

**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, July 18, 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
Randall Trecha	Cedar Township
Rhonda Proctor	Perche Township
Kevin Harvey	Rock Bridge Township
Jeffrey Ehimuh	Columbia Township (arrived 7:08)
Jeff McCann	County Engineer

b. Present by Phone:

Robert Schrieber	Three Creeks Township
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c. Absent

Christy Schnarre	Bourbon Township
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d. Staff Present:

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

**III. APPROVAL OF MINUTES**

Minutes from the June 20, 2024 meeting were approved as presented by acclamation.

**IV. CHAIRPERSON STATEMENT**

The following statement was entered into the record; Chairperson Harris announced the County Commission meeting dates:

The July 18, 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. The Chairperson may implement time limits per speaker at any time during the meeting. 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, July 30, 2024 at 7:00 PM. Interested parties will be able to comment on the requests at that time. The vote on discretionary items, such as rezonings and conditional use permits will not be taken at that hearing; those items will be scheduled for a second reading at a future hearing, likely on Tuesday, August 6, 2024 (STAFF NOTE: this meeting date is unlikely due to elections), the date of the second reading will be announced at the meeting on the 30<sup>th</sup>. 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 Boone County Zoning and Subdivision Regulations are hereby made a part of the record of these proceedings.

## V. REZONING REQUESTS

1. **Request by MBK Investments LLC to rezone to Planned Light Industrial (M-LP) and to approve a revised review plan for Rock Bridge Business Park on 3.39 acres located at 5051 S Providence Rd, Columbia. (open public hearing)**

Planner, Uriah Mach gave the following staff report:

The subject property is located on the outer road along S Providence Road, just north of the intersection of State Route K, Highway 163 and Providence Road. The property is 3.47 acres in size and zoned Planned Light Industrial (M-LP). The surrounding zoning is as follows:

- North – City of Columbia
- East - City of Columbia
- West - Residential Single-Family (R-S)
- South – R-S
- Southeast - Planned General Commercial (C-GP)

It had been used as a mobile home park, originally being zoned Residential Moderate Density (R-M). This property was approved for a rezoning to M-LP in December of 2021 with an affiliated review plan. The final plan was approved under County Commission Order 134-2022. A revised review plan was submitted in October of 2022 and approved by the County Commission under order 516-2022. The property has two of the three buildings proposed by earlier versions of this plan constructed.

The property is located inside the Columbia school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for residential land use. This request is to revise the proposed plan to allow for a new permitted use of the property. This revision adds the food preparation and packaging use to the list of approved permitted uses.

The Boone County Master Plan identifies this area as being suitable for residential land uses. The Boone County 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. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is in the City of Columbia Water & Light service area for water, is provided central sewer service by the Boone County Regional Sewer District (BCRSD), is in the Boone Electric Cooperative service area, and the Boone County Fire Protection District. The BCRSD is interested in how grease will be handled with the proposed new use and proper handling of waste products from the production process will need to be accounted for in the wastewater system.

Transportation: The property has access on to the outer road along S Providence Road, a publicly dedicated, publicly maintained right of way. Internal circulation on the property is limited due to its shape, and that limitation may make increasing the intensity of some of the new uses difficult.

Public Safety: The property is in the Boone County Fire Protection District, with the station on Route K being closest for service.

Zoning Analysis: While this plan is an expansion of the uses allowed by the existing review plan, there are no physical changes proposed. The new use proposed is a minor modification of the current review plan.

The property scored 62 points on the rating system.

Staff recommends approval of the rezoning request and review plan with the following condition:

1. That the Boone County Regional Sewer District will need to review the wastewater pre-treatment process proposed for this development prior to installation of that process. This will occur as part of the plan review process for a building permit. The pre-treatment process must be approved by the Boone County Regional Sewer District and the Director of Resource Management.

Present representing the request:

Zac Thomas, A Civil Group, 3401 Broadway Business Park, Suite 101, Columbia

Chairperson Harris: What is the status of your conversation with the sewer district and the grease trap?

Zac Thomas: It will be coordinated.

Uriah Mach: The area identified, they are proposing to put it here (pointing at map) or somewhere in this vicinity. It will depend on how they design it to fit and it plugs into the sanitary sewer line.

Thad Yonke: The bigger question was whether it was going to be inside the building or under the building versus in the parking lot. I think the sewer district has a preference that it be in the parking lot, not under the building.

Chairperson Harris: I was trying to figure out on the drawing between the two buildings; someone drew on mine.

Zac Thomas: That is a model showing how a vehicle would go between the buildings.

Uriah Mach: You are seeing an early version of the drawing that shows how a fire truck would traverse and make a turn around inside the space.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Schrieber made, and Commissioner Koirtyohann seconded a motion to approve the request by MBK Investments LLC to rezone to Planned Light Industrial (M-LP) on 3.39 acres located at 5051 S Providence Rd, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeffrey Ehimuh – Yes	Jeff McCann – Yes

Motion to approve the rezoning request passes unanimously

Chairperson Harris made, and Commissioner Harvey seconded a motion to approve the request by MBK Investments LLC to approve a revised review plan for Rock Bridge Business Park on 3.39 acres located at 5051 S Providence Rd, Columbia with the following condition:

1. That the Boone County Regional Sewer District will need to review the wastewater pre-treatment process proposed for this development prior to installation of that process. This will occur as part of the plan review process for a building permit. The pre-treatment process must be approved by the Boone County Regional Sewer District and the Director of Resource Management.

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeffrey Ehimuh – Yes	Jeff McCann – Yes

Motion to approve the revised review plan request passes unanimously

Chairperson Harris stated that these requests would go before the County Commission on Tuesday, July 30, 2024 at 7:00 PM.

## VI. PLANNED DEVELOPMENTS

1. **Request by IUVO Constructum to approve a Final Development Plan for Oak Hill Estates Plat 3 in the pending Planned Agriculture-Residential (A-RP) zoning district on 5.01 acres located at 500 E Brook Valley Dr, Columbia.**

The following staff report was entered into the record:

The subject properties are located at the intersection of Brook Valley Drive and Route N. The applicants are seeking to finalize the rezoning of lots 201 and 243 of Oak Hill Estates Plat 2 from Agriculture 2 (A-2) to Planned Agriculture-Residential (A-RP). The approval of this Final Plan will finalize the zoning. The corresponding Review Plan was approved by County Commission orders #263-2024 and #264-2024. The following conditions were placed on the Review Plan:

1. That farm dwelling and public park are removed from the list of allowed uses of the planned development.
2. A maintenance plan for the monument sign and water feature shall be submitted to the Director concurrent to the submittal of the Final Plan.
3. All structures, other than the proposed sign and water feature shown on this plan, shall remain in line with or behind the 50' building setback shown on this plan.
4. Both lots shall be re-platted before issuance of building permit for each lot. The re-plat must show the 25' perimeter setback, the 50' building setback, and a note indicating the A-RP zoning district.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval and state that the Commission shall approve a Final Development Plan when it is satisfied that:

- All 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 Review Plan.

Staff have reviewed the submitted Final Plan. All required information is accurately portrayed, and the plan conforms to the corresponding Review Plan and conditions.

The use list has been updated, both farm dwellings and public park have been removed. A maintenance plan was submitted as part of a draft maintenance easement to the Director. The applicant has indicated in the notes section of the Final Plan that all structures other than the sign and water feature must remain in line with or behind the 50' building setback. A replat of both lots has been submitted for approval by P&Z on the July 2024 agenda. Staff reviewed the submitted replat, it meets all the requirements of condition 4.

Staff recommends approval of the Final Plan.

Commissioner Kurzejeski made, and Commissioner Proctor seconded a motion to approve IUVO Constructum to approve a Final Development Plan for Oak Hill Estates Plat 3 in the pending Planned Agriculture-Residential (A-RP) zoning district on 5.01 acres located at 500 E Brook Valley Dr, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeffrey Ehimuh – Yes	Jeff McCann – Yes

Motion to approve the Final Development Plan passes unanimously

Chairperson Harris stated that this request would go before the County Commission on Tuesday, July 30, 2024 at 7:00 PM.

## VII. PLATS

### Plats 1 – 7 were placed on consent agenda

- 1. Enterprise Subdivision Plat 1 Preliminary Plat. M-L. S6-T48N-R11W. Boone County Missouri, Smith & Wesson Corp, Boone County Regional Sewer District & American Outdoor Brands owners. David Butcher, surveyor.**

The following staff report was entered into the record:

The subject property is located approximately 600 feet north of the intersection of State Route Z and I-70 Dr NE, approximately one mile west of the nearest municipal limits of Columbia at Battle High School. The subject property is 210.97-acres in size and zoned Light Industrial (M-L). The property currently has a large warehouse/commercial building on Lot 2 and a BCRSD wastewater facility on Lot 1. These two lots were Final platted as part of American Outdoor Brands, Plat No.1, Plat Book 52, Page 68 along with a portion of Enterprise Dr. These two platted lots have been included in this revised preliminary to document the continuing refinement of the overall development and how it all works together. Agriculture Residential (A-R) zoning is found to the north, Agriculture 1 (A-1) east, a mix of General Commercial (C-G), A-R, and Agriculture 2 (A-2) south. West across Route Z is zoned A-1 & Planned Recreation (REC-P). These are all a mixture of original 1973 zonings and some later rezonings.

The proposal shows six-lots; two of the lots have been final platted already, one additional lot is anticipated to be platted soon along with an extension of Enterprise Dr, one is a common lot that will be future Right-of-Way for a public road, one is a reserve lot for the BCRSD, and one is a larger holding lot that is anticipated will be developed or further divided in the future. Two major roadway Right-of Ways are shown, that of Enterprise Dr and one that has yet to be named.

Lot 2 has direct access to State Route Z while Lot 1 has frontage on Route Z but takes access from a drive on Lot 2. The remaining proposed lots are all accessed by roadways that will be constructed as part of the development.

The subject property is located in Public Water Service District #9 and the Boone County Fire Protection District. The applicant will be constructing water infrastructure to meet the requirements of the fire code.

Sewer service will be provided by a public central sewer line to the City of Columbia that is being constructed by the developer. It is likely that the sewer extension and the extension of Enterprise Drive construction will be bonded as part of final platting.

The property scored 70 points on the rating system.

Staff recommends approval of the plat.

**2. Settlers Ridge Plat 8. R-D. S9-T49N-R12W. T-Vine Development Corp, owner. Jay Gebhardt, surveyor.**

The following staff report was entered into the record:

The subject property is located near the southwestern corner of Ketterer Road and Brown Station Road, approximately 1 1/3 miles to the north of the City of Columbia. The property is currently undeveloped. The subject property is a 3.03-acre lot and five lots that are each roughly 1/4 acre in size. The properties have three zonings among them, the 3.03-acre lot is zoned Agriculture 2 (A-2), the three northernmost small lots are zoned Two-Family Residential (R-D), and the southernmost small lot is zoned Single-Family Residential (R-S). Small portions of the A-2 lot and the R-S lot were rezoned on the June Agenda of the Planning & Zoning Commission under County Commission order 327-2024.

The surrounding zoning is as follows:

- North – A-2
- South – R-S
- East – A-2
- West – Planned Two-Family Residential (R-DP)

This proposal reconfigures the original three R-D lots into four R-D lots and revises the A-2 lot and the R-S lot to reflect small areas transferred to the R-D lots. This was the goal of the rezoning approved on the June agenda.

Utilities – The subject property is located in Public Water Service District #4, the Boone Electric Cooperative service and the Boone County Fire Protection District. Utility services to meet the needs of this rezoning have been constructed as parts of earlier phases of the Settlers Ridge development plan. Wastewater is treated by the City of Columbia under an existing agreement with the Boone County Regional Sewer District.

Transportation – The properties that are part of this rezoning request have frontage on Ketterer Road and North Brown Station Road. Both Ketterer and North Brown Station have been improved during earlier phases of the Settlers Ridge development plan to support the overall development. The applicant has filed a request to waive the traffic study requirement.

Public Safety – The nearest Boone County Fire Protection District Station is located approximately 2 ¼ miles away, on State Route HH, east of the subject property.

The property scored 71 points on the rating system

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

**3. Oak Hill Estates Plat 3. Pending A-RP. S24-T47N-R13W. IUVO Constructum, owner. Jay Gebhardt, surveyor.**

The following staff report was entered into the record:

The subject properties are located at the intersection of Brook Valley Drive and Route N. The proposal is a replat of lots 201 and 243 of Oak Hill Estates Plat 2. The subject properties are currently zoned Agriculture 2 (A-2) and pending Planned Agriculture-Residential (A-RP) upon approval of a submitted Final Plan for both lots. The property is surrounded by A-2 zoning on all sides.

Both properties have road frontage along both Brook Valley Drive and Route N, publicly maintained roadways. Future driveway access for both lots will come off Brook Valley Drive. The applicants have not submitted a request for a waiver from the traffic study requirement. Previous plats of the property included a traffic analysis. This replat will not create any additional traffic sources. Granting a waiver to the traffic study is appropriate in this case.

Consolidated Water Supply District #1 provides water service in the area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, station 8, is approximately 5.8 miles away.

The Boone County Regional Sewer District (BCRSD) provides sewer service in the area. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. BCRSD has informed staff that there is existing sewer capacity allocated for residential development on both lots. Granting of a waiver is to the sewer cost benefit analysis is appropriate in this case.

The replat of the property is to satisfy a condition placed on the review plan for both lots. Any future buildings, other than the water feature and development sign approved on the Final Plan, must remain behind the 50' building setback identified on the plat.

The property scored 61 points on the rating system

Staff recommends approval of the plat and granting of waivers.

**4. Foggy Hills Subdivision. R-S. S23-T49N-R13W. Smithsonian Holdings LLC, owner. Stephen Heying, surveyor.**

The following staff report was entered into the record:

The subject property is located off Creasy Springs Road, north and west of the intersection of Creasy Springs Road and Roemer Road. The parent parcel of the property is split zoned Single Family Residential (R-S) and Agriculture-Residential (A-R). The area to be platted is zoned R-S and is surrounded by R-S zoning on all



sides. The proposal is to plat a single 5.72-acre lot out of a 38-acre parent parcel. A single-family dwelling and subsurface onsite wastewater system are present on the property.

The property has direct frontage along Creasy Springs Road, a publicly maintained roadway. An existing driveway provides access to the dwelling on the property. The applicant has not submitted a request for a waiver from the traffic study requirement. However, the plat will not create any additional traffic sources as a house already exists on the single lot. Granting a waiver from the traffic study requirement is appropriate in this case.

The subject property is in Consolidated Water Supply District #1. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, station 5, is approximately 4 miles away.

An existing subsurface wastewater system serves the single-family dwelling. The applicant has provided an onsite wastewater plan showing replacement area for an onsite wastewater lagoon. A Boone County Regional Sewer District (BCRSD) sanitary sewer line is approximately 345 feet south and east of the intended plat, running along Creasy Springs Road. The applicant has provided a sewer cost benefit analysis prepared by a professional engineer. Based on staff's interpretation of the report, there is a large cost burden to connect a single lot to the BCRSD line. Granting a waiver to connect to public sanitary sewer is appropriate in this case.

Future subdivision of this proposed lot or remainder of parent parcel will require reexamination of potential sanitary sewer connection. Future analysis may indicate that connection to public sewer may not incur a large cost burden if multiple lots are proposed. Should the existing subsurface wastewater system fail or require significant repair under a wastewater construction permit, Resource Management staff will require a reevaluation of connecting the property to sanitary sewer before issuance of a permit. The reevaluation will include the standard submittal of information required by the Director of Resource Management for a sewer cost benefit analysis. This includes soils data from a soils scientist, an engineered subsurface onsite wastewater system designed by a Professional Engineer, cost estimates, and a schematic for connecting the property to sanitary sewer with estimated costs prepared and sealed by a Professional Engineer.

The property scored 62 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

**5. Country Farms Plat 4. R-S. S33-T48N-R13W. Arlene & Michael Priest, owner. David Butcher, surveyor.**

The following staff report was entered into the record:

The subject property is located on Old Mill Creek Road, approximately ½ mile south of the roundabout at Vawter School Road and Old Mill Creek Road. The property is 8 acres in size and zoned Residential Single-Family (R-S). There is currently a single-family dwelling and an on-site wastewater treatment system on the property. This proposal shows a design splitting the property into two lots, one at 3.97 acres, the other at 3.96 acres. The property is surrounded by R-S zoning. This is all original 1973 zoning.

Both proposed lots have direct access to Old Mill Creek Road, a publicly dedicated, and publicly maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

Public water and electrical services are provided by Consolidated Public Water Supply District #1, the City of Columbia, and Boone Electric Cooperative. The existing home is served by Consolidated Public Water Supply District, but future development will be served by the City of Columbia.

The existing home has an on-site wastewater treatment system. Future development of the new lot will also likely utilize on-site wastewater treatment. The applicant has submitted a statement indicating that they are opposed to annexation for provision of central sewer service from the City of Columbia, meaning that the new lot will use an on-site system.

The property scored 71 points on the rating system.

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

**6. Douglas Acres Plat 1. A-R. S19-T50N-R11W. Douglas Pointe, Inc., owner. James Patchett, surveyor.**

The following staff report was entered into the record:

The subject property is located at the southeastern corner of the intersection of State Highway OO and Hecht Rd. The property is zoned Agriculture - Residential (A-R) as is the adjoining property to the east, south, west, and part of the northwest that falls south of Highway OO. The remainder of the northwest north of Highway OO and the remainder of the north is Agriculture 2 (A-2). These are all original 1973 zonings. The property is proposed to be platted into five lots and is 24.25-acres in size. The subject tract currently has two sheds in relatively poor shape that are located on proposed lot 5.

The property has road frontage along State Highway OO and Hecht Rd which are both publicly maintained roads. MoDot anticipates that access will be from Hecht Rd for all lots. Proposed lots 4 and 5 may need to use a paired drive. There is no regulatory stream buffer and/or floodplain within the area proposed for platting. Driveway permits will be needed for access to Hecht Rd. The applicants have requested a waiver from the required traffic study. The creation of a five-lot plat will add approximately 50 trips to the 163 current ADT for a total of 213 ADT, while this is an increase of a third again the total volume is low enough that it should have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Public Water District # 4 service area with an 8-inch waterline present and two hydrants are proposed and shown on the wastewater plan in the file. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 3 in Hallsville, is approximately 2.1 miles away.

The applicant has submitted an onsite sewer plan with intended lagoon location to serve future development. The applicants have submitted a request for a waiver from the sewer cost benefit analysis. No public sewer facility is nearby to provide sanitary sewer service. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 56 points on the rating system.

Staff recommends approval of the plat and granting of the traffic & sewer waivers subject to the following condition:

1. It needs to be recognized that this will not go before the County Commission for receiving and accepting until after the required hydrants are installed, approved, and accepted to the satisfaction of PWSD #4 and the Director of Resource Management.

**7. Luedders Estate. A-2. S6-T49N-R11W. Joel Luedders, owner. Kevin Schweikert, surveyor.**

The following staff report was entered into the record:

The subject property is located off Phillipe Road, west of the intersection of Phillipe Road and Spiva Crossing Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a one lot minor subdivision plat. An existing home and onsite wastewater lagoon are present on the property.

The property has frontage along Phillipe Road, a publicly maintained roadway. The existing home utilizes a driveway north of the proposed plat. The applicants have submitted a request for a waiver from the traffic study requirement. This plat will not result in the addition of any new traffic sources. Granting a waiver is appropriate for this request.

The property is in PWSD #9 service area. Boone Electric Cooperative provides power. The Boone County Fire Protection District provides fire protection. The nearest station, station 16, is approximately 3.4 miles away.

The existing home utilizes an onsite wastewater lagoon. An onsite wastewater plan was submitted concurrent to the submittal of the plat. The plan demonstrates adequate area for a replacement lagoon system should the need arise to replace the current system. The applicants have submitted a request for a waiver from the sewer cost benefit analysis requirement. This plat will not result in any additional sources of wastewater. No publicly operated central sewer system is nearby. Granting a waiver to the sewer cost benefit analysis is appropriate.

The property scored 18 points on the rating system

Staff recommends approval of the plat and granting of waivers.

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

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Randal Trecha – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – Yes
Jeffrey Ehimuh – 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, July 30, 2024 at 7:00 PM.

## VIII. OLD BUSINESS

### 1. Update on Commission action

Senior Planner, Thad Yonke updated the Commission on the actions of the County Commission:

The rezoning request by T-Vine Development Group from RS/A2 to RD was approved as recommended.

The following plats were approved and accepted:

- Concorde South Plat 1-B Preliminary Plat
- KM Farms Plat 1
- McGee Estates
- Porter Bend Plat 2
- B & B Subdivision Plat 2

## **IX. DISCUSSION**

Chairperson Harris asked about the point rating system; how it is calculated and what it means.

Staff explained the point rating system and informed the Commission that the system is proposed to change as part of the Subdivision Regulations update.

## **X. NEW BUSINESS**

### **1. Annual Election of Officers**

Commissioner Koirtyohann made nominations for Commissioner Harris as Chairperson, Commissioner Kurzejeski as Vice-Chairperson, and Commissioner Martin as Secretary. Commissioner Harvey seconded the nominations.

No other nominations were made.

All members voted in favor, none opposed.

## **XI. ADJOURN**

Being no further business, the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Secretary  
Greg Martin, Secretary

Minutes approved on this 15<sup>th</sup> day of August, 2024