

TERM OF COMMISSION: November Session of the October Adjourned Term

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

PRESENT WERE: Presiding Commissioner Keith Schnarre
District I Commissioner Karen Miller
District II Commissioner Skip Miller
Stan Shawver, Director of Planning and Zoning
John Patton, Boone County Attorney
Deputy County Clerk Kerry Patton

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

Commissioner Schnarre began the meeting by welcoming Ken Pearson, the newly elected Presiding Commissioner.

1. Planning and Zoning

Stan Shawver, Planning and Zoning was present on behalf of these items.

A. Request by Anthony Holmes and Sharon Hageman to approve a Final Development Plan for *Maximum Media* Planned Commercial Development on 5.27 acres, more or less, located at 4700 W. Gibbs Rd, Columbia.

Mr. Shawver reported the property is located on Gibbs Road approximately 500-feet north of the intersection with I-70 Drive NW. It is currently occupied by a structure that was built as a single family dwelling but is currently being used as a duplex. The applicant proposes to convert the basement to office space and operate a graphic design company. The upper floor will remain residential. In July 2006, the Planning and Zoning Commission recommended denial of this request. The applicant appealed the recommendation to the County Commission who approved the rezoning request and review plan with the following 5 conditions:

1. The upper floors of the structure shall remain in residential use.
2. The proposed uses shall be relabeled as ALLOWED USES on the review plan.
3. No additional structures can be built on the site and the current structure cannot be enlarged until fire flow is available to the property.
4. Since the applicant did not propose any freestanding signs, no such signs are allowed.
5. Hours of operation are 7:30 A.M. to 5:30 P.M.

- The conditions have either been met or are printed on the Final Plan
- All required information is accurately portrayed on the plan
- The final plan conforms to the approved review plan

Staff recommends approval of the Final Development Plan.

Mr. Dan Brush, Brush and Associates stated he was present to answer any questions.

Commissioner Miller moved now on this day the Boone County Commission does approve the Final Development Plan for Maximum Media Planned Commercial Development as presented by Anthony Holmes and Sharon Hagemon on 5.27 acres, more or less, located at 4700 W. Gibbs Rd, Columbia. The effective date of zoning for this tract is November 28, 2006.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 467-2006**

2. Public hearing on revision to Boone County Building Codes.

Mr. Shawver stated the Building Code Commission has been meeting for over a year to revise and update the Boone County Building Code. They have mirrored the City of Columbia so there is continuity between the two bodies. This is the first of three public hearings which will allow anyone from the public to comment. Attentively there is a foal of a March 1st implementation.

Commissioner Schnarre opened the public hearing, requesting anyone who would like to speak to come forward.

Mr. Dan McCray, Home Builders Association, 317 Nebraska Ave, Columbia

Mr. McCray stated he supports the revision. He also said this has been a topic of conversation at the Home Builders Associations' monthly meetings.

Mr. John Page, 8391 Forrest Creek Dr., Columbia

Mr. Page stated he is a member of the city codes commission. They are forwarding their recommendations to go with this ordinance. He wanted to remind the commission that having the codes is one thing, but enforcing them is another. Not only will the codes be alike with the city, but they need to be enforced the same way the city does. He finished by saying how much he appreciated being a part of the process.

Commissioner Miller explained she was the representative with the building codes commission and wanted to express, on behalf of the commission, their gratitude to everyone who was involved in this endeavor. It would not have been as successful without everyone's input. She also stated this was the first time in history the two governments were on the same code cycle.

Commissioner Elkin and Commissioner Schnarre echoed their appreciation.

Commissioner Schnarre closed public comment.

3. Plats

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

Gray Subdivision. S23-T50N-R14W. Nathan King, owner. J. Daniel Brush, surveyor.

Firepond Subdivision. S13-T47N-R13W. Wayne and Donna Guariglia Trust, owners. Michael L. Klassing, surveyor.

Wilhoit Subdivision. S6-T49N-R13W. John S, Sr. and Margaret E. Wilhoit, owners. Ronald G. Lueck, surveyor.

Rim Rock Estates Plat 1. S24-T49N-R14W. Mike Tompkins Construction LLC, owner. David L. Butcher, surveyor.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 468-2006**

4. Second Reading 79-02NOV06 Georgetown Subdivision Drainage Improvements

Commissioner Miller moved now on this day the County Commission of the County of Boone does hereby award bid 79-02NOV06 Georgetown Subdivision Drainage Improvements to Lehman Construction, LLC. It is further ordered that the Presiding Commissioner be 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 469-2006**

5. Authorize Closed Session

Commissioner Miller moved now on this day the Boone County Commission does hereby authorize a closed meeting on Wednesday, November 29, 2006 at 4:00 p.m. The meeting will be held in Room 243 of the Roger B Wilson Boone County Government Center at 801 E Walnut, Columbia, Missouri, as authorized 610.021 (2) RSMo to discuss leasing, purchase or sale of real estate by a public government body where public knowledge of the transaction might adversely affect the legal consideration therefore.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 470-2006**

6. Commissioner Reports

There were no commissioners' reports

7. Public Comment

There was no public comment

The meeting adjourned at 7:26 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Keith Schnarre
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner