

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

Minutes

7:00 P.M.

Thursday, November 17, 2022

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

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
Fred Furlong	Bourbon Township
Daniel Mings	Columbia Township
Randal Trecha	Cedar Township
Kevin Harvey	Rock Bridge Township
Rhonda Proctor	Perche Township
Jeff McCann	County Engineer

b. Members Absent

Vacant Seat	Three Creeks Township
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c. 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 October 20, 2022 meeting were approved as presented by acclamation.

IV. Chairperson Statement

The following statement was entered into the record:

The Boone County Planning and 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.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes to follow its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor. The chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

This meeting is being conducted in compliance with County Commission order 443-2021 which recommends all persons who have not completed their COVID-19 vaccination process, and who are 10 years of age or older, continue to wear a face mask in any public areas of the Government Center.

We will follow a partial virtual format. Several Commissioners are present in the Chambers. A number of other 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 until the public hearing portion of each request.

Announcement of each agenda item will be followed by a report from the planning department staff. The applicant or the applicant's representative may make a presentation to the commission after the staff report. The commission may request additional information at that time, or later following the public hearing. After the applicant's presentation, 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. There may be individuals that neither support nor oppose a request. Those individuals are welcome to 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. Please be considerate of everyone here. We ask that you please not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

Please give your name and mailing address when you address the commission. Please sign the sheet on the table after you testify. Also, we ask that you turn off 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 those opposed to the request have had a chance to speak the public hearing will be closed and no further comments will be permitted from the audience unless requested by the Commission. The applicant will then 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 may ask questions of anyone present during the discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the county commission. Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, November 29th. Interested parties will again 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 uphold any recommendation.

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, as there will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The County Commission hearing scheduled for Tuesday, November 29th will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

1. Request by 11681 S Hwy DD LLC for a conditional use permit for a riding school and outdoor recreation facility in the A-2 (agriculture) zoning district on 10 acres located at 11681 S Highway DD, Ashland

Planner, Uriah Mach gave the following staff report:

The subject property is located at 11681 S Hwy DD, approximately 2 miles to the west of the intersection of Minor Hill Road and US Highway 63 at the Ashland City limits. The property is 10 acres in size and zoned A-1(Agriculture) and is surrounded by A-1 zoning. This is all original 1973 zoning. The property contains a single-family residence served by an on-site wastewater lagoon, a shed, a horse barn, a general-use barn and a fenced 116,000 square foot (2.67 acre) riding area with a gravel parking area.

The applicant is requesting a conditional use permit to operate a riding school. Per the application, they intend to teach small groups of no more than 6 students at one time, as well as provide boarding services for no more than 6 horses. Under the Boone County Zoning Ordinance, Section 6, District Use Regulations, A., (1) A-1 Agriculture District, the operation of a riding school is a conditional use and boarding no more than 6 horses is a permitted use. Staff notified 14 property owners about this request. The property scored 51 points on the point rating system.

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 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.

The operation of this conditional use permit should not be detrimental to or endanger the public health, safety, comfort, or general welfare if operated in compliance with Boone County development and health standards.

(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.

Proper storage and disposal of horse manure, hours of operation, and limits on numbers of students should serve to limit any impacts on the use and enjoyment of other property in the immediate vicinity of the subject property.

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

Equine activities are a known aspect of rural life and the intensity requested in the application is limited to small groups. This conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

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

The property is located on State Route DD, a publicly dedicated, publicly maintained, hard surface road. Utilities are available to the site to meet the water and electrical needs of the use. Restroom facilities and an

on-site wastewater treatment system to meet the needs of the proposed conditional use will be subject to permits in order to confirm compliance.

(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 subject property, at 10 acres in size, is as small as the overall zoning district for this area allows. The zoning and existing infrastructure will limit the development of surrounding property more so than the establishment of this conditional use permit.

(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.

This site has direct access on to State Route DD and has an existing gravel parking/access area present. Hours of operation and limitations on class sizes will control any parking impacts. The establishment of this conditional use permit should not hinder the flow of traffic or result in traffic congestion on the public streets.

(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.

This proposal shall conform to the other applicable regulations on the A-1 zoning district.

Zoning Analysis: This use is consistent with agricultural and rural residential activity in the surrounding area. If the level of activity is limited, as is proposed by the application, to minimize noise, light, and traffic impacts on the surrounding properties, off-site complaints and problems should be minimal. Any improvements to existing facilities to meet the requirements of the conditional use permit under criteria (a) and (d) will be done under permits with Boone County Resource Management to ensure proper installation and compliance with existing ordinances.

