

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

**Minutes**

**7:00 P.M.**

**Thursday, May 16, 2024**

**I. CALL TO ORDER**

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
Gregory Martin, Secretary	Katy Township
Steve Koirtyohann	Rocky Fork Township
Rhonda Proctor	Perche Township
Kevin Harvey	Rock Bridge Township
Christy Schnarre	Bourbon Township
Jeff McCann	County Engineer

b. Present by Phone:

Robert Schrieber	Three Creeks Township
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c. Absent

Randall Trecha	Cedar Township
Vacant Seat	Columbia Township

d. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Andrew Devereux, Planner
Paula Evans, Staff	

**III. APPROVAL OF MINUTES**

Minutes from the April 18, 2024 meeting were approved as presented by acclamation.

**IV. CHAIRPERSON STATEMENT**

Chairperson Harris read the following statement:

The May 16, 2024 meeting of the Planning and Zoning Commission is now called to order.

Notice of this meeting has been posted in accordance with State and local laws.

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission and makes recommendations on matters dealing with land use. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission may follow Robert's Rules of Order or its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor and may debate, vote upon, or make any motion.

The following procedure will be followed:

Announcement of each agenda item will be followed by a report from the planning department staff. After the staff report, the applicant or their representative may make a presentation to the Commission. Then, the floor will be opened for a public hearing. Those wishing to speak in support of the request will be allowed to speak, then the floor will be given over to those opposed to the request. Individuals that neither support nor oppose a request may address the commission at any time during the public hearing.

Please direct all comments or questions to the commission. Be concise and restrict your comments to the matter under discussion. We ask that you please not be repetitious with your remarks. Some issues can be quite emotional but please be considerate of everyone hereby refraining from applause, cheers, or other signs of support or displeasure.

Please give your name and mailing address when you address the commission and sign the sheet on the table after you testify. We ask that you turn off or silence your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours.

After the public hearing is closed no further comments will be permitted from the audience unless requested by the Commission. The applicant will have an opportunity to respond to any concerns expressed during the public hearing. Next the staff will be given an opportunity for any additional comments. The commission will then discuss the matter and a motion will be made for a recommendation to the County Commission.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, May 28, 2024 at 7:00 PM. Interested parties will be able to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to do so.

Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal. There will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The vote on discretionary items, such as rezonings and conditional use permits, will not be taken on May 28<sup>th</sup>. Those items will be scheduled for a second reading at a future County Commission meeting, likely Tuesday, June 4, 2024, however, the date of the second reading will be announced at the meeting on the 28<sup>th</sup>.

The Boone County Zoning and Subdivision Regulations are hereby made a part of the record of these proceedings.

## V. **CONDITIONAL USE PERMITS**

1. **Request by Missouri Soybean Association to revise a conditional use permit for an Agri-Business in the Agriculture 1 (A-1) zoning district on 98.36 acres located at 5601 S Rangeline Road, Columbia. (open public hearing)**

Planner, Uriah Mach gave the following staff report:

The subject property is located on Rangeline Road, approximately 3 ½ miles east of the city limits of Columbia. The subject property is approximately 98 acres in size and is zoned Agriculture 1 (A-1) and is surrounded by A-1 zoning. In addition to the subject tract, the applicants own an adjacent 92 acres to the northwest. This is all original 1973 zoning. The Boone County Master Plan identifies this area as being suitable for rural residential and agricultural land uses.

The applicant is requesting a revision to their conditional use permit to operate an agribusiness oriented to and exclusively serving the agricultural community. The history of conditional use permits on this property is as follows:

- August of 2011, the original request to construct a building for use as an office and lab related to the growing and use of soybeans on their agricultural property was approved.
- August of 2012, the applicants applied for a revision of their conditional use permit to allow for the construction of another building, for storage of equipment on the property to support this use. This request was approved with conditions related to shielding of lighting on the site and recognition of the required improvement of the driveway surface serving the existing and proposed buildings.
- April of 2018, the applicant requested a revision to allow for the construction of a new 1200 square foot open-air structure to the south of the existing structures and a new 6000 square foot storage building to the west of the 6250 square foot storage building approved under the August 2012 revision. This request was tabled and later abandoned due to issues surrounding construction of a free-standing sign without a permit on this property.

The current request is specifically for the addition of a lean-to structure to the westernmost building on the property and the approval of a plan showing future expansion of the site, including new buildings on the property. The application materials describe the structures desired, a 3750 square foot lean-to to the western building, a 2500 square foot greenhouse building, and a 7500 square foot storage building.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application, existing record, and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing local regulations and appropriate permit conditions, this use should not be detrimental to or endanger the public health, safety, comfort, or general welfare.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

During the 2018 request, complaints received from neighboring property owners indicate that exterior lighting on this property is not being properly focused or shielded to project inward and downward so as not to leave the site. This was a condition of the 2012 approval. Other complaints at that time involved light and noise from gatherings outside normal business hours. Conditions regarding lighting and limiting outdoor events may be required to meet this criterion.

The applicant's testimony, along with that of the public, may be indicative as to whether this criterion is met beyond the complaints voiced.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

If operated in conformance with existing county regulations and appropriately conditioned, the use should comply with this criterion. Public testimony may be indicative as to whether this criterion is met.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access, and drainage.

Water service has been improved to support the existing buildings. Road access is off Rangeline Road, an asphalt-surfaced, county-maintained, public right of way. Wastewater treatment is through a compliant on-site submerged flow wetland system.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

The establishment of this conditional use permit will not impede the normal and orderly development and improvement of surrounding properties. There are existing limitations to development in this area due to zoning, and lack of supporting infrastructure. Increased use of this property as an agricultural resource facility matches the character of this agricultural and rural residential area.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

Access to this site is off Rangeline Road, a publicly dedicated, county-maintained road. The use is not expected to be a major traffic generator, and any increased traffic should not overload existing public streets. In the past, staff has received comments that large delivery trucks are parking along Rangeline Road to offload rather than pulling into the property. In response to this issue, the applicant, as part of the 2012 building expansion, paved a portion of the looping driveway around the original building. With additional activity identified and new buildings proposed, completion of the loop driveway should be a part of the approval of this request. The applicant's testimony, along with that of the public, may be indicative as to whether this criterion is met.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-1 zoning district.

Zoning analysis: The use requested in the previous application has been reviewed and considered appropriate for an agribusiness exclusively serving the agricultural community. Since the original approval in 2011 and the expansion in 2012, activity on the site has increased. That increase in activity since 2012 initiated the 2018 request. The 2018 request's abandonment did not result in any decrease in activity at this site, and the current request will allow for further development of the site to support the increase in activity documented in 2018 and indicated in a recent meeting with applicant.

The request can be accommodated within the scope of the conditional use permit so long as any approval is appropriately conditioned to bring the site to a level of improvement to meet the identified conditional use permit criteria.

Staff notified 17 property owners about this request. This proposal scored 51 points on the point rating system.

Staff recommends approval of the request with the following conditions:

1. Prior to issuance of building permits for any new structures the following items shall be completed:
  - Shielding of the existing exterior lighting will be required to focus light inwards and downwards to prevent it from leaving the site.
  - The driveway and parking areas south of the original Missouri Soybean building will be improved to a dust-free surface, minimum of chip-seal. The areas described are as shown in attached Exhibit A.
  - The property owner shall obtain permits for the sign and modify, move, or remove the sign as required by the Building Code and Zoning Regulations. Lighting systems for the sign shall be Dark Sky-certified.
2. Farm implement sales & service will not be conducted on this property.
3. Construction will be limited to the structures shown on the application and further development of the property related to the agribusiness use will require revision of the conditional use permit.
4. The construction of the proposed structures will be done in full compliance with the applicable codes of Boone County and the Boone County Fire Protection District.
5. All exterior lighting shall be maintained in such a manner as to prevent light from leaving the site. Any new construction shall utilize Dark Sky-certified lighting systems.
6. Hours of operation shall be limited to Daytime Hours of Operation as specified in the Boone County Zoning Regulations: April through October 6:00 AM to 9:00 PM Central and November through March 6:00 AM to 7:00 PM Central. Cultivation of agricultural crops on the property will not be restricted by these hours of operation.

