

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, August 15, 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
Jeffrey Ehimuh	Columbia Township
Jeff McCann	County Engineer

b. Present by Phone:

Robert Schrieber	Three Creeks Township
------------------	-----------------------

c. Absent

Randall Trecha	Cedar Township
----------------	----------------

d. Staff Present:

Bill Florea, Director	Uriah Mach, Planner
Andrew Devereux, Planner	

III. APPROVAL OF MINUTES

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

IV. CHAIRPERSON STATEMENT

The following statement was entered into the record:

The August 15, 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 & 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.

The Planning and Zoning Commission makes recommendations to the county commission on matters dealing with land use.

Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

The following procedure will be followed:

We will follow a partial virtual format. Several Commissioners are present in the Chambers. Additional Commissioners may be attending the meeting through an audio link. The audio link is open to members of the public who wish to follow the proceedings. Members of the public who are attending by phone will be muted.

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.

Items that are recommended approval are forwarded to the County Commission where they will consider the items on Tuesday, August 27th. The County Commission meeting scheduled for Tuesday, August 27th will begin at 9:30 AM and will convene in this same room.

V. PLATS

1. **Como Estates Plat 1. A-2. S34-T50N-R13W. Como Rentals LLC, owner. Anthony Derboven, surveyor.**

The following staff report was entered into the record:

The subject property is located on C.B. Lewis Road near its intersection with Botner Road, approximately 2 miles west of Highway 63, north of Columbia. There is an existing house, shed, and lagoon on the property. The subject property is 35 acres in size and zoned Agriculture 2(A-2). This proposal divides a 5-acre lot around the existing house, shed, and lagoon from the 35-acre parent parcel. The surrounding zoning is as follows:

- North – A-2
- South – Recreation (REC)
- East – A-2
- West – A-2

This is all original 1973 zoning. A 9.3-acre tract to the east sought a rezoning from A-2 to Agriculture-Residential (A-R) but was denied.

The subject property has direct access to C.B. Lewis Road, a publicly dedicated, publicly maintained right-of-way. The applicant has filed a request to waive the traffic study requirement. As this is a single lot increase on C.B. Lewis Road, staff recommends granting this request.

The subject property is in Consolidated Public Water Supply District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. Domestic water and electrical service can be provided with existing infrastructure.

The existing house has a lagoon providing on-site wastewater treatment. The applicant has submitted a request to waive the wastewater treatment cost-benefit analysis requirement. Due to the location and proposal being a single lot, staff recommends granting this request.

The property scored 47 points on the rating system.

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

Commissioner Harvey made, and Commissioner Kurzejeski seconded a motion to approve Como Estates Plat 1 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
Jeffrey Ehimuh – Yes	Jeff McCann – Yes

Motion to approve the plat passes unanimously

Chairperson Harris stated that if eligible, this item will go before the County Commission on Tuesday, August 27, 2024 at 9:30 AM.

VI. OLD BUSINESS

1. Update on Commission action

Director, Bill Florea updated the Commission on the actions of the County Commission:

The request by MBK Investments LLC to rezone to M-LP and approve a Revised Review Plan for Rock Bridge Business Park was approved as recommended.

The Final Development Plan for Oak Hill Estates Plat 3 was approved as recommended.

The following plats were approved and accepted:

- Settlers Ridge Plat 8
- Oak Hill Estates Plat 3
- Foggy Hills Subdivision
- Country Farms Plat 4
- Luedders Estate
- Warren School Plat 1 (from February meeting)
- Little General Route Z Plat 1 (from March meeting)

VII. NEW BUSINESS

1. Master Plan Open House

Director, Bill Florea informed the Commission that there will be open houses for the Boone County Master Plan. The virtual open house will take place August 27, 2024; if you would like to attend you must pre-register by going to www.ourboone.com. There will also be an in-person open house that will take place in Commission Chambers on Thursday, September 5, 2024 at 4:30 PM. The content will be the same for both open house; the September 5th open house will be more conducive to receiving comments from the public.

2. Proposed Revisions to Boone County Zoning Regulations, Section 28, Stormwater Ordinance

Stormwater Coordinator, Nicki Rinehart was present to continue the discussion regarding the proposed updates to the Stormwater Ordinance starting with Section 28.4.6 (7) D.

While reviewing Section 28.9.3 Temporary Abeyance of Development Approvals and Permits, Director, Bill Florea asked the Commission to review that section and come back with questions or comments at the next meeting.

VIII. ADJOURN

Being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Greg Martin, Secretary

Minutes approved on this 19th day of September 2024