rocheport

Mr. Shawver stated Mr. Heffernan was unable to attend the meeting this evening and has requested his request to be tabled until the April 2, 2002 meeting.

Commissioner Stamper asked if there was anyone present to testify on this request. There was no one present wishing to testify.

By consensus, the Commission will table this issue until the April 2, 2002 meeting.

B. Request by Mary Douglass for a permit for a Bed and Breakfast on 3 acres, more or less, located at 4299 Gibbs Rd., Columbia

Stan Shawver stated this property is located on Gibbs Road, approximately ¼ mile north of the Columbia municipal limits. The property is zoned R-S (Single Family Residential), as is the land to the north and east. Land to the south is zoned M-L and to the west, R-S. This 3-acre tract includes a house and barn. The tract was created as a family transfer in 1979. This request is to convert the existing home into a bed and breakfast facility. The applicant is in the process of making improvements to the wastewater facility. If approved, the proposed use would require certain improvements to comply with the building code. This site is located within the Columbia Public School District. Water service is provided by Consolidated Public Water District No. 1. Electric service is provided by Boone Electric Cooperative. The master plan designates this area as being suitable for residential purposes. There have been no previous requests submitted on behalf of this site. Staff notified 33 property owners concerning this request. Staff sees the proposed use as being consistent with the surrounding area. The Planning and Zoning Commission met on February 21, 2002 with eight members present. After a public hearing, they made a motion to recommend approval of the request with the following conditions:

- Structure complies with building code requirements.
- Structure is approved for occupancy by the fire marshal.
- Chip and seal the parking area and driveway.
- A single on-premise sign no larger than 6 sq. ft.

Mary Douglass, 4299 Gibbs Rd., Columbia, was present on behalf of this request.

Mary Douglass stated the driveway is already asphalt and has been for approximately five years. There is ample parking at this location. Another issue that was brought up was the target market is of people traveling with horses. She is not boarding horses and does not intend to board horses.

Ms. Douglass introduced William Douglass, her son, who is helping with this request.

Commissioner Stamper opened the floor for public comment on this request.

There was no one present wishing to testify.

Commissioner Stamper closed the public hearing.

Commissioner Miller moved to approve the request by Mary Douglass for a permit for a Bed and Breakfast on 3 acres, more or less, located at 4299 Gibbs Rd., Columbia, with the following conditions:

- Structure complies with building code requirements.
- Structure is approved for occupancy by the fire marshal.
- Chip and seal the parking area and driveway.
- A single on-premise sign no larger than 6 sq. ft.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 105-2002**

Commissioner Stamper noted for the record that the request by Robert Brown and Linda Lenau appeal request has been withdrawn. The request was withdrawn on March 1, 2002. Because this request has been withdrawn, the applicants have waived their right to have this request appealed. The applicants will have to go back in front of the Planning and Zoning Commission.

C. Request by Charles and Melinda Lockwood to rezone from R-M (Moderate Density Residential) to R-M/PRD (Moderate Density Planned Residential Development) and to approve a Review Plan of 4.64 acres, more or less, on property located at 7700 N Hwy VV, Columbia

Mr. Shawver stated this property is located on the East Side of Route VV approximately one-half mile north of the intersection of Mauller Road and Route VV. The rezoning and review plan relate only to Lot 2 of Lockwood Subdivision, which is a two-lot plat that was platted in 2001. Lot 2 is 4.64 acres in area. The existing zoning of the area of this request is R-M (residential moderate density) as is some additional property to the south and east. The existing zoning of Lot 1 and other property to the north, south, and east is A-R (agricultural – residential). Existing zoning to the southwest and west is R-S (residential single family). Existing zoning to the northwest is C-G (general commercial). These are all original 1973 zonings. There is currently a house, a couple of out buildings, and a lagoon on the property. The purpose of the planned development is to allow for another home for a family member and future garage for the new home to be built on the property. This will bring the total number of dwelling units on the property to two on the 4.64 acres. Under the existing zoning the maximum-theoretical-density of the tract is approximately 80 units, the proposed two units is significantly under the potential density. Wastewater will be handled by placement of an additional new lagoon. The new lagoon will be placed near the existing lagoon, which serves the existing residence. All on-site wastewater requirements will have to be met. The property is in the Consolidated Public Water

