

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS
801 E. WALNUT, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

7:00 P.M.

Thursday, July 15, 2021

I. Chairperson Harris called the meeting to order at 7:00 p.m. with a quorum present.

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Eric Kurzejeski, Vice Chairperson	Missouri Township
Rhonda Proctor, Acting-Secretary	Perche Township
Gregory Martin	Katy Township
Fred Furlong	Bourbon Township
Daniel Mings	Columbia Township
Randal Trecha	Cedar Township
Steve Koirtyohann	Rocky Fork Township
Jeff McCann	County Engineer

b. Members Absent

Michael Poehlman, Secretary	Rock Bridge Township
Bill Lloyd	Three Creeks Township

c. Staff Present:

Thad Yonke, Senior Planner	Uriah Mach, Planner
Cece Riley, Planner	Paula Evans, Staff

III. Approval of Minutes:

Minutes from the June 17, 2021 meeting were approved as presented by acclamation.

IV. Chairperson Statement

The following statement was entered into the record:

The Boone County Planning & Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

This meeting is being conducted in compliance County Commission order 238-2021 which recommends all persons who have not completed their COVID-19 vaccination process, and who are 10 years of age or older, continue to wear a face mask in any public areas of the Government Center.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes one Final Development Plan and two subdivision plats.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff.

The Planning and Zoning Commission will then make a motion to either approve or deny the agenda item. The Commission may approve the plats on a consent agenda.

All items that are recommended approval are forwarded to the County Commission where they will consider the items on Tuesday, July 27th at 7:00 PM, that meeting will convene in this same room. The County Commission hearing will also be held in compliance with Commission Order 238-2021.

V. Planned Developments

1. Request by Butch's Investments LLC to approve a Final Development Plan on 22.09 acres located at 5450 E Hwy 163, Columbia

Planner, Uriah Mach gave the following staff report.

The subject property is located on Route 163, approximately 1300 feet west of US Highway 63, approximately 1 mile south of the city limits of Columbia. The property currently has an existing accessory building present. The subject property is 22.09 acres in size and zoned A-1 (Agriculture) but has a pending M-LP (Planned Light Industrial) rezoning. There is A-1 property to the south, east, northwest and west, with M-L (Light Industrial) zoning to the north and northeast.

In 2016, the subject property and the adjacent 10.04-acre tract to the east were part of a Planned Light Industrial (M-LP) rezoning request that was denied by the Planning & Zoning Commission. This property applied for an M-LP (Planned Light Industrial) rezoning in September of 2020 and was denied by the Planning & Zoning Commission. The property at the southwestern corner of the intersection of Route 163 and Highway 63 was granted a conditional use permit to operate a dog day-care/kennel in April 2014. The property immediately to the west applied for a REC-P (Planned Recreation) rezoning in September of 2020 and the rezoning and review plan were approved by the County Commission. This property had a review plan and rezoning request approved on the December 2020 County Commission agenda under order number 623B-2020. The subject property is in the Bonne Femme Watershed, a studied environmentally sensitive area, and the Devil's Icebox recharge area. The property scored 55 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identifies 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

After a review of the submitted Final Plan, staff have concluded the following regarding this Final Plan and the 3 criteria for approval:

1. All the required information is accurately portrayed on the Plan.

Staff believes this criterion has been met.

2. The Final Plan conforms to the approved Review Plan

Staff believes this criterion has been met.

3. The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

Under Commission Order 623B-2020, the following conditions were placed on the approval of the Final Plan:

1. The developer shall submit a landscape and buffering plan along the east property line from the right of way south a distance of 680 feet for approval by the Director. The buffer may be installed in phases concurrently with occupancy of each building. The intent of the buffer is to provide a visual screen for the property to the east.
2. The developer shall submit a landscape plan for the north side of Building #1 for approval by the Director. The landscaping shall be installed prior to occupancy of Building. The intent of the landscaping is to provide vegetation to soften the visual impact of the building.
3. Correct Note 9 on the review plan to show total floor area shall not exceed 80,000 square feet.

Staff review has determined that the final plan demonstrates compliance with the conditions set by the commission order.

Based on review of the final plan, it meets the conditions set by Commission order 623B-2020. Development on this property will require bonding/installation of a wastewater treatment system, which is in process at this time. Staff recommends approval of the Final Plan.

Chairperson Harris made and Commissioner Martin seconded a motion to approve a Final Development Plan for Butch's Investments LLC on 22.09 acres located at 5450 E Hwy 163, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Rhonda Proctor – Yes	Greg Martin – Yes
Steve Koirtyohann – Yes	Fred Furlong – Yes
Daniel Mings – Yes	Randal Trecha – Yes
Jeff McCann – Yes	

Motion to approve the Final Development Plan passes unanimously

VI. Plats

The following plats were placed on consent agenda:

1. Goen Acres Plat No. 1. S13-T50N-R13W. A-2. Goen LLC, owner. David Butcher, surveyor.

The following staff report was entered into the record:

The subject property is located on E Highway 124, approximately 4 miles to the west of the City of Hallsville. The subject property is 10.01 acres in size and created via the administrative survey recorded in Book 5444 Page 60 in June of 2021. It is zoned A-2 (Agriculture) and is surrounded by A-2 zoning, all of which is original

1973 zoning. This proposal divides the administrative survey tract into three lots, each being 3.19, 3.18, 3.26 acres, respectively. The property within this plat proposal is currently undeveloped.