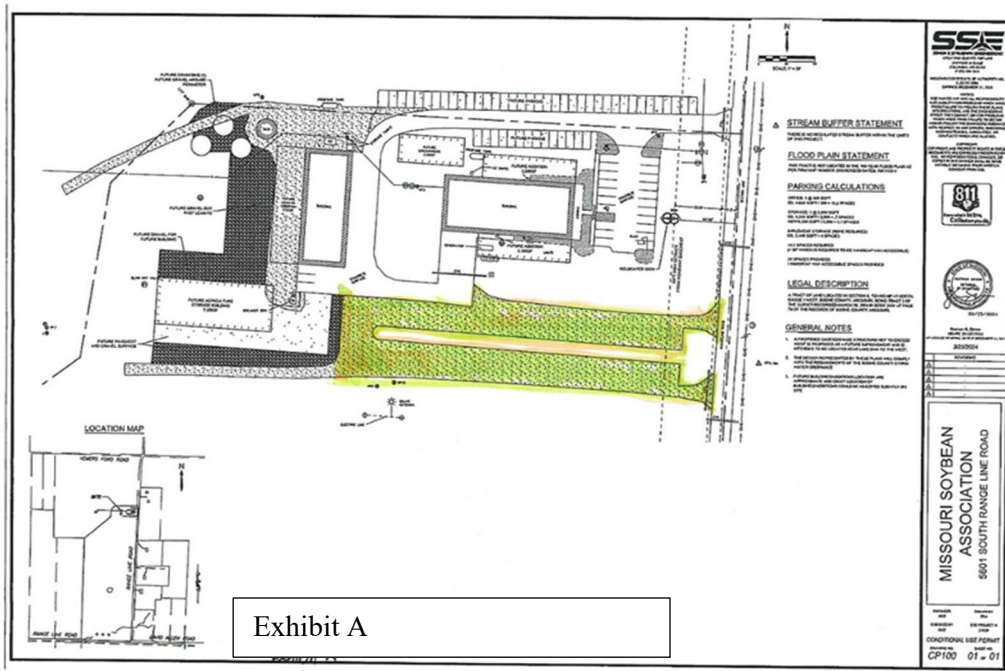


Exhibit A

Present representing the request:

Keenan Simon, Simon & Associates, 210 Park Ave, Columbia  
Clayton Light, Director, Missouri Soybean Association, 5601 S Rangeline Rd, Columbia

Keenan Simon presented a packet to the commission consisting of maps and photos. A copy of this presentation is attached at the end of these minutes.

Keenan Simon: About six years ago there was restructuring in the management at the Missouri Soybean Columbia facility. The new management has a different approach than what has occurred there in the past; a lot of this is due to Clayton Light. The goal that he has brought forth is trying to be an asset to Boone County rather than a potential problem. With the restructure they are more community oriented. He has reached out to a fair amount of the neighbors during this application process. In the packet, there is a map with three properties highlighted in blue, these are the neighbors that have signed the letter of support. Other neighbors have been contacted and they have shown support but we were unable to get with them to get signatures.

There is a landscape buffer that was installed in 2023, these have some white oak trees along with native flowers and that is to support the pollinators in the area. As those white oak trees mature, they will help to provide screening for some of the neighbors to the south. Along with those management changes that took place in 2018, they did try to revamp a fair amount of lighting that was on the property; this included providing shielding that helps prevent light pollution and directing the light down and inward as much as possible. There are photos included in the packet; with the newer phones anytime you take a night photo it gives a resolution that lets in a lot of light, so I feel that the photos are quite a bit brighter. Obviously, the sign out front is bright, there is a six-foot LED bar on both sides of it that is quite bright.

With the conditional use permit, the signage was installed about six to eight feet into the required setback and with that, the Missouri Soybean Association will be relocating that sign. When the relocation occurs, the lighting will change as well, it will be something that is less intrusive. Staff had noted the lighting certification. Currently there have been no complaints from the residents nearby with the current lighting. After the changes are made with the signage, I don't know whether that is a certification or if the type of light that is installed that was noted in the requirement is necessarily needed. It is like trying to solve a problem that isn't there; I would like to think that if there was a problem they would be able to reach out to the applicants and it could be addressed directly.

When the new management came in, changes were made pretty promptly. Our goal is to move forward with this conditional use permit; the only thing the applicants are asking for has to do with the first phase project and that is the storage/lean to addition. Missouri Soybean is a non-profit organization, they applied for this grant about a year ago and the grant is only to support the lean-to addition for the agricultural use for storage of farm equipment that is already existing on their facility.

A lot of their funding they have to go out and plan for quite a bit ahead of time. One of the conditions that staff has brought forward is finishing the paving to pave from the edge of the storage building east to Rangeline Road, that is about 265-feet. We met with some contractors to get an idea of what that cost could be, right now with the cost of paving that drive back out to Rangeline Road is outside of the funding that they currently have on the books. We looked at if we could build a Boone County driveway entrance that is paved about 20-40 feet at the entrance of Rangeline. That would be a huge benefit as it would allow gravel not to be brought out to Rangeline Road and it helps to allow the applicants to move forward with their lean-to project without having to complete the full loop shown on Exhibit A.

What we are asking is the remainder of that drive that staff is asking to be paved, if we can have that tied to any other sort of improvement so the applicants are able to use the grant money and not forfeit that for the lean to addition, it would be a huge benefit. The management out there has changed, and they definitely have a different approach and they are working to make things right that may have had some mistakes in the past. What we are looking for now is to find a path forward without requiring them to pave the drive portion between Rangeline Road and their existing facility. It is not saying that they don't want to do that, it just comes down to funding and what they have available; if that could be tied to any other improvement on the campus we feel like

we could possibly make that work. If we have some time to plan in tying it to another project but with where we're at now we are hoping to have that delayed or have it be tied to any other improvement other than the lean to. Along with the lean to we will move the sign and decrease the lighting of the sign, we could install a paved driveway entrance. Unfortunately looking at the cost of doing the 265-foot is outside of what they have available. We are trying to clean up some of the previous problems.

Clayton Light: I have been with Missouri Soybean since 2021. I know there have been issues in the past, I was unaware of that. Receiving the grant for \$100,000 to put the lean to in is very vital to our organization; we don't have a lot of money to spend on projects like this, so it was very beneficial to get that. The whole idea is we want to be in good standing with Boone County so whatever we can do to make it work we are here to make it happen.

The plan is a future plan; we put everything on there that we can imagine in the next 20 years, it is a wish list just in hopes to prepare Boone County for what we envision for the farm. It makes it difficult for me to apply for future grants, for one thing to find grants that are infrastructure heavy and then to land those when we aren't even certain we can build or get a permit with Boone County. It would be nice if we could get this cleaned up to where we can get a conditional use permit so we can try to expand and if it isn't, we need to know that so that we just don't apply for those because I don't want to be applying for stuff that we can't follow through with.

I wasn't around for the complaint they were talking about; when the neighbors complained that there were trucks on the highway, we don't have that. Things have changed I guess; when we have trucks come in it is probably a UPS or Fed Ex truck that pulls into the parking lot and drives out. I would say ten semi-trucks a year would maybe pull in there at the most. Most of the time they don't even drive onto the gravel surfaces. For us to afford to pave the amount they have on there is a lot of money and that is where it is a challenge for us. Being in an agriculture area we can run combines right next to there and kick up a lot of dust but a gravel lane seems like it is kind of challenging for our organization to do that.

The sign was put in without a permit, that was before I was there and we are more than willing to move that sign, it is going to cost us an additional \$20,000, I understand that was a mistake on our organization, but looking at budgeting on just this project we are already at \$20,000 to move a sign eight foot. This fiscal year is already spent; we are trying to plan for next fiscal year and figuring out where we are going to find additional funds. Our organization is member driven so we do golf tournaments to try to raise money.

Chairperson Harris: The parking lot in front of the office is concrete?

Keenan Simon: Yes.

Chairperson Harris: The driveway on the north side, is that concrete?

Keenan Simon: Yes.

Chairperson Harris: How far back is it concrete?

Keenan Simon: All the way to the storage building and then there is a turn-around.

Chairperson Harris: Obviously the south driveway is gravel.

Keenan Simon: We are looking at paving 265-270-feet.

Chairperson Harris: The concrete is coming out of the southwest corner of the main building and so from the east edge of that to the road.

Keenan Simon: Yes.

Commissioner Harvey: How often do you use those drives?

Clayton Light: There will be a vehicle driving through there once a day maybe.

Keenan Simon: Using the gravel?

Clayton Light: Sometimes; we more than likely have a tractor drive through. I think the requirements are there for bigger trucks to make a circle and not kick up dust and the only time we have big trucks is at harvest time and that is normal agricultural use, we will have a semi come in to load grain.

Chairperson Harris: If we look at the plan that has been submitted the applicants have asked for future things they might want; it includes future parking on both sides of the north driveway, future additions on the main building, a future greenhouse, the lean to that is in question tonight and a future storage building on the southwest corner of the campus.

Keenan Simon: I believe the original, approved conditional use permit included the building additions and I think that is about it. We also have future grain bins as well.

Chairperson Harris: Wasn't there talk in 2018 about a pavilion?

Thad Yonke: There was at that time.

Uriah Mach: That is located on the 92 acres to the northwest.

Clayton Light: It is located next to our lake.

Chairperson Harris: Has the shielding been put over the lights?

Keenan Simon: Yes; we provided some photos.

Chairperson Harris: Was that done before or after Mr. Light's tenure?

Clayton Light: That was done before me.

Chairperson Harris: The sign looks very intrusive in the photo.

Clayton Light: I took that picture last Friday night and you can see the Northern Lights in there; it was at least an hour-and-a-half after sunset, everything was dark around there and you can see how much it lighted up the sky.

Commissioner Proctor: I was on the Board of Adjustment in 2018 and I heard the request for a variance for the sign; that request was denied. It was denied because the size of the sign, we couldn't give a variance for that as well as the setbacks. The setback is going to be resolved but what about the size of the sign?

Bill Florea: It will have to be in compliance before they can obtain a permit.

Thad Yonke: They can likely use the components they already have and redesign it so it comes into compliance.



Commissioner Kurzejeski: In any of the conditional use permits in the past did we require the chip/seal or is this the first time?

Uriah Mach: No, that is a standard condition of improving parking and drive surfaces in the county. It has been required since the 2012 approval.

Commissioner Kurzejeski: So it was expected to have been done.

Uriah Mach: It was; it was discussed at that time that with completion of the loop.

Commissioner Kurzejeski: Were all of the neighbors notified or just the three highlighted?

Clayton Light: We did notify neighbors, only three signed a letter in support.

Bill Florea: All the neighbors within 1,000 feet would have gotten notice from our office.

Commissioner Kurzejeski: Have the applicants done anything to reduce dust on the road?

Clayton Light: Missouri Soybean is invested into a product for a soybean-based dust suppression. We spray our gravel.

Chairperson Harris: Is the dust free required just on the north side of the island or the south side as well?

Thad Yonke: There is a different issue here and that is that they have essentially constructed parking areas already. There is future parking shown but they have constructed parking that is substandard. Dust-free surface is not really a condition but a requirement of the regulations that parking areas and drive lanes that support parking areas based on the design and what is constructed now have to be a minimum chip-seal; it is not a condition but more of a reflection of what the regulations require. It would be more a matter of deciding when the compliance is expected rather than if because as it is designed, it is a requirement. You can see in the picture that they have parking stops.

Chairperson Harris: Was that before Mr. Light came?

Clayton Light: The parking was not; I helped assist with that. I wasn't aware we needed a permit to put in a gravel parking lot for overflow.

Chairperson Harris: Part of the issue is you are having to pay for sins of the past and that is unfortunate; our whole system is not that onerous if it gets followed, but unfortunately the wheels fell off the wagon long before Mr. Light came along.

Commissioner Kurzejeski: Is there a time frame of when the lean to has to be completed under the grant funds?

Clayton Light: It is a USDA Rural Business Development grant and they need to be used by September. We were hoping to have everything completed by now.

Commissioner Harvey: How often do you use the overflow parking?

Clayton Light: About three times a year. We conduct research on the farm, and we do a couple of workshop events there. As you can see, we have a couple of the work trucks and a goose-neck trailer parked there; if we had the lean to in the back we could park some of that in that area.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris: I am inclined to think that the neighborhood may be less offended at this point because we had opposition last time so some of the efforts that have been made either have appeased the natives or they have given up. Is there a point of compromise as the applicants requested with regard to their dust free surface? This is a project that has hung us out to dry before; however, it is not the fault of Mr. Light. Is there a way to stipulate a time frame, maybe a commercial entrance now and coat the gravel areas and build the building they want and complete the paving later? I realize there is no hook for that.

Bill Florea: There would have to be some sort of accountability mechanism to ensure that will happen. Just waiting for the next permit could be years or never. There would have to be a timeline established; the county is not interested in them not getting their grant. I think there is some room to work with.

Thad Yonke: One thing that needs to be clarified is that it is not all overflow parking. The building that we understand they use for the meetings is actually the one that was designed and built as equipment storage, so it was not calculated for proper parking. When that building is used as an assembly use there is another 20 parking spaces required now. Some of this parking is actually mandatory, not overflow. Technically that building should not be used for assembly at all; it was not built for that and the architectural plans are not drawn that way, there should be a modified permit for that as well.

Keenan Simon: I am not sure they are using it for assembly.

Thad Yonke: That is what we've been told is that the equipment comes out and tables and things go in it and that is where meetings happen.

Commissioner Martin: In your fundraising what is your estimated timeline to chip/seal that?

Clayton Light: Are you talking about completing the loop or paving everything that is gravel?

Commissioner Martin: Paving what is required to be paved.

Clayton Light: I would have to know exactly what that would cost because it seems like an awful lot.

Keenan Simon: The cost estimate from when we met with the contractor for a 24-foot wide drive from the edge of the existing pavement to Rangeline Road it was right around \$70,000-\$75,000 for concrete.

Clayton Light: We fluctuate a lot with how good the yields are, the price has gone down on beans and farmers aren't spending as much as they used to. It is going to be challenging.

Keenan Simon: It is about 6,500 square feet just for the drive.

Thad Yonke: It is also based on the design they choose. This happens to be what is shown and staff is basing their decisions on the design presented. If the design changes and fewer parking areas and less gravel you don't necessarily have to pave it, but this is what got constructed. There are other options to reclaim areas that have been graveled so you potentially don't have to pave those areas. It is up to the applicants to propose a design, staff reacts to the design presented.

Commissioner Martin: The trouble the applicants are running into is finding the funding. We would like you to have your grant, but we also need something in return.

Keenan Simon: A few things we were trying to do right, such as relocating the sign and from a budgetary standpoint if we could just do one of the entrances off of Rangeline to a certain distance like 20-30-feet. We are just trying to move to the end goal, I understand that is not the whole area, that is just what is sustainable with the amount of money they have available.

Commissioner Kurzejeski: Is it possible for the applicants to reimagine the parking to reduce the amount of concrete?

Clayton Light: It is possible, I would have to see what that would be.

Thad Yonke: If they had the required amount of parking and drive lanes then that is what we are looking for; if they include parking above the minimums then that is also required to be dust-free.

Commissioner Kurzejeski: A revised plan could come back to the Commission showing they could restore some of the gravel areas with grass. Is that feasible?

Bill Florea: This is really an administrative matter. This is a code requirement and staff is willing to work with the applicant to provide some flexibility so they don't miss their grant opportunity. I would suggest staff work with the applicants to come to a solution acceptable to both parties and that is probably better done not in this forum. Ultimately it is an administrative function in enforcing the zoning regulations.

Commissioner Kurzejeski: Staff feels they have the latitude if we were to go ahead and approve this so they could do the lean to. Staff is comfortable?

Bill Florea: We are willing to work with the applicant to find a solution.

Chairperson Harris: The question is if this is an appropriate use of land in this location and it probably is. So now we are down to how and sometimes there is a way to accomplish the how that stays within the lines and makes things work. There may be a way here. The reference to the dark-sky lighting, is that a type of lighting system?

Uriah Mach: Yes, dark-sky is an industry standard that is identified for exterior lighting that minimizes the amount of ambient light that bleeds from a fixture. When you look at the photos that the applicants presented you see a lot of white and blue spectrum light being emitted from the LED lights, dark-sky designed are certified lighting and generally goes toward the warmer end of the light spectrum so it doesn't seem quite so harsh. It is identified for being more suitable for rural areas or areas where they want to preserve a night sky.

Chairperson Harris: But what that is doing is giving them a product design that accomplishes the end.

Bill Florea: They are verifiable standards; there are products that meet those standards. This way it is not up to the Commission to figure out what is going to be acceptable.

Clayton Light: I would like to note with regard to the lighting is that it is borderline so dark it is not secure. We have security cameras and if someone pulled up and wanted to steal diesel out of our tank or take a truck we aren't going to have enough lighting to see the license plate with our security cameras.

Chairperson Harris: It was unreal how bright it was out there.

Clayton Light: When it comes to the lighting requirements, I personally don't understand why we need to change what we have when we don't have any complaints on the building. We are willing to change the sign.

Bill Florea: We are not asking you to change what you have on the existing building. The new buildings will have to meet the dark-sky requirement.

Commissioner Harvey made, and Commissioner Koirtyohann seconded a motion to approve the request by Missouri Soybean Association to revise a conditional use permit for an Agri-Business in the Agriculture 1 (A-1) zoning district on 98.36 acres located at 5601 S Rangeline Road, Columbia with the following amended conditions:

1. Prior to issuance of building permits for any new structures the following items shall be completed:
  - Shielding of the existing exterior lighting will be required to focus light inwards and downwards to prevent it from leaving the site.
  - ~~The driveway and parking areas south of the original Missouri Soybean building will be improved to a dust-free surface, minimum of chip-seal. The areas described are as shown in attached Exhibit A. (Amended, see condition 7)~~
  - The property owner shall obtain permits for the sign and modify, move, or remove the sign as required by the Building Code and Zoning Regulations. Lighting systems for the sign shall be Dark Sky-certified.
2. Farm implement sales & service will not be conducted on this property.
3. Construction will be limited to the structures shown on the application and further development of the property related to the agribusiness use will require revision of the conditional use permit.
4. The construction of the proposed structures will be done in full compliance with the applicable codes of Boone County and the Boone County Fire Protection District.
5. All exterior lighting shall be maintained in such a manner as to prevent light from leaving the site. Any new construction shall utilize Dark Sky-certified lighting systems.
6. Hours of operation shall be limited to Daytime Hours of Operation as specified in the Boone County Zoning Regulations: April through October 6:00 AM to 9:00 PM Central and November through March 6:00 AM to 7:00 PM Central. Cultivation of agricultural crops on the property will not be restricted by these hours of operation.
7. The driveway and parking areas south of the original Missouri Soybean building will be improved to a dust-free surface, minimum of chip-seal. The areas described are as shown in attached Exhibit A. Applicants will work with Staff to implement a timeline for completion.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Rhonda Proctor – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Jeff McCann – Yes	

Motion to approve the request passes unanimously

Chairperson Harris stated that this request would go before the County Commission on Tuesday, May 28, 2024 at 7:00 PM.

## VI. REZONING REQUESTS

1. **Request by RML Investment Properties to rezone from General Commercial (C-G) and Planned Light-Industrial (M-LP) to M-LP and to approve a review plan for Concorde South Plat 1B on 11.36 acres located at 5101 E Meyer Industrial Dr, Columbia. (open public hearing)**

Senior Planner, Thad Yonke gave the following staff report:

The subject property is located at the immediate northwestern corner of the intersection of Meyer Industrial Drive and Tom Bass Road. The overall property is 11.36-acres in size, with the eastern half zoned General Commercial (C-G) and the western half zoned Planned Industrial (M-LP). All the surrounding property is zoned as follows:

- North – Agriculture 1 (A-1) & General Industrial (M-G)
- Northeast – City Residential Mobile Home (R-MH)
- East – City R-MH
- Southeast – Planned Industrial (M-LP)
- South – Planned General Industrial (M-GP) & M-LP
- Southwest – M-GP
- West – M-GP
- Northwest – M-LP & M-GP

Many of these zonings are the result of rezoning as the area has had a dynamic history with respect to zoning since the original 1973 zonings.

The proposal is to reconfigure the existing 4 lots into 3 lots, rezone the subject property from C-G to M-LP on the eastern portion and to revise a previous M-LP plan for the western portion. The proposed use for the eastern portion of the development consists of two buildings for contractors' business, warehouse, office, and indoor recreation along with its associated parking and loading areas. The middle lot is proposed to be vacant/agriculture at this time and will require a revised plan for any other development. The westernmost lot is proposed for a single building with its associated loading and parking areas that are proposed to be used as a warehouse/distribution center and office. Stormwater detention is proposed to be provided by a detention basin on each of the proposed lots that can have buildings which are shown. The current parent parcel is vacant.

The Boone County Master Plan identifies this area as being suitable for industrial land uses. The Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The property is in Consolidated Public Water Supply District #1 service area; there are some existing hydrants that can provide commercial fire flow. Development of the future buildings or additions will determine if additional hydrants and line extensions are required. The site is currently served by an 8" watermain. The property is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Wastewater service will be from a BCRSD facility that serves the development. Sewer capacity is limited for this area, but the developer is working with the BCRSD to make more capacity available. Additionally, there are some system improvements that likely will be at the developer's expense that need to be finalized along with the final paperwork for the sewer district.

Transportation: The property has direct access to a publicly maintained commercial roadway.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 15 just two lots away across Meyer Industrial DR to the south, approximately 500 feet away by roadway.

Zoning Analysis: This proposal adjusts the boundary between the commercial and industrial portions of the area. The proposal does not include exposed outdoor material storage areas and should not be a problem to adjoining properties due to the commercial and industrial expectations of the development of the area. The proposal is not out of character with the area.

The property scored 78 points on the rating system.

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

1. All agreements and documentation related to the provision of sewer service be completed to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of the Final Development Plan.
2. That it is recognized that additional hydrant/water improvements may be required and must be worked out to the satisfaction of the Water District and the Director of Resource Management.

Present representing the request:

Jay Burchfield, Owner Representative, 302 Campusview Dr, Ste 106, Columbia  
Matthew Braden, Crockett Engineering, 1000 W Nifong, Columbia

Jay Burchfield: We are in agreement with the staff report and have worked with the sewer district. We have a good plan put together. We have combined two projects that are unrelated but got on the same track so we had an opportunity to combine those into one plan.

Chairperson Harris asked about the driveway entries coming off of Tom Bass Road.

Matthew Braden: It loops down to the south up against Meyer Industrial.

Jay Burchfield: The dark yellow building on the plan, the L shape, will be phase 1. The lighter colored building in the back will be phase 2 so we probably won't build the northern Tom Bass entrance yet.

Chairperson Harris: Assuming at some point the middle lot will either be developed or sold to be developed. Geography wise, infrastructure wise, there is nothing in there that you've overlooked that could impede something in the future.

Jay Burchfield: What this plan does is fix a couple of unintended consequences that are there today that make it unbuildable. We have lot lines that are right next to the drainage ditch; they should have been on the ditch. We have a sewer line that runs through the middle of the tract today that isn't in an easement. With the lot line adjustment, we are getting things lined up to where mother nature said the lot line should be and we are upsizing a 4-inch sewer line that serves all of this property that gets it to Prairie Meadows.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Chairperson Harris made, and Commissioner Kurzejewski seconded a motion to approve the request by RML Investment Properties to rezone from General Commercial (C-G) and Planned Light-Industrial (M-LP) to M-LP and to approve a review plan and preliminary plat for Concorde South Plat 1B on 11.36 acres located at 5101 E Meyer Industrial Dr, Columbia with the following conditions:

1. All agreements and documentation related to the provision of sewer service be completed to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of the Final Development Plan.

2. That it is recognized that additional hydrant/water improvements may be required and must be worked out to the satisfaction of the Water District and the Director of Resource Management.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Rhonda Proctor – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Jeff McCann – Yes	

Motion to approve the rezoning request, review plan and preliminary plat passes unanimously

Chairperson Harris stated that these requests would go before the County Commission on Tuesday, May 28, 2024 at 7:00 PM.

## VII. PLATS

1. **Concorde South Plat 1-B Preliminary Plat. Pending M-LP. S3-T47N-R12W. RML Investment Properties LLC, owner. Andrew Greene, surveyor**

See staff report and vote under Rezoning Request for RML Investment Properties.

**Plats 2 – 5 were placed on consent agenda**

2. **Deakins Ridge Subdivision. A-2. S5-T49N-R13W. David & Susan Deakins, owners. Steven Proctor, surveyor.**

The following staff report was entered into the record:

The subject property is located at the northeastern corner of the intersection of McQuitty Road and Wolfe Road, between Harrisburg & Columbia, off of State Route E. The subject property is approximately 40 acres in size and zoned Agriculture 2 (A-2). It is surrounded by A-2 zoning. This is all original 1973 zoning. There is a house, a shed, and a lagoon on the proposed lot, and a barn on the remainder of the property. This proposal divides the house, lagoon, and shed from the remaining property on a 4.45-acre lot.

The lot has direct access to McQuitty Road and Wolfe Road, both publicly dedicated and publicly maintained rights of way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is served by Consolidated Public Water Supply District #1, the Boone Electric Cooperative, and the Boone County Fire Protection District. The existing house is served by the current infrastructure on site.

There is an existing lagoon on the property. Due to the dedication of right-of-way, this lagoon will be out of compliance with the on-site wastewater regulations and must be moved prior to the approval of this plat by the County Commission.

The legal description of the parent parcel is as two 20-acre tracts using the quarter-quarter-half aspect of the PLSS system. As described, the remainder of the western portion of the property is smaller than 20 acres and would need to be re-described as part of an administrative survey.

The property scored 32 points on the rating system

Staff recommends approval of the plat and granting the requested waiver with the following conditions:

Conditions:

1. That the existing on-site wastewater system be relocated to a location compliant with the current regulations under permit with Boone County Resource Management.
2. That the remainder tract's status be resolved to the satisfaction of the director of Resource Management prior to the recording of the plat.

**3. Jacobs Ridge Subdivision Plat 2. A-2. S35-T50N-R14W. Jonathan & Toby Class, owners. Derek Forbis, surveyor.**

The following staff report was entered into the record:

The property is located south of Sweringen Road, near the intersection of Sweringen and Evert School Roads. It is approximately 4 ½ miles south of Harrisburg. This replat merges two lots from the original Jacobs Ridge into a single lot. The two lots previously 4.61 acres and 4.26 acres are being merged into a single 8.87-acre lot. There is an existing house, septic tank, and lateral field

The property is zoned Agriculture (A-2) and is surrounded by A-2 zoning. These are original 1973 zonings.

The lot has direct access onto Sweringen Road to the north. The applicant has submitted a request to waive the requirement to provide a traffic analysis.

Water service to these lots will be provided by Consolidated Public Water Service District #1. Fire protection will be provided by Boone County Fire Protection District. Electrical service will be provided by Boone Electric.

An existing on-site system provides wastewater disposal.

The property scored 26 points on the rating system.

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

**4. Gilpin Pointe Subdivision. A-2. S14-T50N-R13W. Benny Gilpin, Robin Gilpin & Brandon Gilpin, owners. Steven Proctor, surveyor.**

The following staff report was entered into the record:

The subject property is 12.02 acres approximately three quarters of a mile south of the intersection of N Lipscomb Road and N Old Highway 63. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The property is currently configured into two survey tracts, a 10-acre tract on the north and west, and a 2.02-acre tract located in the south and eastern portion. Single family dwellings are located on both existing survey tracts. The southern tract has both a dwelling and a detached garage located within the 50' front yard setback. The proposal is to reconfigure the property into a 5.01-acre lot within the northern portion and a 6.73-acre lot in the southern portion of the property.



The property has two existing driveways onto N Lipscomb Road, a publicly maintained roadway. The applicants have not submitted a written request to waive the traffic study requirement. However, the subdivision plat will not create any additional traffic sources. Granting of a waiver to the traffic study is appropriate in this case.

Boone Electric Cooperative provides power service to the area. Consolidate Water Supply District #1 provides water service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is approximately 4.2 miles away.

The applicant is proposing the use of onsite sewage lagoons for wastewater. The existing dwelling on the northern portion of the property utilizes an existing lagoon that is compliant with all required setbacks. The applicant has not submitted a request for a waiver to the sewer cost benefit analysis. However, no additional building sites are being created with this plat. The surrounding area is sparsely developed with single family dwellings, likely making the use of a public sanitary sewer system not economically feasible. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

The existing home and garage on the southern lot labeled as 2A-2 has an existing home and garage within the 50' minimum front yard setback of the A-2 zoning district. The plat indicates that both existing structures are to be removed.

The property scored 26 points on the rating system.

Staff recommends approval of the plat and granting of waivers, subject to the following condition:

3. That both the existing single family dwelling and detached garage shown on proposed lot 2A-2, and noted as "to be removed" on the plat, are demolished and all associated debris are removed from the property before the plat is received and accepted by the County Commission.

**5. Settlers Ridge Plat 7. R-MP. S9-T49N-R12W. T-Vine Enterprises, owner. Jay Gebhardt, surveyor.**

The following staff report was entered into the record:

The proposal covers an undeveloped portion of the Settlers Ridge site at the northeastern and northwestern corners of the intersection of State Routes B & HH, north of Columbia. The property is zoned Planned Residential Multi-family (R-MP). This final plat creates seven lots for single-family homes on the north side of Glen Meadow Drive, bridging the gap between Glen Meadow and Steiner Glen Drive.

The surrounding zoning is as follows:

- North – Agriculture (A-2)
- North-East – Planned Residential Two-Family (R-DP)
- East – Residential Two-Family (R-D)
- South – Residential Moderate-Density (R-M)
- West – A-2

Since the initial review plan and preliminary plat were approved for this property in 2001, five revised review plans/preliminary plats, six final plats, one final development plan, and three straight rezoning requests have been approved on this property. The most recent review plan and preliminary plat were approved on the July 2022 agenda. A more detailed revised review plan and preliminary plat for this area was approved on the January 11, 2024 County Commission agenda under Commission Order 19-2024. The

Final Development Plan for this property was approved under Commission Order 104-2024 on February 27, 2024. Approval of the final plan changed the zoning to R-MP.

The property has direct access to Glen Meadows Drive, a publicly dedicated, publicly maintained right-of-way. The traffic study completed at the initial phase of this development is of record and the improvements described in that study are appropriate for approval of this phase of the development.

The property is served by Public Water Service District #4 for water service, Boone Electric Cooperative for electrical service, and the Boone County Fire Protection District for fire protection.

Centralized wastewater treatment is handled by the Boone County Regional Sewer District through an agreement with the City of Columbia.

Commissioner Harvey made, and Commissioner Proctor seconded a motion to approve the items on consent agenda as recommended:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Rhonda Proctor – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Jeff McCann – Yes	
Motion to approve the plats passes unanimously	

Chairperson Harris stated that plats eligible to go before the County Commission will do so on Tuesday, May 28, 2024 at 7:00 PM.

## **VII. OLD BUSINESS**

### **1. Update on Commission action**

The Rezoning Request & Review Plan by Butch’s Investments at 7180 S Cadet Court was approved as recommended.

The Rezoning Requests and Review Plan by IUVO Constructum for lots 201 & 243 Oak Hill Estates was recommended denial by the Planning & Zoning Commission. The applicants appealed the decision to the County Commission, however they asked that their request be tabled until the May 28<sup>th</sup> County Commission meeting.

The Final Development Plan for Five Pines Subdivision was approved as recommended

The Plat for Ratliff Subdivision was approved and accepted.

## **VIII. NEW BUSINESS**

Chairperson Harris: From the Worksession, the Stormwater Regulations and Master Plan updates were educational.

Bill Florea: There is still material to go through on the Stormwater Regulations. Once we are ready to move forward and changes are reviewed, we will look at scheduling public hearings.

**IX. ADJOURN**

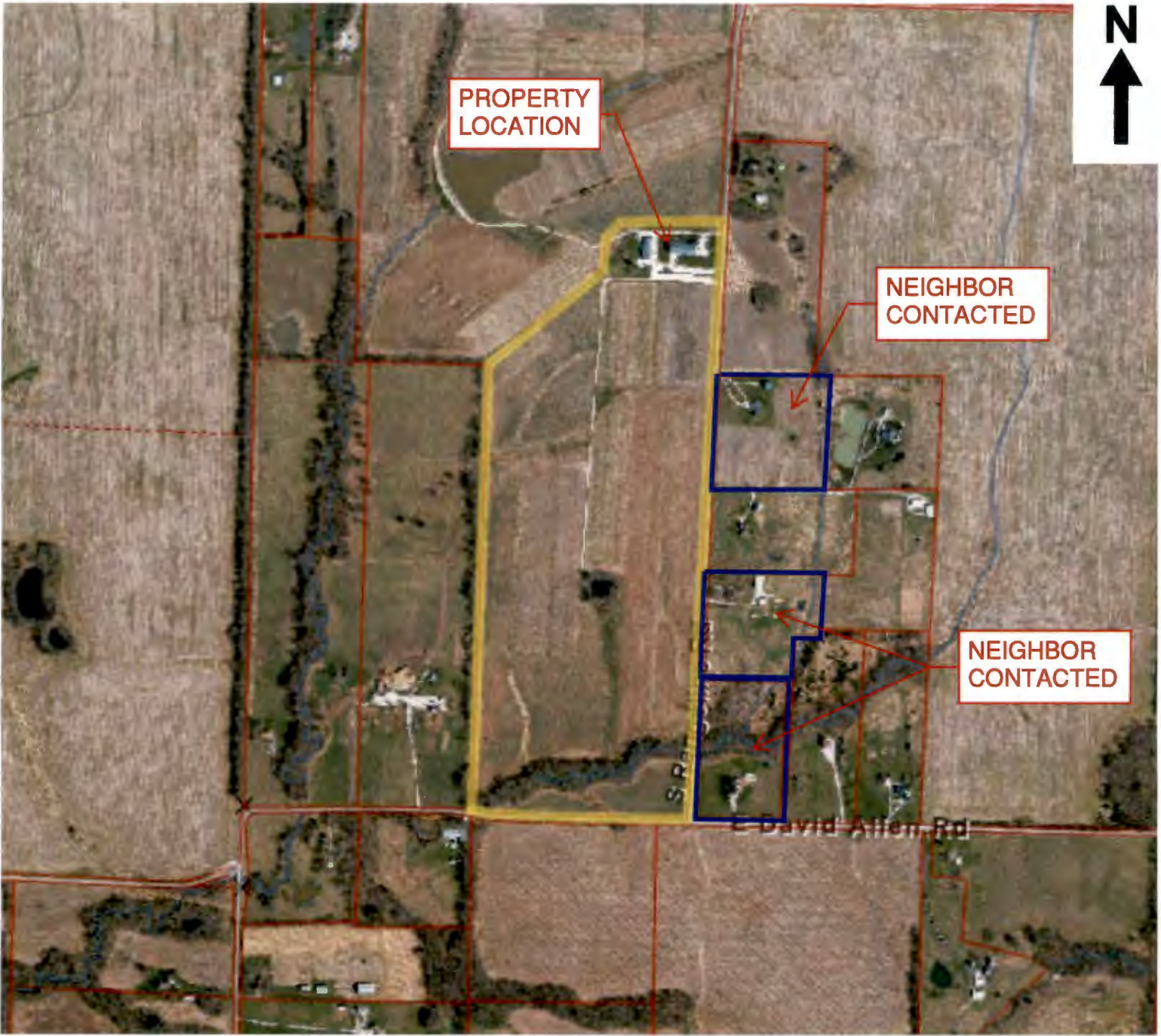
Being no further business, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Secretary  
Greg Martin, Secretary

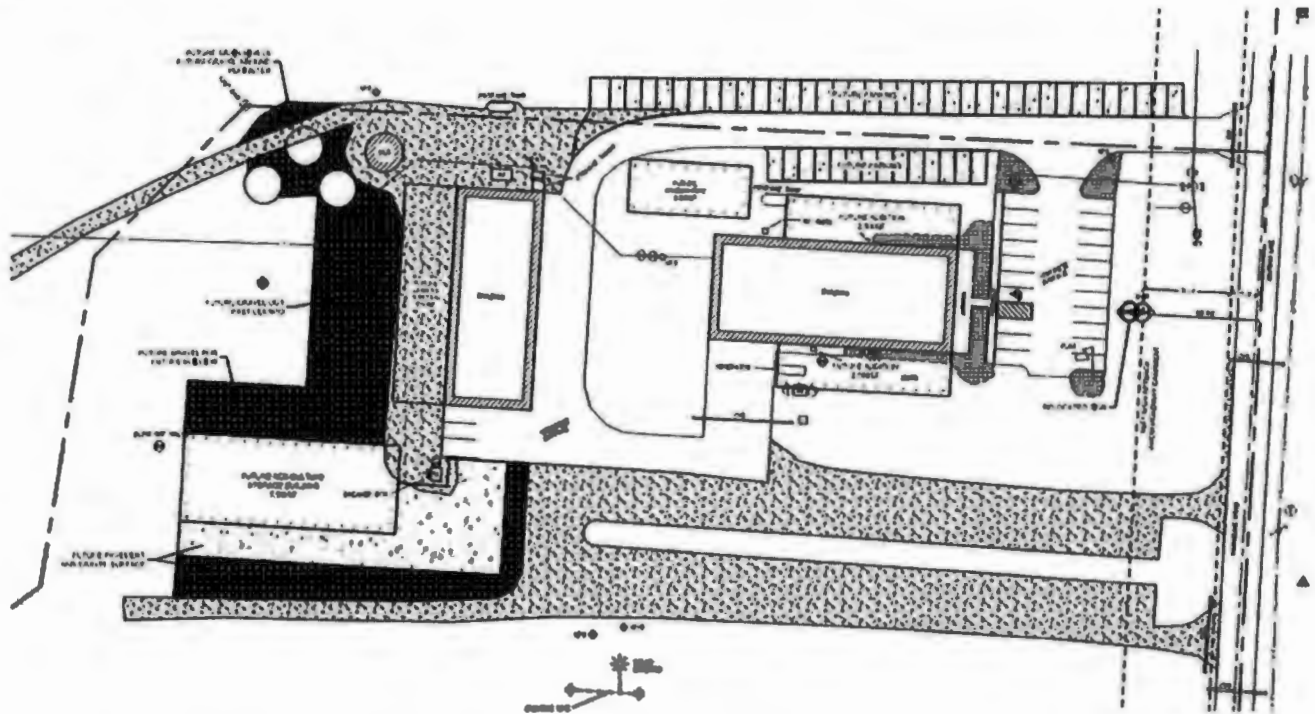
Minutes approved on this 16<sup>th</sup> day of May 2024

5/16/24 Mo Soybean.



Hello Neighbor,

Here at Missouri Soybean Association, we want to be friendly neighbors and keep you informed with our facility. We are currently looking to create a master plan for a Conditional Use Permit with Boone County. This plan is intended to incorporate any possible future/expansion at our facility. Per our future plans, we have shown an additional detached storage facility for farm equipment, a lean-to for farm equipment off the existing storage facility, 3 future grain bins, future parking as required to North, a future greenhouse and future building additions to the main structure (See layout below).



Our goal is to make sure we are good neighbors by keeping you informed as we plan for the future. We ask for your support for this upcoming Boone County planning and zoning meeting and understand attending a meeting can be difficult. If you are unable to attend, we ask for a letter of support or signature on this letter noting you currently are satisfied with Missouri Soybean as a neighbor.

Thank you for your time and feel free to reach out to us with any questions,

**Clayton Light**

Director of Conservation Ag and Farm Operations

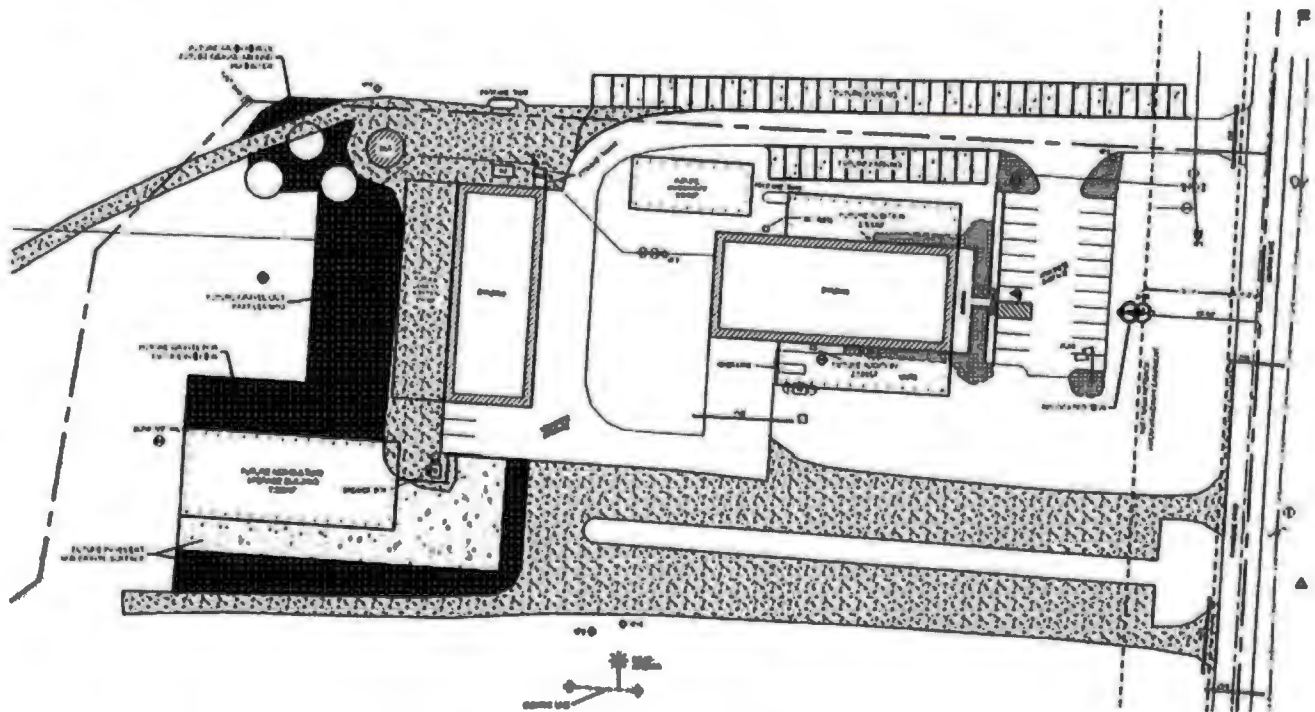
Missouri Soybean Association

[clight@mosoy.org](mailto:clight@mosoy.org) | Cell: 573-301-8359

*Katy Travis*  
Signature  
Katy Travis

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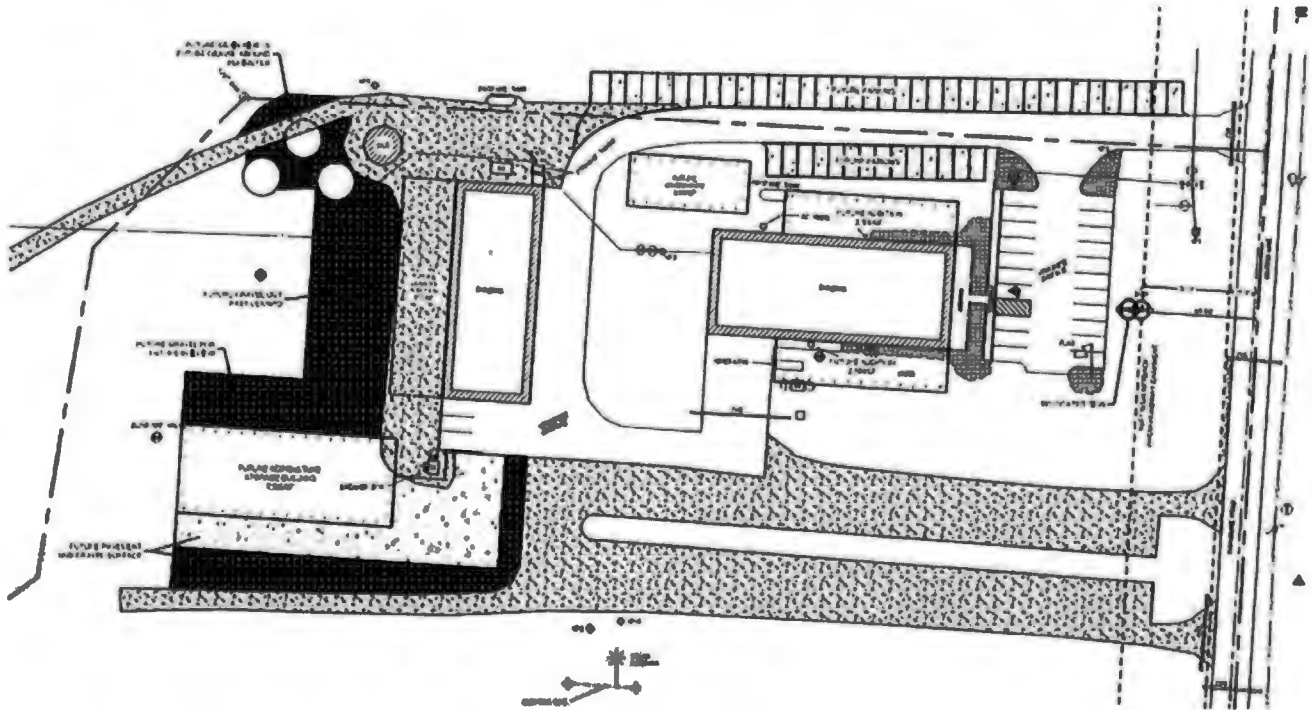
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**Clayton Light**  
 Director of Conservation Ag and Farm Operations  
 Missouri Soybean Association  
[clight@mosoy.org](mailto:clight@mosoy.org) | Cell: 573-301-8359

*Dan White*  
 Signature  
 Dan White

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**Clayton Light**  
Director of Conservation Ag and Farm Operations  
Missouri Soybean Association  
[clight@mosoy.org](mailto:clight@mosoy.org) | Cell: 573-301-8359



Signature  
Sara Stafford



Location of existing landscape buffer. In 2023 the facility installed White Oak trees and native wildflowers to support native pollinators. As the trees mature they will provide buffering to the South of facility.







Shielding installed to prevent light pollution away from campus.



Flagpole

Lights pointed inwards to prevent light pollution

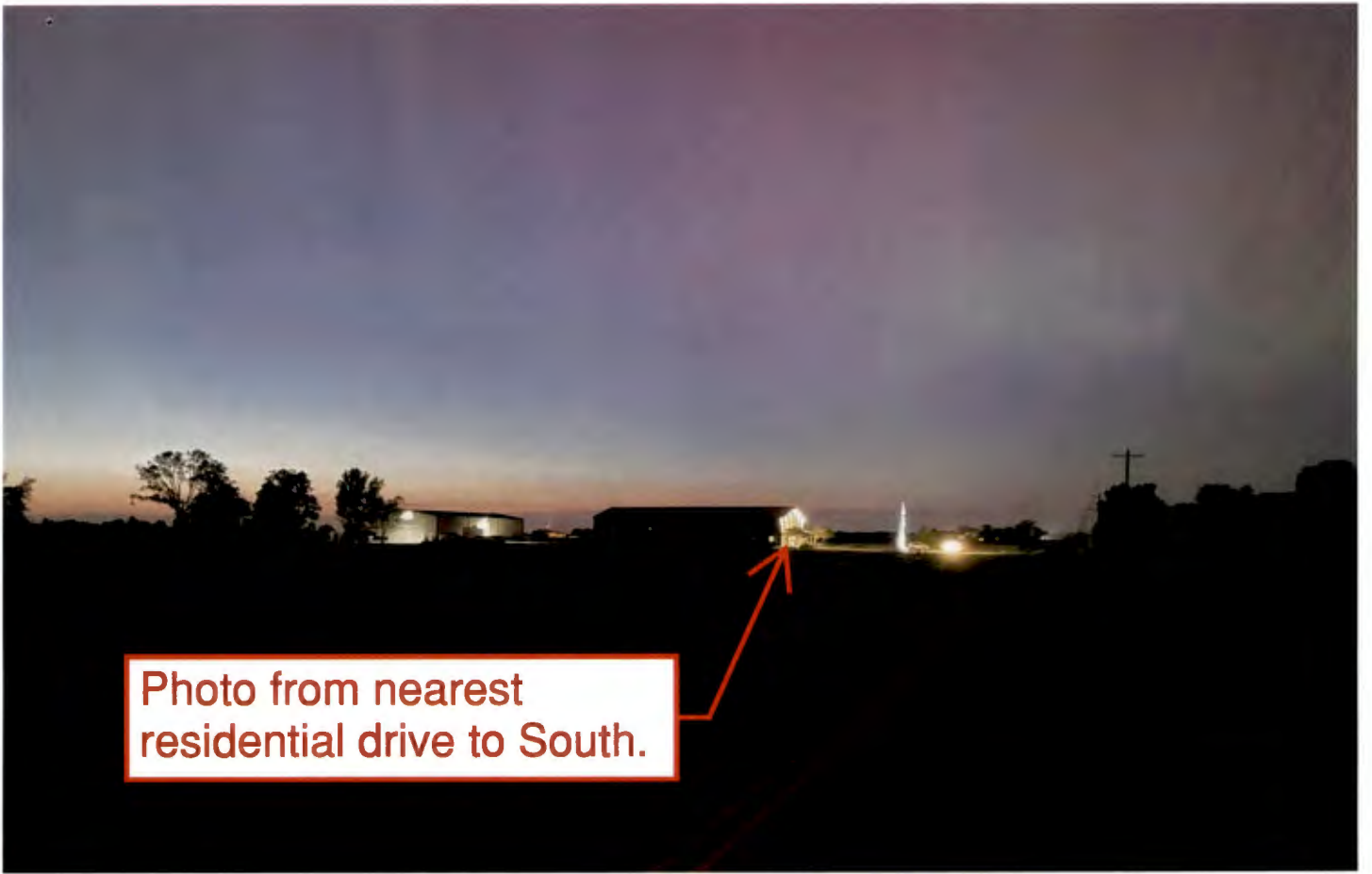
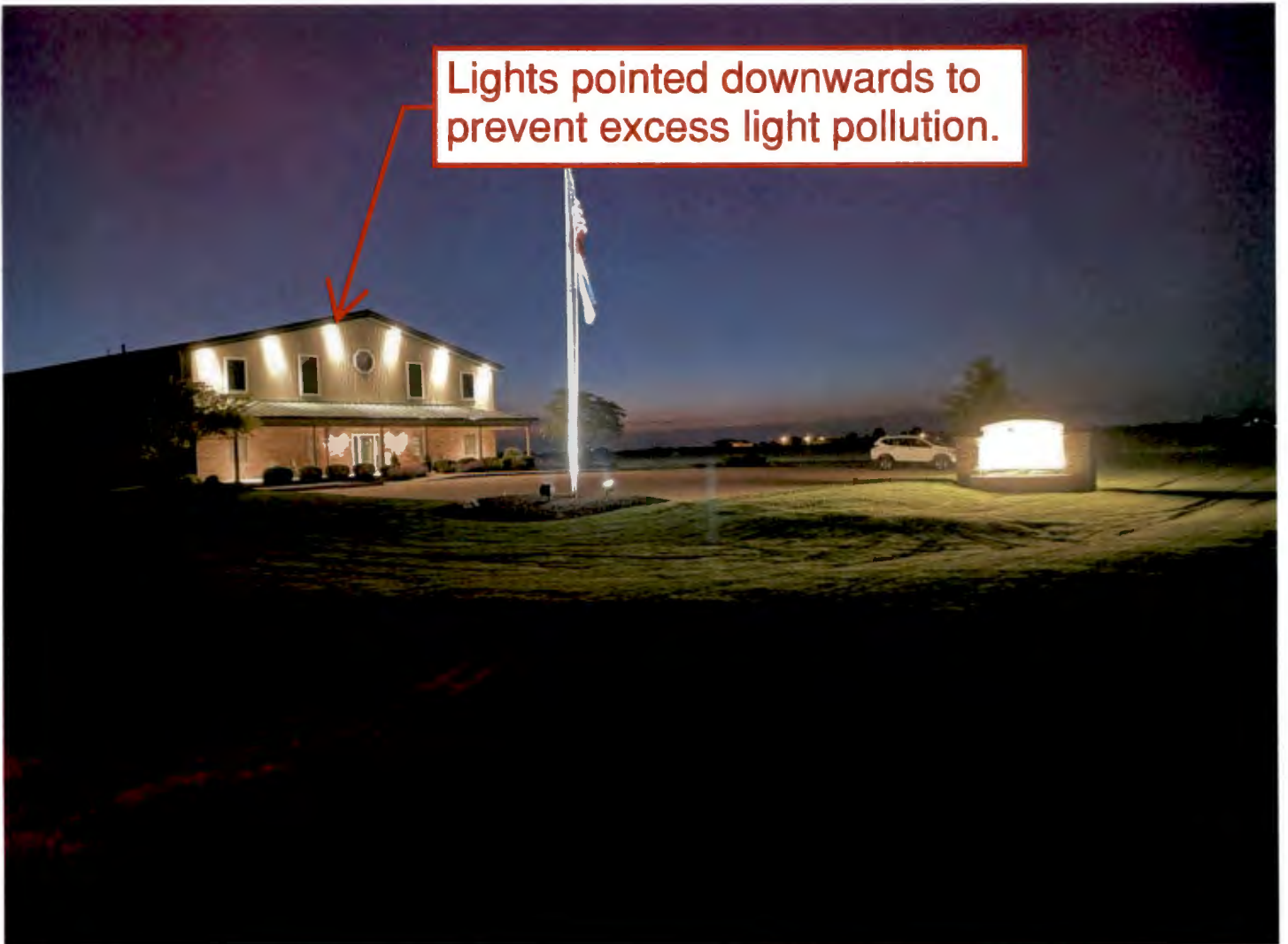


Photo from nearest residential drive to South.



Lights pointed downwards to prevent excess light pollution.



Shielding installed to direct lighting down