District Number one service area. There is currently a 4" waterline on the property, which can provide service for the additional dwelling unit. The property is in the Columbia School District, the Boone County Fire Protection District, and Boone Electric Service areas. The master plan shows this area as suited to agricultural and rural residential development. The proposal is consistent with the master plan. The property scored 50 points on the point rating system. 17 property owners were notified about this request. Staff recommends Approval of the rezoning request and review plan subject to the following 2 conditions for the review plan:

1. That all development meet on-site wastewater requirements.
2. That the 50' Building line along Route VV of the original plat be considered to still be binding on any construction on Lot 2 of Lockwood Subdivision.

At the February 21, 2002 Planning and Zoning Commission meeting, the request was upheld and comes forward this evening with a recommendation of approval of both the rezoning request and the Review Plan with the listed conditions.

Charles Lockwood, 7700 N Highway VV, Columbia, was present on behalf of this request.

Commissioner Stamper opened the floor for public comment on this request.

There was no one present wishing to testify.

Commissioner Stamper closed the public hearing.

Commissioner Miller asked if the staff recommends the two conditions. Mr. Shawver stated that was correct.

Commissioner Elkin moved to approve the request by Charles and Melinda Lockwood to rezone from R-M (Moderate Density Residential) to R-M/PRD (Moderate Density Planned Residential Development) of 4.64 acres, more or less, on property located at 7700 N Hwy VV, Columbia. The rezoning is not to take place until the final development plan is approved.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 106-2002**

Commissioner Elkin moved to approve the request by Charles and Melinda Lockwood for a Review Plan on 4.64 acres, more or less, on property located at 7700 N Hwy VV, Columbia, with the following conditions:

1. That all development meet on-site wastewater requirements.
2. That the 50' Building line along Route VV of the original plat be considered to still be a binding on any construction on Lot 2 of Lockwood Subdivision.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 107-2002**

D. Request by Delores Sanders Mead and Lewis V. Mead, Wanda and Sidney Powell, on behalf of Jira Heating and Cooling Service, Inc to rezone from R-S (Single Family Residential) to ML-P (Planned Industrial) and to approve a Review Plan of 11.85 acres, more or less, on property located at 7171 W. Henderson Rd., Columbia

Mr. Shawver stated the property is located on the north side of Henderson Road just west of the intersection with Ivy Lane. The original and current zoning for the tract is Single Family Residential, R-S. The zoning of adjacent properties is R-S to the west, north and east, Neighborhood Commercial to the southwest, Planned General Commercial to the south. Zoning south of Henderson Road is General Commercial and Agriculture Residential. The proposal is to rezone the 11.85-acre tract to Planned Light Industrial, ML-P. The proposed use is an ice production plant. Other future uses include all uses permitted in the M-L District except for the following: massage parlor, bar or tavern, hatcheries, veterinary office or clinic, animal hospital or kennel.

The Master Plan designates this area as suitable for residential land use, but also identifies a significant commercial node in the Midway area. The Master Plan promotes the use of Planned Districts as a means to establish new commercial and industrial areas. The Master Plan identifies a sufficiency of resources test as a means to judge the suitability of land proposed for rezoning. The resources necessary to support the proposed rezoning can be broken down into three general categories, Utilities, Public Safety Services and Transportation.

Utilities currently available to the property include electricity, telephone and water.

- Boone Electric has adequate infrastructure in place for the needs for the development.
- Consolidated Public Water District Number 1 provides water service. There is a four-inch main along Henderson Road and a twelve-inch line approximately 70-feet north of the property, which is capable of providing over 1000 gallons per minute. In order to receive water service the developer will have to extend a main from the 12-inch line to the property. Fire hydrants will be installed so that each building is within 300-feet of a hydrant
- There is no public sewer service available to the property. However, the proposed use does not generate a large amount of wastewater. The developer has placed a note on the review plan, which states that other uses that generate significant quantities of wastewater will be discouraged.

The property is located within ¼ mile of a Boone County Fire District Station. The close proximity of a fire station combined with the required fire hydrants will provide adequate fire protection. Law enforcement and emergency medical services can easily access the property due to its proximity to US 40 and I-70.