The subject property has frontage on E Hwy 124. Access to Lot 6 has been closely studied by MODOT due to the limited area in which a private drive can meet all site distance criteria. Staff has received documentation from MODOT regarding the narrow location which would meet standards for private access and recommends a condition be placed so that all criteria are executed properly. The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in Consolidated Water #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Wastewater has been proposed as on-site lagoons. The health department has been made aware of this proposal and has indicated no foreseen issues at this time. Any new development on these property's on-site wastewater treatment systems will require permitting from the Columbia/Boone County Health Department.

The property scored 31 points on the rating system.

Staff recommends approval of the plat subject to the following condition.

- Access for Lot 6 is subject to the approval of both MODOT and the Director

2. Cedar Heights Estates Plat 1. S26-T49N-R12W. A-2. Wildwood Enterprises LLC, owner. David Butcher, surveyor.

The following staff report was entered into the record:

The subject property is located on State Route PP, approximately 2/3 of a mile to the northeast of the municipal limits of Columbia. The parent property is 73.71 acres in size and this proposal creates 5 platted lots, ranging in size from 5 acres to 8.61 acres. The remainder of the property is divided by an administrative survey. There is an existing house and wastewater system on proposed lot 9. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

Lots 9 and 5 have direct road frontage on State Route PP. Lots 6-8 have access to State Route PP via a private drive easement extending through lot 9. The administrative survey tracts created from the remainder of the property have access to State Route PP via a private drive easement extending across lot 5. State Route PP is a publicly dedicated, publicly maintained right of way under the jurisdiction of the Missouri Department of Transportation (MoDOT). The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in the Columbia Water & Light service area for water service, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Fire hydrants are required for this development and will be installed prior to recording to serve all platted lots.

There is an existing on-site wastewater system serving the house on lot 9. All future residential units on this property will use on-site wastewater systems as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost/benefit analysis.

The access point for the private drive easement on lot 5 is very close to the Central Electric overhead transmission lines. Care shall be taken in locating that driveway on to State Route PP to avoid causing problems with Central Electric equipment.

The property scored 56 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

Commissioner Koirtyhann made, and Commissioner Kurzejeski seconded a motion to approve, with recommendations and conditions, items on consent agenda

All members voted in favor.

VII. Old Business

Update on Commission action.

Senior Planner, Thad Yonke updated the Commission of the decisions of the County Commission as follows:

The rezoning request for Crown Power & Equipment from R-D and R-M to C-G, was approved as recommended.

The plats that went forward to the County Commission were also approved. These included Cochran Subdivision Plat 2, Higher Ground Subdivision Plat 1, Quarry Farms Subdivision Plat 1.

VIII. New Business

1. Public Hearing Scheduled

The County Commission has scheduled a public hearing to hear comments on the proposed Wind Farm Regulations. This will be held in Commission Chambers on Tuesday, July 27th at 7:00 PM. The Commission has also scheduled two meetings to hear comments, the first on Wednesday, August 11th at 6:30 PM at the Southern Boone School, Central Board Office. The second on Tuesday, August 24th at 6:30 PM in the Harrisburg High School gym.

Chairperson Harris asked why the County Commission was holding three meetings when only one is required?

Thad Yonke stated the Commission is doing it as a courtesy and wanted to make sure that all interested parties had an opportunity to be heard.

Commissioner Kurzejeski asked if there was going to be a presentation.

Thad Yonke stated yes.

Cece Riley stated that she believed the private industry was also going to make a presentation during the public hearing.

Commissioner Koirtyohann stated they have not provided input during this entire process.

Thad Yonke stated they had opportunity to provide input.

Chairperson Harris stated there were a couple of speakers during the public hearings.

2. Annual Election of Officers

Thad Yonke opened the floor for nominations for Chairperson.

Commissioner Koirtyohann nominated Commissioner Harris for Chairperson. Commissioner Martin seconded the nomination.

Commissioner Koirtyohann made a motion to cease nominations. Commissioner Martin seconded the motion.

All members voted in favor of Commissioner Harris as Chairperson. None opposed.

Chairperson Harris opened the floor for nominations for Vice-Chairperson.

Commissioner Martin nominated Commissioner Kurzejeski as Vice-Chairperson. Commissioner Koirtyohann seconded the nomination.

No other nominations were made.

All members voted in favor of Commissioner Kurzejeski as Vice-Chairperson. None opposed.

Chairperson Harris opened the floor for nominations for Secretary.

Commissioner Koirtyohann nominated Commissioner Poehlman as Secretary. Commissioner Martin seconded the nomination.

No other nominations were made.

All members voted in favor of Commissioner Poehlman as Secretary. None opposed.

IX. Adjourn

Being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Secretary
Rhonda Proctor, Acting-Secretary

Minutes approved on this 19th day of August, 2021