Staff recommends approval of the conditional use permit with the following four conditions and one statement of understanding:

1. Hours of operation be limited to daylight hours as defined in the Boone County Zoning Ordinance, April through October, 6:00AM to 9:00PM, and November through March, 6:00AM to 7:00PM
2. That the riding school be limited to no more than ten students.
3. That the construction of restroom facilities be completed within one year of approval of this conditional use permit.
4. Manure and other waste material shall be disposed of in an appropriate manner to create no impact to adjacent properties.
5. That it be understood that the permitted Equine Boarding Facility use utilized by this property is limited to no more than six animals other than those owned by the owner or leaseholder of the subject property.

Present representing the request:

Keenan Simon, Simon & Struempf Associates, 210 Park Ave, Columbia

Jordan Beadle, 11681 S Hwy DD, Ashland

Ashton Warren, 11681 S Hwy DD, Ashland

Keenan Simon: I helped the applicants put their request together. The staff report reflects everything that the applicants want.

Ashton Warren: I am looking to do lessons; I teach during the evenings, I don't go past 7:00 PM anyway, I have children of my own. Lessons start after school four days a week; I also do some summer camps.

Keenan Simon: The applicants went around to all of their neighbors that received notice and got signatures saying they were in support of this request.

Commissioner Koirtyohann: How many horses are on site now?

Ashton Warren: I have nine horses and two ponies.

Commissioner Koirtyohann: You won't have many more come on site?

Ashton Warren: No more.

Commissioner Koirtyohann: What are you doing with the manure right now?

Ashton Warren: I have a spot in the back that is behind some trees, no one can see it, I have farmers that come and pick it up.

Open to public hearing.

Present speaking in favor of the request:

Kirk Bartlett, 969 E Bayte Ln, Hartsburg

Deanna Bartlett, 969 E Bayte Ln, Hartsburg

Kadence Bartlett, 969 E Bayte Ln, Hartsburg

Deanna Bartlett: My daughter Kadence, has been with Blair's Barn for a little over a year now.

Kadence Bartlett: Before I went to Blair's Barn I suffered from extreme social anxiety, large groups and small. On trips anywhere I would crawl in the back of a car and start crying. I was suicidal and wanted everything to be over and thought that no one cared and nobody wanted me. Blair's Barn has opened me up, I have made so many new friends, I go to large gatherings with people, I speak to people that I would normally not talk to, I speak in front of large groups and it has saved my life.

Deanna Bartlett: A couple of years ago she was diagnosed with general anxiety disorder and borderline agoraphobia; my daughter would not leave our house for over a year. She didn't go to school or family events. When I say she didn't leave our house, she did not leave our house. When she says that Blair's Barn saved her life she is not joking. There are not a lot of places for children who are not into sports and that is what makes this place so special. We need more things like this. Ashton and her family not only have a passion for the animals, but they have a passion for helping children like Kadence; they do therapy. They didn't even know that Kadence had some of these problems until she had been there for several months. She goes to school now and she is speaking at this hearing now; that would have never happened. This place is very important and my daughter is not the only one they've helped. I ask the Commission to do whatever they can to keep this place going so other children, including my daughter, can still be there and enjoy and have a place where they can be themselves.

No one spoke in opposition to the request.

Closed to public hearing.

Chairperson Harris: Are the applicants operating this now?

Ashton Warren: Yes.

Chairperson Harris: Will that continue during the winter months? What is the time frame?

Ashton Warren: This time of year with the weather we just play it by ear. We don't ride if the temperature is below freezing or if there is inclement weather. I typically slow down in the winter time. All I have is the outdoor arena so I always slow down this time of year.

Chairperson Harris: The applicants are okay with the conditions and understand them?

Ashton Warren: Yes.

Chairperson Harris: The only question I have for staff is in regard to the restroom facility. I understand some latitude is okay but a year seems a little too long because it has the potential to be busy during the summer when the applicants might need those restrooms.

Keenan Simon: What is driving that is the cost of installing that facility and trying to find a contractor and materials. This gives them a little time to save up money for a project of that size and to select a contractor. We aren't talking about a couple of thousand dollars to put in a restroom and lagoon.

Bill Florea: It can't be a lagoon though; it has to be a sub-surface system.

Chairperson Harris: I don't have a real problem but with that kind of time frame it starts to become a little open-ended and it makes me a little nervous.

Ashton Warren: I would like to get it in sooner, six months from now I will barely be starting lessons back up. I can't do it over the winter.

Commissioner Harvey made, and Commissioner Koirtyohann seconded a motion to approve the request by 11681 S Hwy DD LLC for a conditional use permit for a riding school and outdoor recreation facility in the A-2 (agriculture) zoning district on 10 acres located at 11681 S Highway DD, Ashland with the following conditions:

1. Hours of operation be limited to daylight hours as defined in the Boone County Zoning Ordinance, April through October, 6:00AM to 9:00PM, and November through March, 6:00AM to 7:00PM
2. That the riding school be limited to no more than ten students.
3. That the construction of restroom facilities be completed within one year of approval of this conditional use permit.
4. Manure and other waste material shall be disposed of in an appropriate manner to create no impact to adjacent properties.
5. That it be understood that the permitted Equine Boarding Facility use utilized by this property is limited to no more than six animals other than those owned by the owner or leaseholder of the subject property.

Boyd Harris – Yes

Greg Martin – Yes

Fred Furlong – Yes

Randal Trecha – Yes

Rhonda Proctor – Yes

Eric Kurzejeski – Yes

Steve Koirtyohann – Yes

Daniel Mings – Yes

Kevin Harvey – Yes

Jeff McCann – Yes

Motion to approve request passes unanimously

Chairperson Harris stated that this request would go before the County Commission on Tuesday, November 29, 2022 at 7:00 PM.

VI. Rezoning Requests

1. Request by Kevin & Amanda Olesen & Jeremiah Griffitt to rezone from REC (Recreational) to A-2 (Agriculture) on 10.47-acres of a 22.53-acre tract located at 7495 W Hwy 124, Harrisburg.

Planner, Andrew Devereux gave the following staff report:

The property is located at 7495 W Highway 124 near the intersection of N Route E, and about ½ mile south east of the municipal limits of Harrisburg. The property is 22.52 acres and split zoned A-2 agriculture in the northern half and REC (Recreation) in the southern half. The property is surrounded by A-2 except for a portion of the western boundary zoned recreation. All zoning appears to be original 1973 zoning. Two dwelling units currently occupy the property and are served by onsite wastewater lagoons.

The proposal looks to rezone the southern portion of the property to A-2 agriculture and make a consistent zoning district across the parcel. No land division is proposed at time of application. The application indicates that a future land division would likely occur.

The Boone County Master Plan identifies this area as being suitable for agricultural and rural residential use. The Boone County Master Plan designates a sufficiency of resources test to determine whether adequate transportation, utility, and public safety resources are in place to support a change in zoning. Failure to pass the test should result in denial of a request. Passing the test should result in further analysis.

Transportation: The property has direct road frontage along Highway 124, a MoDOT maintained road. An existing driveway serves both dwellings on the property.

Utilities: Boone Electric Cooperative provides electric service. Consolidated Public Water Supply District #1 provides water service to the property. An existing 6-inch water line is present along Highway 124. Wastewater lagoons serve the existing dwellings. Future land division and residential development will likely require use of onsite wastewater systems.

Public Safety: The Boone County Fire Protection District provides fire protection for the area. The nearest station, Station 4, is less than a mile away.

Zoning Analysis: The proposed rezoning meets the sufficiency of resources test. Rezoning the recreation to A-2 will match the existing zoning of the property, as well as most the surrounding area. Any future land division will have to be reviewed for compliance with the subdivision regulations when proposed.

The property scored 61 points on the rating system. Staff notified 22 property owners of the request.

Staff recommends approval of the rezoning request.

Present representing the request:

Kevin Olesen, 750 Craigview Dr, Harrisburg
Amanda Olesen, 750 Craigview Dr, Harrisburg

Kevin Olesen: I plan on building out there eventually, we just inherited the property from Amanda's grandparents. Our surveyor, Steve Proctor said we needed to have this rezoned to A-2 in order to build.

Chairperson Harris: There are two mobile homes there now?

Kevin Olesen: Right now there is just her Mom's in the front and her grandparents mobile home was sold and moved out. There is an old one there we are planning to destroy and get rid of. We plan to split off 25% to give to her brother because he has a 25% stake on the property.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Kurzejeski: The recreational zoning is the original zoning?

Andrew Devereux: I believe so, yes.

Commissioner Kurzejeski made, and Commissioner Proctor seconded a motion to approve the request by Kevin & Amanda Olesen & Jeremiah Griffitt to rezone from REC (Recreational) to A-2 (Agriculture) on 10.47-acres of a 22.53-acre tract located at 7495 W Hwy 124, Harrisburg:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Daniel Mings – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Rhonda Proctor – 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, November 29, 2022 at 7:00 PM.

VII. Planned Developments

1. Request by T-Vine Development to approve a Final Development Plan for Settlers Ridge Plat 5 on 4.45 acres located at 8150 N Glen Meadow Dr, Columbia

The following staff report was entered into the record:

The subject property is located at the end of Glen Meadows Drive, just south of Ketterer Road. The property is 4.45 acres of a 75.93-acre parent parcel. The subject property is split-zoned R-D (Residential-Duplex) to the east, and A-2 (Agriculture) to the west. There is R-MP (Planned Residential Multi-Family), R-DP (Planned Residential-Duplex), and R-S (Residential Single-Family) to the south, A-2 to the west and north, and A-2 to the east. A review plan and rezoning request in April of 2021 proposed rezoning the subject property to R-DP (Planned Two-Family Residential). The review plan/preliminary plat showed 21 lots and extends Glen Meadows Drive to Ketterer Road. That proposal was approved under County Commission Order 173-2021.

The property scored 71 points on the rating system.

The applicant has submitted a final plan for the proposal. This final plan locks in the previously approved rezoning and allows the property to be divided and developed in a manner consistent with the approved review plan.

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

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

Commission Order 173-2021 placed the following condition on approval of the review plan:

1. The triggered improvements to Ketterer Road and the intersection of Route B & Ketterer Road are to be completed or bonded prior to the submission of the Final Plan and Final Plat.

After review of the submitted Final Plan, staff has found that the plan meets these three criteria and is ready for approval by the Planning & Zoning Commission.

Staff recommends approval of the final plan.

Chairperson Harris made, and Commissioner Trecha seconded a motion to approve the request by T-Vine Development to approve a Final Development Plan for Settlers Ridge Plat 5 on 4.45 acres located at 8150 N Glen Meadow Dr, Columbia:

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Steve Koirtyohann – Yes
Fred Furlong – Yes	Daniel Mings – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Rhonda Proctor – 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, November 29, 2022 at 7:00 PM.

VIII. Plats

The following items were placed on consent agenda:

1. Trade Winds Park Plat 3B Preliminary Plat. M-L. S12-T48N-R12W. Trade Winds Technology, owner. Jay Gebhardt, surveyor.

The following staff report was entered into the record:

The subject property is located at the northwestern corner of the intersection of Trade Winds Parkway and Richland Road, approximately ½ mile to the east of the city limits of Columbia. The property is 28.53 acres in size and was originally split zoned M-L (Light Industrial) & R-S (Residential Single-Family). The current M-L zoning that was originally R-S but was rezoned in September of 2008 is found in the westernmost portion of the proposed plat adjoining Sunrise Estates. The property has M-L zoning to the northeast and east, with A-1 (Agriculture) zoning to the south, and R-S zoning to the north and west. This proposal divides the property into sixteen lots ranging in size from 2.24 acres to 0.91 acres and extending two roads into cul-de-sacs.

The lots have access on Trade Winds Parkway, Technology Court, and Progress Place. All of these roads are, or will be constructed to County Standards, publicly-dedicated and publicly-maintained right-of-ways. All lots except 301 and 302 will use Technology Court or Progress Place.

The subject property is in the Public Water Service District #9 service area, the Boone Electric Cooperative Service area, and the Boone County Fire Protection District.

All lots will have sewer service provided by the City of Columbia.

This plat has been resubmitted to refresh its lifespan as a preliminary plat.

The property scored 78 points on the rating system.

Staff recommends approval of the plat.

2. Settlers Ridge Plat 5. Pending R-DP. S9-T49N-R12W. T-Vine Development, owner. James Jeffries, surveyor.

The following staff report was entered into the record:

The subject property is located at the end of Glen Meadows Drive, just south of Ketterer Road. The property is 4.45 acres of a 75.93-acre parent parcel. The subject property is split-zoned R-D (Residential-Duplex) to the east, and A-2 (Agriculture) to the west. There is R-MP (Planned Residential Multi-Family), R-DP (Planned Residential-Duplex), and R-S (Residential Single-Family) to the south, A-2 to the west and north, and A-2 to the east. The A-2 to the east is proposed as R-SP, but the final plan has yet to be filed for this site. A review plan/preliminary plat for this property was submitted on the April 2021 Boone County Planning & Zoning Commission agenda and approved under Commission order 173-2021.

This final plat creates 21 lots and extends Glen Meadows Drive to Ketterer Road as the next plat in the Settlers Ridge development.

The property scored 71 points on the rating system.

Utilities: Public Water Supply District 4 provides water service. The subdivision will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates conditions under which sewer service will be provided to the property. Boone Electric will provide power.

Transportation: A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated.

Public Safety Services: The property is approximately 1.5 miles from the Boone County Fire station on Route HH. The water lines in the development will provide the necessary fire flows.

Staff recommends approval of the final plat.

3. Ravenwood Plat 2. R-SP. S1-T48N-R14W. Fred Overton Development Inc, owner. David Butcher, surveyor

The following staff report was entered into the record:

The subject property is located on the east side of Rollingwood Boulevard, at the intersection of Rollingwood & US Highway 40. The subject property is approximately 25.70 acres in size. The property is zoned R-SP (Planned Residential Single-Family). This zoning was changed from R-S (Residential Single-Family) and A-R (Agriculture-Residential) with the approval of a Final Plan for this development on 2 July 2018, under commission order 322-2018. There is R-S zoning to the west, A-R zoning to the south, A-R zoning to the east, and R-SP zoning to the north. The surrounding zoning is all original 1973 zoning.

The Boone County Master Plan identifies this area as suitable for residential land uses. This final plat creates the second phase of 18 buildable lots and 2 common lots for the Ravenwood development.

Utilities: The subject property is served by a Consolidated Public Water Service District #1 6" line for water, the Boone County Regional Sewer District for wastewater treatment, and Boone Electric for electrical service.

Transportation: This initial phase of the development has one access point to Rollingwood Boulevard, a publicly dedicated, publicly maintained right-of-way and connection to Golden Willow Drive. Internal streets for access and traffic flow for the proposed lots will be constructed to county standards as shown in the approved preliminary plat.

Public Safety: The property is approximately ½ mile to the west of the Midway Boone County Fire Protection District Station. Infrastructure upgrades to Consolidated Public Water Service District #1 water lines will be sufficient to provide fire flows to the property at required levels of service.

Stormwater: The proposal is subject to the requirements of the Boone County Stormwater Regulations. The plat shows potential detention/bioretenion sites on the common areas of the property.

Zoning Analysis: The proposal is in an area identified as suitable for residential development and this is the first phase of an approved planned residential and commercial development. Required infrastructure is either constructed and awaiting acceptance for public maintenance or still being built. This is an approvable initial phase of the Ravenwood development.

The property scored 73 points on the rating system.

Staff recommends approval of the final plat with the following statement:

1. That all required infrastructure, such as roads, water, wastewater, and electrical infrastructure be installed and approved, with documentation of that approval, for acceptance by the appropriate utility service providers prior to being scheduled for County Commission approval of this plat.

Commissioner Kurzejeski made, and Commissioner Harvey seconded a motion to approve the items on consent agenda with recommended conditions

All members voted in favor.

VII. Old Business

1. Update on Commission action.

Bill Florea updated the Commission of the decisions of the County Commission as follows:

The rezoning requests by Andrew Biggs (A-1/R-S to R-S and A-1/R-S to A-2) were approved as recommended.

The rezoning request and revised review plan for Rockbridge Business Park were approved as recommended.

The plat for Butch's Investments was approved.

VIII. New Business

1. Solar Regulations Public Hearing

Bill Florea: There was a mishap with the room reservation for the hearing that was supposed to take place on November 10th. That has been rescheduled for December 8th at 6:30 PM in the Centralia City Hall Community Room.

2. County Master Plan

Bill Florea: We are in the midst of selecting a consultant to help us with our master plan update; we should make a decision around the first week of December. Once a contract is in place we will hopefully kick off early second quarter of next year.

Chairperson Harris: That will be similar to what we have done before with some work sessions and public hearings?

Bill Florea: Yes. Some committees will probably be set up.

3. Subdivision Regulations Update

Bill Florea: I was hoping to get the Solar Regulations done by the end of this year but a month delay in the public hearing process has set us back.

Chairperson Harris: Since we don't have a regular meeting in January would it be feasible to have one final subdivision regulations work session?

Bill Florea: I will work on getting more intensive educational materials put together to bring everyone up to a minimum level of understanding of what is in the new regulations. We will poll the Commission and get some meeting dates set up.

IX. Adjourn

Being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 15th day of December 2022