A 25-foot wide landscaped buffer is planned for the perimeter of the property in order to screen the proposed industrial uses from future, possibly incompatible, land uses on adjacent property. The buffer will consist of two alternating rows of evergreen trees. Existing vegetation will be used where it is shown on the plans to provide adequate screening. Screening has not been requested adjacent to the fiber-optics booster station

located to the south of the property.

The property is close to Midway Branch and associated 100-year floodplain. Runoff from impervious surfaces created by the development can have a negative impact on water quality. A significant amount of undeveloped area is being retained between the developed portion of this site and the creek. With proper planning and design, the effects of stormwater on the creek can be minimized.

The property scored 78 points on the rating system.

Staff notified 48 property owners concerning this request.

Staff recommends approval of the rezoning and review plan subject to the following conditions:

A stormwater plan shall be submitted with the Final Development Plan for review and approval by Boone County Public Works and the Natural Resources Conservation Service. The plan shall minimize direct discharge of stormwater into Midway Branch and its tributaries, and maximize un-concentrated overland flow.

A landscaping plan shall be submitted with the final plan detailing the species and size at planting and maturity of the trees within the vegetated buffer.

After public hearing at the February 21, 2002 Planning and Zoning Commission meeting, a motion was made which received a unanimous vote to recommend approval of the rezoning request and the review plan with the listed conditions.

Jeff McCann and Andy Jira were present on behalf of this issue.

Jeff McCann stated this provides a good site for the business and has compatible zoning surrounding the property.

Andy Jira stated they had spoken with all the neighbors about this issue and a majority of everyone they spoke with was happy to not see a large subdivision being built on the property.

Commissioner Miller asked if the Mead's and the Powell's own the land surrounding this stem driveway. Mr. Jira stated they own the land to the north, east, and south. On the west of the property, there is a telephone substation.

Commissioner Stamper opened the floor for public comment on this request.

There was no one present wishing to testify.

Commissioner Stamper closed the public hearing.

Commissioner Miller moved to approve the request by Delores Sanders Mead and Lewis V. Mead, Wanda and Sidney Powell, on behalf of Jira Heating and Cooling Service, Inc to rezone from R-S (Single Family Residential) to ML-P (Planned Industrial) of 11.85 acres, more or less, on property located at 7171 W. Henderson Rd., Columbia. The rezoning is not to take place until the final development plan is approved.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 108-2002**

Commissioner Miller moved to approve the request by Delores Sanders Mead and Lewis V. Mead, Wanda and Sidney Powell, on behalf of Jira Heating and Cooling Service, Inc for a Review Plan on 11.85 acres, more or less, on property located at 7171 W. Henderson Rd., Columbia, with the following conditions:

- A stormwater plan shall be submitted with the Final Development Plan for review and approval by Boone County Public Works and the Natural Resources Conservation Service. The plan shall minimize direct discharge of stormwater into Midway Branch and its tributaries, and maximize un-concentrated overland flow.

- A landscaping plan shall be submitted with the final plan detailing the species and size at planting and maturity of the trees within the vegetated buffer.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 109-2002**

E. Request by Richard T. Reams to rezone from A-1 (Agriculture) to A-2 (Agriculture) of 15.02 acres, more or less, located at 13030 N. Robinson Rd., Hallsville

Mr. Shawver stated this property is located 4 miles west of Hallsville and 1 mile south of Highway 124. The property is zoned A-1 (Agriculture). Property to the north, east and south is zoned A-1 also. Property to the west on the other side of Robinson Rd. is zoned A-2. There is one house on the property. The applicant is requesting that the zoning be changed to A-2. If approved, the applicant would transfer a tract of land to a family member. This site is located within the Hallsville R-4 School District. Water service is provided by Public Water District No. 4. Electric service is provided by Boone Electric

Cooperative. The master plan designates this area as being suitable for agricultural purposes. There have been no previous requests submitted for this property. Staff notified 6 property owners about this request. In making a recommendation, staff notes that there is A-2 zoning across Robinson Road. Additionally, approximately ½ mile north of the subject tract, two tracts were rezoned to A-2 in 1997 and in 1999. It should be noted that there is limited water service available at this time, which will restrict extensive development of this property until such time as the water district makes service improvements. Staff recommends approval of this request. Following public comment at the February 21, 2002 Planning and Zoning meeting, a motion was made to recommend approval to the County Commission. The motion passed 5-3.

Margie Reams, 13030 N. Robinson Rd., Hallsville, was present on behalf of this request.

Commissioner Stamper opened the floor for public comment on this request.

Gary Chandlee, 13300 N. Robinson Rd., Hallsville, stated when he originally bought this property, it was 83 acres, and decided that this would not be divided into tracts less than 10 acres. Mr. Chandlee submitted to the Public Record a drawing of the land and how it is divided. Mr. Chandlee stated that Mr. Reams had concerns when he purchased the property two years ago about possible future development around Mr. Reams' land. There was a verbal agreement between Mr. Reams and Mr. Chandlee that the lots would be no less than ten acres. Mr. Chandlee is concerned with Mr. Reams' decision to rezone his tract of land. The agreement was not in writing, but all of those who bought tracts from Mr. Chandlee agreed they would not rezone to make the tracts smaller. Mr. Chandlee is in opposition to the rezoning request.

Alicia Shelton and Deb Cunningham, 13180 N. Robinson Rd., Hallsville, were present to testify. Ms. Shelton stated they have just started building on this property, tract one on the drawing submitted by Mr. Chandlee. Mr. Reams has been using their property to access the back portion of his property. There is a creek that runs along their property line. If Mr. Reams' request to rezone is approved, then it would concern them because of the creek.

Deb Cunningham stated the natural drainage of the land runs from Mr. Reams' land and their land into the creek. She is concerned if the land is approved for rezoning, the Mr. Reams would need to fill in the creek and stop the runoff. She opposed the rezoning due to the verbal agreement that the tracts would be no smaller than ten acres.

Nancy Franklin, 2470 E. Highway 124, Hallsville, stated she lives around the corner from Robinson Road. She is also in opposition to the rezoning request due to the verbal agreement that the tracts would be no smaller than ten acres. She is concerned if this rezoning request is approved than other tracts of land will be rezoned and broken down into smaller acreage.

Commissioner Stamper closed the public hearing.

Commissioner Stamper asked Margie Reams if the intent is to do a family transfer. Mrs. Reams stated that was correct. Commissioner Stamper asked what the acreage would be for this transfer. Mrs. Reams stated it would be a five-acre transfer.

Commissioner Stamper stated for those who testified one of their concerns seems to be stormwater and runoff. He noted if Mr. Reams were to use this for a hog farm then there would be a far worse problem than just having an additional house.

Commissioner Stamper asked Ms. Cunningham when the land was bought, if there was any wording in the deed about restrictions of reducing the land tracts. Ms. Cunningham stated there was nothing.

Commissioner Stamper asked Mr. Chandlee if there was anything in writing that prohibited further division of the land. Mr. Chandlee stated there was nothing in writing.

Commissioner Elkin asked if the land is rezoned to A-2, which allows 2.5 acre tracts, if they were to subdivide that any further, would the land owner have to have plat approval before any development were to take place and have to meet subdivision standards. Mr. Shawver stated this is correct. At this point in time, they would be restricted to no more than three lots because of the limited water services.

Commissioner Miller asked if their intent was to have a stem driveway. Mrs. Reams stated no.

Commissioner Stamper moved to approve the request by Richard T. Reams to rezone from A-1 (Agriculture) to A-2 (Agriculture) of 15.02 acres, more or less, located at 13030 N. Robinson Rd., Hallsville.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 110-2002**

F. Petition by Gary and Margaret Crumly to vacate and re-plat Tract 9 and the South part of Tract 8 of OK Farms Subdivision

Mr. Shawver stated the department received a petition requesting permission to vacate tract 9 and a portion of tract 8 of OK Farms Subdivision, which is in plat book 11 page 52. This is a subdivision the day before Zoning Regulations took effect in Boone County. The design is such that even under the original zoning and subdivision regulations, it could have been done as a survey. The surveyor and the original owner chose to do this as a

subdivision plat. Consequently, the current regulations require before changes in the property lines can be made in a platted subdivision, the existing lots that are effected have to be vacated and authorization for re-plat. Mr. and Mrs. Crumly have submitted a petition to vacate part of tract 9 and the south part of tract 8 of OK Farms Subdivision and permission to re-plat the same.

Margaret Crumly, 7455 Mt. Zion Church Road, was present on behalf of this item.

Commissioner Stamper opened the floor for public comment on this request.

Gary Merriman, 7221 E. Mt. Zion Road, asked what the intent was for this request. Mr. Shawver stated the property owners that were contacted were not aware this was a platted subdivision. The owner in 1973 did not have to plat this as a subdivision. Mr. Shawver explained where the property lines were and what the intent of the Crumly's is for this vacate and re-plat.

Commissioner Stamper closed the public hearing.

Commissioner Elkin moved to approve the petition by Gary and Margaret Crumly to vacate and re-plat Tract 9 and the South part of Tract 8 of OK Farms Subdivision. The vacation is not to take place until the re-plat is approved. Commissioner Stamper stated one tract would become larger and one would become smaller.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 111-2002**

G. Petition by Aaron and Barbara Chapman to vacate and re-plat Aaron's Addition Subdivision

Mr. Shawver stated the department received a petition to vacate Aaron's Addition Subdivision, which is located at the end of Brandywine Creek Road. The request is to acquire an additional 2.5 to 3 acres from Ms. Piper to the north and add to their lot. This lot will be vacated and re-platted.

Commissioner Stamper opened the floor for public comment on this request.

Aaron Chapman, 5510 Brandywine Road, stated this is a transaction between neighbors. He asked his neighbor if she ever wanted to sell part of her ten acre tract, he would be interested in adding to his tract of land.

Commissioner Stamper closed the public hearing.

Commissioner Miller moved to approve the petition by Aaron and Barbara Chapman to vacate and re-plat Aaron's Addition Subdivision. 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 112-2002**

H. Receive and Accept the following plats

Jones Power Sports. Darrell and Jeanne Jones, owners.

Mr. Shawver stated this is a one-lot subdivision at the intersection of Highways 163 and 63 South. This is the Jones Power Equipment and Polaris Dealer. When the original lot was sold, under the old subdivision regulations did not require M-L plan to be platted. They bought an additional acre from Mr. Bass and wanted to be able to use it fully. Planning and Zoning Commission approved this and it is ready to be received and accepted by the County Commission.

Steve Scott, 201 Westwood Ave., stated they did go before the Board of Adjustment and received a waiver. There is a portion of the existing building that extends over the 50 foot set back from U.S. 63. The waiver was needed to get the subdivision plat approved.

Commissioner Miller moved to receive and accept Jones Power Sports plat.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 113-2002**

Midway Heights Baptist Church. Midway Baptist Church Inc., owners.

Mr. Shawver stated this is a one-lot subdivision off Rolling Wood Boulevard. The zoning is R-S and they are expanding the size of the lot. Planning and Zoning Commission approved this and it is ready to be received and accepted by the County Commission.

Commissioner Elkin moved to receive and accept Midway Heights Baptist Church plat.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 114-2002**

Crumly Estates. Gary and Margaret Crumly, owners.

Commissioner Miller moved to receive and accept Crumly Estates plat.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 115-2002**

Scottish Rite Plat 2. Columbia Scottish Rite Temple Assoc. Inc., owners.

This item has been tabled until the next available meeting due to the plat not having all the correct signatures.

W-K. John King, Susan King, James P. Wilson and Reba Earl Kraus, owners.

Mr. Shawver stated this is a one-lot subdivision located on Dee Woods Road. This is an existing lot that has been deeded for a number of years but has never been platted. They wanted to buy property from the adjoining property owner. The zoning is A-2. Planning and Zoning Commission approved this and it is ready to be received and accepted by the County Commission.

Commissioner Miller moved to receive and accept W-K plat.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 116-2002**

Kline. Paul D. Kline, owner.

Mr. Shawver stated this is located at the corner of Boone Road and Route F. The zoning is A-2. This is a two-lot subdivision. Planning and Zoning Commission approved this and it is ready to be received and accepted by the County Commission.

Commissioner Elkin moved to receive and accept Kline plat.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 117-2002**

There was no public comment.

The meeting was adjourned at 7:59 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Don Stamper
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner