

**BOONE COUNTY PLANNING & ZONING COMMISSION**  
BOONE ELECTRIC COOPERATIVE, WATT COMMUNITY ROOM  
1413 RANGELINE STREET, COLUMBIA, MISSOURI  
(573) 886-4330

**Minutes**

**7:00 P.M.**

**Thursday, March 21, 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
Rhonda Proctor	Perche Township
Kevin Harvey	Rock Bridge Township
Robert Schrieber	Three Creeks Township
Jeff McCann	County Engineer

b. Absent

Steve Koirtyohann	Rocky Fork Township
Randall Trecha	Cedar Township
Christy Schnarre	Bourbon Township
Vacant Seat	Columbia Township

c. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Nicki Rinehart, Stormwater Coordinator
Andrew Devereux, Planner	Michele Woolbright-Hickman, Stormwater Educator
Paula Evans, Staff	

**III. APPROVAL OF MINUTES**

Minutes from the February 15, 2024 meeting were approved as presented by acclamation.

**IV. CHAIRPERSON STATEMENT**

Chairperson Harris read the following statement:

The March 21, 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, April 9, 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 April 9<sup>th</sup>. Those items will be scheduled for a second reading at a future County Commission meeting, likely Tuesday, April 16, 2024, however, the date of the second reading will be announced at the meeting on the 9<sup>th</sup>.

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

## V. REZONING REQUESTS

1. **Request by Fairway Commercial Building Inc, to rezone from Agriculture 1 (A-1) to Planned Recreation (REC-P) and to approve a Review Plan for Show-Me Farms Event Center on 10 acres located at 7750 E Hwy AB, Columbia. (open public hearing)**

Planner, Uriah Mach gave the following staff report:

The subject property is located on State Route AB, approximately 2 ¾ miles southeast of Columbia, 2 miles east of Highway 63. The parent property is approximately 80 acres in size and zoned Agriculture (A-1). There are several utility buildings, a house, and a lagoon present on the property. This proposal intends to rezone 10 acres to Planned Recreation (REC-P) from A-1 to support a reception facility. The surrounding zoning is as follows:

North – A-1  
West – A-1  
South - A-1  
East - A-1 & Planned Agriculture (A-1P)

The A-1 zoning is all original 1973 zoning. The A-1P was rezoned in 2003. The REC-P review plan identifies all the existing structures, proposes some expansion opportunities, and legitimizes the use desired on the property. Required improvements such as fire hydrants, improved wastewater treatment, and dust-free parking and drive areas are obligatory as part of the change of zoning.

Staff notified 12 people about the rezoning request.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural 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 property is in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. There is a 6” water main on the south side of Highway AB for fire protection. The fire protection district has agreed to the installation of a hydrant near Highway AB to meet the needs of the fire code. A fire pond with a dry hydrant is also proposed as part of the fire protection for the site. There is no central sewer available to this property. To be permitted by Boone County for onsite wastewater treatment, the facility is limited to an occupancy of 199 persons. A 60,000 square foot on-site wastewater treatment system is proposed to provide treatment for this proposal.

Transportation: This property has direct access to Highway AB, a publicly dedicated and publicly maintained roadway. The Missouri Department of Transportation will review and permit all improvements to the drive access to the property from AB.

Public Safety: The property is in the Southern Boone County Fire Protection District, with the nearest stations at 10555 Airport Drive and 208 Henry Clay Boulevard. The stations are 4 miles and 8.1 miles away respectively. The installation of a fire hydrant, when combined with the proposed dry-hydrant fire pond on the property is considered sufficient by the Southern Boone County Fire Protection District for fire protection on this property.

Zoning Analysis: This proposal is a significant increase in intensity of activity in this area. This area is generally agricultural in nature. The development of this site as a reception facility will not have negative impacts on Highway AB. The traffic study submitted with the application indicates that while it will generate traffic, the times will be off cycle with peak traffic hours. The generated traffic will also be low compared to the overall capacity of the road network in this area. The approval of the reception facility will also increase light and noise. To deal with these issues, the proposal identifies both inside and outside event hours of operation that should limit off-site impacts of noise and light for nearby residents.

The sufficiency of resources test is inconclusive in some ways for this request. No public sanitary sewer system is nearby for wastewater treatment. The applicants have proposed a substantial on-site wastewater treatment system to serve this development. The location on Highway AB allows for the transportation element to be met, as Highway AB can handle additional traffic. The site is not close to any public safety facilities. Despite being four to eight miles away, which may be significant for emergency service response, the Southern Boone County Fire Protection District is confident in their ability to provide service to this site.

If the necessary improvements to the site (fire protection, improved access, parking) and buildings (building code review for increased occupancy along with associated remodeling permits, wastewater design) are completed prior to the opening of this facility, then the proposal can meet the sufficiency of resources test. Failure to construct the necessary improvements will result in a failure of this proposal to meet the sufficiency of resources test.

The property scored 49 points on the rating system.

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

1. Certificates of occupancy for the existing structures under their new uses, including associated inspected & approved remodeling permits, must be gained prior to use of the property as identified on the plan.
2. That the supporting infrastructure for this facility, as described, be installed prior to the approval of the final plan. This infrastructure includes paving of parking and drive surfaces to serve the proposal, installation of water and fire infrastructure as described in the plan, and installation of the on-site wastewater collection & treatment system.
3. That the hours of operation be limited as described in the plan document.
4. That the approved conditions of the review plan be listed on the face of the final plan.

Present representing the request:

David Butcher, Crockett Engineering, 1000 W Nifong, Columbia

David Butcher: The objective of the applicants is to recycle/repurpose these agricultural buildings that have been there. There is an existing house and other buildings that have been a part of the property. There is a proposed future building shown on the plan. The existing buildings are the ones that the applicants intend to repurpose.

This is an active farm, I assume most of you have heard of Show-Me-Farms, they have raised cattle and have done a lot of farming for the last dozen years. This property has a big parking lot, the buildings are pretty decent size; they used to have cattle auctions and it was once a horticulture place, there was a greenhouse and they used to sell flowers and plants. This whole entire environment has usually been used for some sort of agriculture business, not commercial but for activity that is not just agricultural but it's things that are above and beyond what agriculture can really be used for. What I mean is it is all encompassing to all the things that agricultural can do, not just running tractors and row crops.

We don't want to waste this property, they aren't using these buildings for farming anymore, they are basically sitting vacant, they aren't needed for what they are being used for anymore so the hope and desire here is that we can make something out of them instead of just tossing them aside. Usually these types of things aren't something you would think about in an agricultural environment. Jennifer has a dream that this can be recycled into something that would allow wedding venues. There has been some increase in the desire to have wedding venues in farms and be around farming environments and get their pictures by tractors and take hayrides. But there are very limited places where something like that can happen around here so the idea is maybe we can recycle this and put a good purpose to it and still embrace and maybe showcase farming while we do it.

We have limited the use of the plan. The objective is that we don't overpopulate with parking, we are trying to use the same space that we have for parking, we don't want to build giant parking lots out here and create a large impervious surface. The goal is to pave what is there and already being used as parking areas and to include handicapped parking and sidewalks so that people can navigate around the buildings safely.

The pond shown on the plan does not exist currently. The watermain runs along the road and there is a fire hydrant that is going to be installed on the property. The fire hydrant is going to be capable of carrying 700 gallons per minute (gpm) based on the water study that was done. The Southern Boone County Fire Protection District is satisfied that 700 is enough, however, typically we see 1000 gpm so the objective is to make sure we get above what the fire district needs and get to the 1000 gpm as best we can. That initiated building a pond with a dry hydrant. That dry hydrant is going to serve as a fire hydrant as a supplementary in case the other one doesn't work. In addition, the pond can be used as a gazebo and dock for pictures. The pond is something new we are going to build and we are also going to use it for agricultural purposes; we are also going to use it for watering the cattle or fields. Because we are at the top of a hill we had to come up with a way to keep the pond full; they have a well on the property and we will recycle the well and keep the water flowing into that to keep it full. The hope is it will never dry so the fire department will always have water there to count on. We are also going to capture the stormwater, there is a storm collection system shown on the plan so they catch as much water as they can to go to the pond.

The proposed new building will be used for putting new farm implements in; in addition to that, a portion of the building will be used for a stable so we can have horses for maybe a horse-drawn carriage. By having stables there, it allows us to have a ranch house as well. Currently the existing house is being used as an office; the idea is it will potentially be used as a bridal suite in the future. It is a very pretty house, however, from a code compliant standpoint, mixing offices and residential is a very difficult task. On the plan we are going to use it as an office or for residential but not both at the same time until such time that it is redesigned and reconfigured to handle both and all of that would be permitted through the county staff.

We are putting the wastewater system in the southeast corner of the property; it is going to be an onsite wastewater system. The limitations are roughly 200 people, anything above that and we will end up having to have a public system because you can only have 3000 gallons per day permitted. None of the infrastructure can really support that many people. We don't really want that many people out here but if you have a bus load of FFA kids that want to come out and do an FFA event we want to be able to have enough capacity to support 199 people.

There is an outdoor event center and basically it is a pavilion, it just has a roof with no sides and that is where a lot of the auctioning happened when they were running cattle and livestock through there. There is an enclosed event center that has a concrete floor and restrooms in it which are going to be modified to accommodate the public. That is where the activities will take place, so if you had an event that is where you would go. The other building is a kitchen, it is basically just a warming kitchen, it is not a commercial grade kitchen that is going to have a commercial hood. It is just basically an a couple of ovens to keep food warm so if there is any catering done they have a place where they can prepare their meals without being in the middle of the event. There is also a storage building.

It is important to note that I live out here, this is my environment; I know all of these neighbors and the last thing I want to do is bring something that is going to be contentious and ugly in my neighborhood. I think this is a good use for the property.

Chairperson Harris: The original plan shows 20,000 on the drip basin, is that going to be enough?

David Butcher: It hasn't been designed yet; it was a place holder. Jesse is the sewer engineer in my office, and he said I needed 20,000 square feet so I just stuck a square on the plan that was 20,000 feet. Tom Ratermann with the

Boone County Sewer District said it was not enough so the idea is we will expand it to what we need; if it takes the entire space that is what we will do. There is plenty of space for it on the property.

Chairperson Harris: Is this sitting on the Mayse's east property line?

David Butcher: This is an adjoining property that is not theirs, further down there is another property they are affiliated with.

Open to public hearing.

Present speaking in favor of the request:

Sue Griffin, 8000 E Hwy AB, Columbia

Sue Griffin: I live one property to the east of this event center and I am in favor of the event center. I have been neighbors of the Mayse family for a number of years and they have always been good neighbors.

Present speaking in opposition to the request:

Sharline Paul, 7851 E Hwy AB, Columbia

Sharline Paul: We moved to our home to enjoy a rural life. We never would have chosen to move across the street from an event center, a facility that could host a celebration for hundreds of people every day of the week. We see no benefit to the community surrounding the proposed center. But we do foresee many groups of multiple hundreds of people being invited to the country to party, changing things that we valued about our location. For these reasons I ask the Commission to deny the request.

Chairperson Harris: How far are you from this location?

Sharline Paul: Adjacent, across the road.

Also speaking in opposition:

Dennis Sapp, 7949 Hubbard Rd, Columbia

Dennis Sapp: I live directly south of this farm. I am very opposed to the noise. I enjoy sitting on my deck at night and listening to the quiet; I have been there over 30 years and I am not looking forward to a big event center going next door to my property. If they want to build something, let them build it somewhere else but this is not the proper property for this. All the people who live out there enjoy the country. I am opposed to this.

Closed to public hearing.

David Butcher: This is a tough spot because these are my neighbors. I will say that Mr. Sapp's house is almost a mile away from this property and there are a lot of trees in between. Farming in and of itself is not very quiet. My neighbors are extremely obnoxious with their tractors and dryers and trucks that come in and out. I understand that there is going to be some noise from time to time. We don't limit this to weekend activities so if it was limited to weekend activity maybe it would be a little less scary but I do see that it blends well with what they want to do here, they just want to have weddings in the country where they can have pictures on tractors and fun stuff like that. I realize that they could sell it tomorrow and we could end up with someone we don't like in there so maybe I could sweeten the deal by limiting the days of the week that we work. I have limited the hours to bedtime, 10:00 PM for anything that is outdoors; any outdoor event would not go past 10:00 PM which is the standard bedtime for most everyone I talked to out there. The weekends and weekdays are all the same, 10:00

PM. Indoor events would be done by midnight and those are contained inside, they're not going to have any obnoxious noises outside.

The traffic that would be creating any type of interference will be leaving to the west and won't affect the Pauley's; Mr. Sapp's property is to the south by a mile, their properties touch but he has a half-mile of farm and the event center has a half-mile of farm so they are a mile apart so he will never see any of this traffic, the only thing that could bother him will be noise and he has a lot of trees to buffer.

I feel like the activities we have out there are not going to be any worse than what we are asking for. I don't want to sugar-coat it, being around these farms, while seasonal, but when it comes on it is not nice sometimes. Lights are extremely bright; in fact I have one that is shining in my house right now from across the road and it goes on the whole season. I think this event center will blend well; we are recycling this farm, if we don't what do we do? Nobody wants to live here with all these outbuildings, it is not the same thing. These buildings are used for somewhat commercial purposes back in the day and this is a unique piece of property and this fits well here. The traffic will come and go and will never even know other than hearing people out here from time to time.

Commissioner Harvey: Was there an occupancy limit?

David Butcher: Yes, 199 people. That is only there to accommodate the sewer, we wanted to make sure we could maximize what you could do. There are 85 parking spaces. We didn't want to put 199 parking spaces because that is not the goal, but we want to be able to have an FFA event. We want the kids to be able to come and have their events and they might have a busload of kids and we want to be able to accommodate 199 people just in case that's what they do, but that is not really the plan. If I could sweeten the deal by changing the days of operation I think I could convince the Mayse's that would be a reasonable compromise. I have staff support and some neighbor support; we have a lot more neighbors out there and they are not here so clearly they didn't think it was worth their time. You can't make everyone happy. Mr. Sapp lives right across the street so if it is bothering him maybe we could put in some bushes to help screen; I don't know how to fix every problem.

Commissioner Martin: One of my concerns is there is an event place like this up north and fireworks are a problem. I realize New Years Eve and Fourth of July are fairly acceptable but there are times that fireworks go off at these events for a long period of time at random times and that is a concern. Can the applicants do anything about that?

David Butcher: I would say yes.

Brian Mayse, owner: We would absolutely be willing to make a requirement of our contract that fireworks will be prohibited.

Commissioner Martin: It is not in writing on the plan.

David Butcher: If the Commission wants to make it a condition, I will put it on the plan.

Commissioner Martin: We've heard this issue before, and it is a problem for neighbors.

David Butcher: There is a lake property to the east of us and they are constantly shooting off fireworks and we see them; sometimes they are nice but sometimes it is a pain, so I understand. If the Commission wants to make it a condition that we limit the fireworks to only the holiday events we can do that. I have identified the two holiday events on the plan as special events.

Commissioner Kurzejeski: One is a week.

David Butcher: That week is to encompass whatever weekend the Fourth of July is closest to.

Commissioner Kurzejeski: Do you expect DJs at the wedding events and will they be set up in the outdoor event area? What is going to be done to contain the noise from dances? I foresee this being booked every weekend.

David Butcher: If you think it is going to be booked every weekend that is a sign that this use is needed. It is an outdoor event and will probably have music. The decibel travel is not that strong; yes you will hear music and yes you will hear some thumping. But this is A-1 property, these farms are large; they have the Show Me State Games at this lake all the time and they have a PA system and they announce it. I am closer to that than Mr. Sapp's farm is to this event center; yes it gets annoying sometimes. I think when they do have outdoor events you are probably going to hear some music, probably no more music than the car that drives down the road that has their stereo blaring.

Commissioner Kurzejeski: On the weekends that can go until midnight?

David Butcher: Not outdoors. Outdoors it is 10:00 PM so the DJ will have to pack up and go inside. I have gone to a couple of events over the course of the past couple of years, one in Macon and one in Sedalia; there are limited options in the Columbia area. I know these have come up before and they have been denied and by and large it is always the noise that everyone is scared about. Bbut the reality is that these farms are big. I feel like the applicants have done a very conscientious job to limit the hours of operation and not shove it full of parking spaces to try to jam as many people in there as they can get and to fit and blend well with the neighbors.

We can't stop the noise completely, other than not doing it at all, but it kind of defeats the purpose. We want to recycle these buildings and encourage the unity between Columbia residents and farming; we want to showcase farming, that is the whole idea here. Objectively, we are going to have some noise, unfortunately we are going to have some music, these are parties and people are celebrating and they want to enjoy themselves but I don't think that it will be so obnoxious that people wish this hadn't have happened.

Commissioner Kurzejeski: Is there going to be a setup for a bar?

David Butcher: There is not, there is an elevated space inside that could be used for a bar but a remodel has to be done because none of the stuff that is interior has been built to meet the commercial codes it will need to satisfy this type of use. They have been working with Brian Connell, an architect, to work on making it code compliant. There won't be a bar, per se, people are going to be able to drink alcohol and they will have their coolers but there is not a bar here.

Commissioner Harvey: Does staff know what the noise ordinance is for the county?

Bill Florea: There is no noise ordinance in the county. In cases like this noise is usually controlled by hours of operation.

Thad Yonke: They could contact the Boone County Sheriff; it would fall under disturbing the peace.

Chairperson Harris: On section 9.1 of the plan it states "Daytime hours of operation allowed all events: April through October, 6:00 AM to 9:00 PM then in section 9.3 nighttime hours April through March 9:00 PM to 10:00 PM, that is just an hour.

David Butcher: The hours of operation are listed in the Zoning Regulations, there is a definition for daytime hours that are listed as this in the Zoning Regulations, so I put exactly what is listed as daytime hours in the definition. Anything that is nighttime hours I have to ask for that separately, so I am only asking for one more hour past what they consider daytime hours during those months.

Commissioner Kurzejeski: Section 9.4, 1:00 AM is only for those specific holiday events?



David Butcher: On those two specific holidays I want them to be able to go past midnight to enjoy the new year so they have to be done by 1:00 AM and get out of there.

Commissioner Kurzejeski: Without a noise ordinance and it gets too loud they would call the Sheriff; noise is subjective.

Chairperson Harris: Loud is a matter of opinion.

David Butcher: I have no way to regulate decibels.

Commissioner Kurzejeski: If someone feels it is overbearingly loud, they can call the Sheriff.

Bill Florea: They can call the Sheriff and they may or may not respond depending on their workload.

Chairperson Harris: The volume may be difficult but the 10:00 PM outside timeframe is of record and that becomes easily enforceable.

David Butcher: Yes, that would be the law of the land and we would enforce it.

Chairperson Harris: I would grant you that the music noise that would leave this site is going to be much more pleasant than a fan in a grain bin.

Thad Yonke: Mr. Butcher mentioned residential initially for the office being residential or office use; that is not truly accurate because residential is not an allowed use, what he means is the guest ranch use for overnight stays. That is why it is similar to residential, but in order to have that bridal suite where they can stay overnight the building has to be modified so it can either be an office or the overnight stay but it is not residential.

Commissioner Kurzejeski: Does having a stable with horses mean that there will be horseback riding and those types of activities?

David Butcher: I don't want to put words in the applicants mouths but the stables weren't really part of the plan until we realized we needed a guest ranch. The guest ranch has to accommodate horses and the applicants mentioned that horse-drawn carriages would be nice to have and having horse-drawn hayrides started to appeal to the applicants.

Commissioner Martin: I would like to add a condition that fireworks are only allowed during the two specific holiday events listed on the plan.

Commissioner Martin made, and Commissioner Harvey seconded a motion to approve the request by Fairway Commercial Building Inc, to rezone from Agriculture 1 (A-1) to Planned Recreation (REC-P) on 10 acres located at 7750 E Hwy AB, Columbia:

Boyd Harris – Yes  
Greg Martin – Yes  
Kevin Harvey – Yes  
Jeff McCann – NO

Eric Kurzejeski – NO  
Rhonda Proctor – Yes  
Robert Schreiber – NO

Motion to approve the rezoning request passes 4 YES 3 NO

Chairperson Harris made, and Commissioner Proctor seconded a motion to approve the request by Fairway Commercial Building Inc, to approve a Review Plan for Show-Me Farms Event Center on 10 acres located at 7750 E Hwy AB, Columbia with the following conditions:

1. Certificates of occupancy for the existing structures under their new uses, including associated inspected & approved remodeling permits, must be gained prior to use of the property as identified on the plan.
2. That the supporting infrastructure for this facility, as described, be installed prior to the approval of the final plan. This infrastructure includes paving of parking and drive surfaces to serve the proposal, installation of water and fire infrastructure as described in the plan, and installation of the on-site wastewater collection & treatment system.
3. That the hours of operation be limited as described in the plan document.
4. That the approved conditions of the review plan be listed on the face of the final plan.
5. That fireworks are only allowed during the two specific holiday events listed on the plan. Specifically, New Years Day (January 1<sup>st</sup>) and Independence Day (July 1-7)

Boyd Harris – Yes	Eric Kurzejeski – Yes
Greg Martin – Yes	Rhonda Proctor – Yes
Kevin Harvey – Yes	Robert Schreiber – NO
Jeff McCann – NO	

Motion to approve the review plan passes            5 YES            2 NO

Chairperson Harris stated that this request would go before the County Commission on Tuesday, April 9, 2024 at 7:00 PM.

## VI. PLATS

Chairperson Harris made, and Commissioner Martin seconded a motion to place Plats 1 – 4 on consent agenda and to enter the staff reports into the record.

All members voted in favor.

### **1. Little General Route Z Plat 1. C-G/M-L. S7-T46N-R11W. Route Z Investments LLC, owner. Christopher Sander, surveyor.**

The subject property is located on the immediate southeastern corner of the I-70 & State Route Z interchange. The property is zoned Residential General Commercial (C-G) and Light Industrial (M-L). The surrounding zoning is as follows:

- North – C-G (Across I-70)
- East – C-G & M-L
- South – M-L
- West – C-G & M-L

The area was designated by the original 1973 zonings for C-G & M-L zonings which have been adjusted between the two zoning districts to accommodate development over the years. The property is currently vacant. The proposed plat divides the 17.68-acres into two lots, one proposed at 5.15-acres and one at 12.21-acres once Right-of-Way is dedicated. A gas station/convenience store is proposed for the 5.15-acre lot.

The property has road frontage along I-70 DR SE and Rangeline RD, both publicly maintained roadways. Three driveway access points are proposed, all of which are on MoDot Right-of-Way. MoDot has received and approved the traffic impact study done by McClure Engineering for this proposed development. Additionally, MoDot has approved the submitted plans for the left turn lanes at the south outer road and their entrances. Permits to do the work on Right-of-Way have not been issued at this time.

The property is in Public Water District 9 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 1, is approximately 3.7 miles away.

The property is in an area to be served by the City of Columbia central sewer the BCRSD has consented to allow the City to serve the property. A pre-annexation agreement is being sought currently.

The property scored 71 points on the rating system.

Staff recommends approval of the plat subject to the following recognition:

1. There is public infrastructure required for this plat. All infrastructure must be constructed, inspected, & approved along with the documentation of said approval being presented to the Resource Management Department prior to being scheduled for receipt and acceptance by the County Commission.
2. **Porter Bend, Plat 1. A-2. S24-T46N-R13W. Martin & Tanya Porter, owners. David Butcher, surveyor.**

The subject property is located off E Route M, approximately 1 mile south west of the intersection of E Route M and E Cedar Tree Lane. The property is 20.57 acres and zoned Agriculture 2 (A-2). The property is surrounded by A-2 zoning on all sides. A single-family dwelling, several barns, and an onsite wastewater lagoon are located on the southern portion of the property. The proposed subdivision plat is to divide the property into 5.04-acre, 5.03 acre, and 10.46 acre lots.

Both five acre lots will have direct road frontage on and access to E Route M, a publicly dedicated roadway. The ten-acre lot will be served by a 50' private ingress/egress easement. The applicants have not submitted a request to waive the traffic study. However, the subdivision of the property will create two additional lots for residential development. A waiver of the traffic study is appropriate in this case.

Consolidated Public Water Supply District #1 provides water service. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 5 miles away.

The single-family dwelling on the property utilizes an onsite wastewater lagoon. The applicants proposed the use of onsite wastewater lagoons for future residential development of the property. The applicants have not submitted a waiver to the sewer cost benefit analysis. However, no nearby public sewer is available for the property to connect to. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 23 points on the rating system

Staff recommends approval of the plat and granting of waivers.

**3. Richardson Estates. A-2. S17-T46N-R12W. Richard & Ambra Richardson, owners. Kevin Schweikert, surveyor.**

The subject property is located off South James Sapp Road, approximately a quarter mile south of the intersection of South James Sapp Road and East Liberty Lane. A single-family dwelling and several accessory structures are present on the site. The onsite wastewater lagoon for the dwelling is located west of the property boundary of the three-acre tract. The proposal is to plat both the existing 3-acre survey tract and additional acreage from the surrounding 40 plus acre parcel into a single 5.05-acre lot. The proposed plat will combine the single-family dwelling and onsite wastewater lagoon within the same legal property boundary.

The property has direct road frontage on, and direct access to, South James Sapp Road, a publicly maintained roadway. A driveway provides access to the single-family dwelling. The applicants have not submitted a request for a waiver to the traffic study. However, the proposed lot already has a single-family dwelling and is at its maximum residential development potential. Granting a waiver to the traffic study is appropriate in this case.

Consolidated Public Water Supply District #1 provides water service in the area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is 2.7 miles away.

An existing onsite wastewater lagoon serves the single-family dwelling. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no nearby public sewer system is nearby for the property to connect to. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 37 points on the rating system

Staff recommends approval of the plat and granting of waivers.

**4. Century Point. A-2. S35-T48N-R14W. John Sam Williamson & Susan Williamson, owners. David Butcher, surveyor.**

The subject property is located between State Route O and Nebo Cemetery Rd approximately 250 feet northeast of the intersection of Nebo Cemetery Rd & State Route O. The property was originally split-zoned between Agriculture 1 (A-1) and Agriculture (A-2) but has been subsequently rezoned to be homogenously A-2. All the surrounding properties are zoned either A-1 or A-2 and these are all original 1973 zonings.

The property is proposed to be platted into a single 3.48-acre lot bounded by Nebo Cemetery RD and State Route O. Any portions of the original tax parcel outside of the proposed plat will need to be incorporated into the corresponding adjoining properties.

The property has road frontage along State Route O, a publicly maintained road. MoDot is uncertain whether a driveway may be permitted on their frontage. Road access can be taken off Nebo Cemetery Rd, however, much of this frontage is in a regulatory stream buffer and/or floodplain, so obtaining a driveway permit may be more involved than for locations without stream buffer or floodplain. The applicants have requested a waiver from the required traffic study. The creation of a one-lot plat will 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 Consolidated Public Water District # 1 service area with a 4-inch waterline present but no fire flow which in this case is not required. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station14, is approximately 7 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 30 points on the rating system.

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

1. Portions of the original tax parcel outside of the proposed plat will need to be incorporated into the corresponding adjoining properties as concurrent actions with the recording of the plat.
2. The utility easement along the eastern new right-of-way line will be concurrently recorded with this plat.

Commissioner Kurzejeski made, and Commissioner Schreiber seconded a motion to approve Plats 1 – 4 placed on consent agenda as recommended:

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

Motion to approve Plats 1-4 on consent agenda passes unanimously

Chairperson Harris stated that the plats that are able to move forward will go before the County Commission on Tuesday, April 9, 2024 at 7:00 PM.

## **VII. OLD BUSINESS**

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

The Conditional Use Permit for PC & R Properties to allow manufacture or assembly of metal products at 51 N Rangeline was approved with the recommended conditions.

The Rezoning Request by John Sam Williamson Jr at 4100 S Route O was approved as recommended.

The Final Development Plans for 40-J Development, Warren School Estates and T-Vine Enterprises were approved as recommended

The Plats for Rolling Oaks Subdivision Plat 3, Jay Dains Subdivision Plat 2, Zimny Point Plat 1, Crocker Plat 1 and Hancox Plaza Plat 2 were approved and accepted.

## **VIII. NEW BUSINESS**

1. **Master Plan – Open House April 3<sup>rd</sup> (viewings at Southern Boone Schools Central Board Office & Centralia Chamber of Commerce)**

Director Florea informed the Commission that a virtual open house will take place on Wednesday, April 3, 2024 at 7:00 PM. There will be two remote viewing locations where the public who do not have internet capability can view. These remote viewings will be at the Southern Boone Schools Central Board Office, 5275 Red Tail Dr, Ashland, and the Centralia Chamber of Commerce, 108 S Rollins St, Centralia. See [www.ourboone.com](http://www.ourboone.com) for more information.

## **2. Solar Regulations Update – County Commission First Reading to be held April 9, 2024**

Director Florea informed the Commission that the County Commission will hold their first public hearing to readopt the Boone County Zoning Regulations including revisions to Section 2, Definitions; Section 15.H, Conditional Use Permits for Energy Storage Facilities Located Within a Solar Energy Overlay District; and Section 30, Solar Energy Overlay District. The hearing will take place on Tuesday, April 9, 2024 at 7:00 PM in the Commission Chambers.

## **3. Stormwater Regulations – Revisions**

Stormwater Coordinator, Nicki Rinehart and Stormwater Educator, Michele Woolbright-Hickman gave a power point presentation regarding the history of the Boone County Stormwater Regulations and a brief overview of the requirements of stormwater runoff and land disturbance in Boone County. A copy of the presentation is attached at the end of these minutes.

## **IX. ADJOURN**

Being no further business, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Secretary  
Greg Martin, Secretary

Minutes approved on this 18<sup>th</sup> day of April 2024



# Boone County Stormwater Review

MARCH 21, 2024



# Purpose of Stormwater Ordinance

## Regulation Requirements

- Clean Water Act
  - Municipal Separate Storm Sewer System (MS4)

## Water Resource Management and Stewardship

- Water Quantity – how much
- Water Quality – how clean



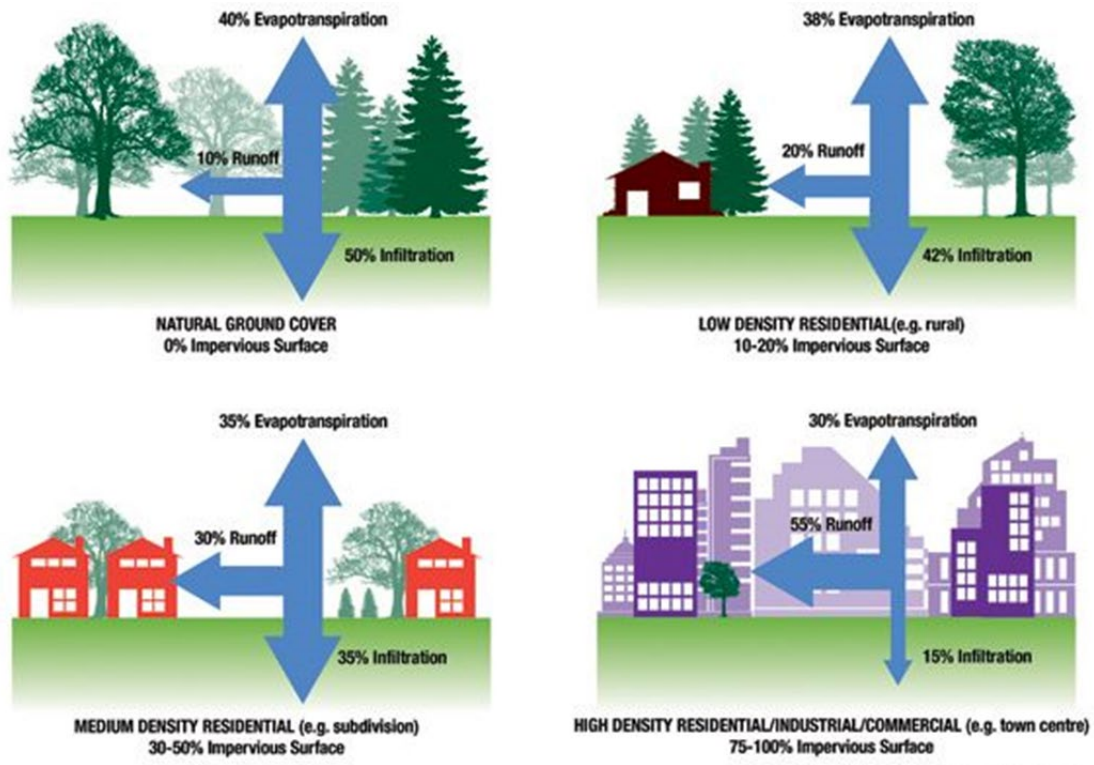
# Municipal Separate Storm Sewer System (MS4)

Minimum Control Measures (MCMs) are required focus areas in MS4 permits. These are individual areas; however, they can overlap or work together to create a successful Stormwater Management Program (SWMP).

- ▶ **Public Education and Outreach**
- ▶ **Public Participation and Involvement**
- ▶ **Illicit Discharge Detection and Elimination**
- ▶ **Construction Site Runoff Control**
- ▶ **Post-Construction Runoff Control**
- ▶ **Pollution Prevention and Good Housekeeping**

# Water Quantity

## EFFECTS OF IMPERVIOUSNESS ON RUNOFF AND INFILTRATION



Source: Arnold and Gibbons (1996) Impervious Surface Coverage.



**Flooding**



# Water Quality





# Outline

Overview of the ordinance

Timeline for revision

Questions

# Section 1.3 Applicability

- ▶ Effective April 15, 2010
- ▶ Land Disturbance  $\geq 1$  acre
- ▶ Redevelopment  $\geq 3,000$  ft<sup>2</sup>
- ▶ Environmentally Sensitive Areas
- ▶ Common Plans of Development



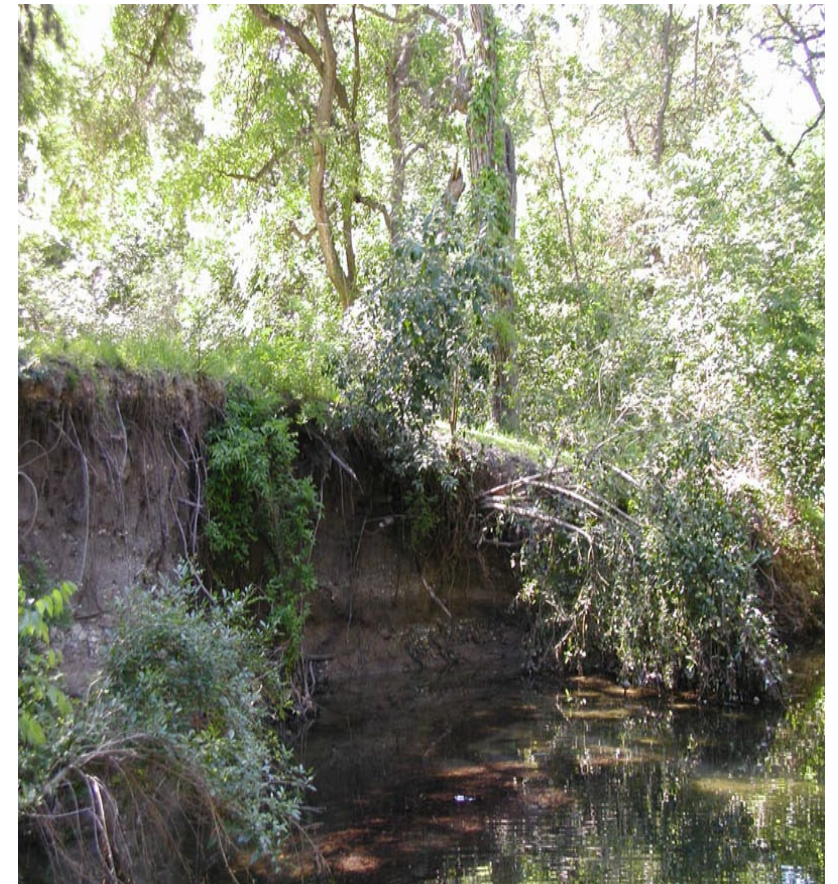
# Section 1.4 Exemptions

- ▶ Agriculture activities
- ▶ Stormwater BMP maintenance
- ▶ Emergency projects
- ▶ Linear Construction
- ▶ Plans approved prior to April 15, 2010



# Section 3. Plan Submittal & Review

- ▶ 3.1 Pre-Application Meeting
  - ▶ Look at design considerations
  - ▶ Existing & proposed infrastructure/facilities
  - ▶ Potential stormwater BMPs
  - ▶ Potential variances



# Section 3. Plan Submittal & Review

- ▶ 3.2 Preliminary Stormwater Management Plan
  - ▶ Limited Stream Assessment
  - ▶ Pre- and post-development flow rates/conditions
  - ▶ Stormwater BMPs
  - ▶ System layout
  - ▶ Preliminary ESC plan narrative



# Section 3. Plan Submittal & Review

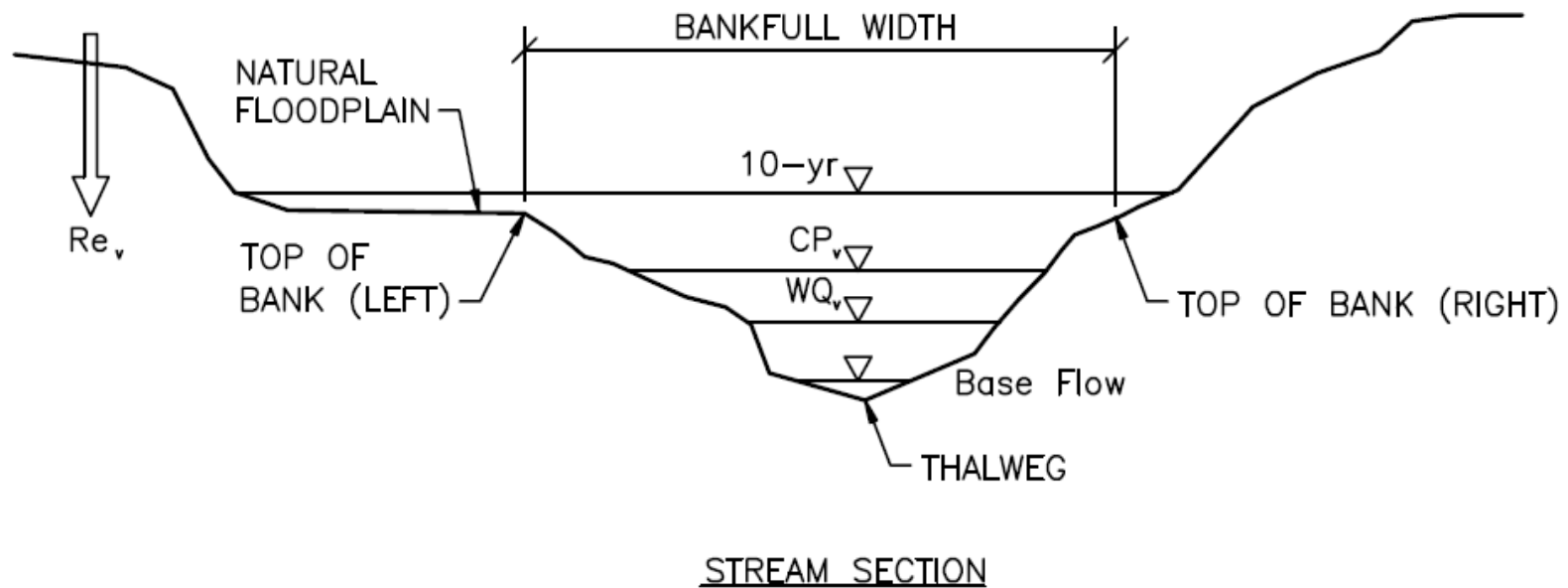
- ▶ 3.4 Construction Plan
  - ▶ Required permit applications
  - ▶ SWPPP
  - ▶ Stormwater Management Plan
  - ▶ Erosion & Sediment Control Plan
  - ▶ BMP Maintenance Agreement (Section 3.7)



# Section 4. Performance Criteria for Stormwater Management

## Theory of the Nested Approach

- ▶ Runoff Reduction
- ▶ Water Quality Treatment
- ▶ Channel Protection
- ▶ Flood Control

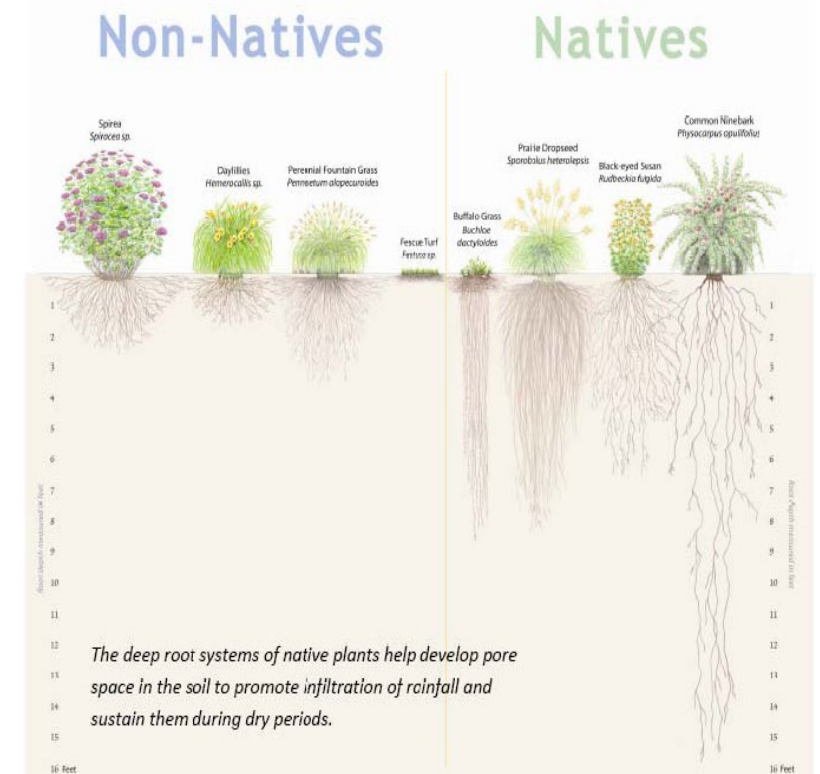




# Section 4.4.1 Runoff Reduction

- ▶ Retain 10% of site in trees
- ▶ Re-establish 12% of site in trees
- ▶ Capture and reuse 10% of  $WQ_v$
- ▶ Engineered infiltration

Native and non-native root comparison chart



# Section 4.4.2 Water Quality Protection

- ▶ Remainder of  $WQ_v$  must be treated through:
  - ▶ Pretreatment for long-term operation
  - ▶ 25% of the site can sheet flow through vegetation
  - ▶ Treatment of off-site stormwater
  - ▶ Allowances for site constraints

# Section 4.4.3 Channel Protection

## Tier 1

- ▶ < 5 acres and < 20% impervious
- ▶ Maintain sheet flow
- ▶ Velocity dissipation and protection at outfalls

## Tier 2

- ▶ > 5 acres OR > 20% impervious
- ▶ Capture 2-year, 24-hour storm and release it at the 1-year, 24-hour rate
- ▶ Micro-detention



# Section 4.4.4 Flood Control

- ▶ Protection shall be provided for the 25-year, 24-hour storm on property zoned:
  - ▶ Recreational
  - ▶ Commercial
  - ▶ Industrial
- ▶ BMPs that impound water are designed for the 100-year storm



# Section 4.5 Redevelopment

- ▶ A change to previously existing, improved property, creating  $\geq 3,000$  ft<sup>2</sup> of impervious cover
- ▶ Excludes maintenance activities such as:
  - ▶ Remodeling
  - ▶ Resurfacing/repaving existing paved areas

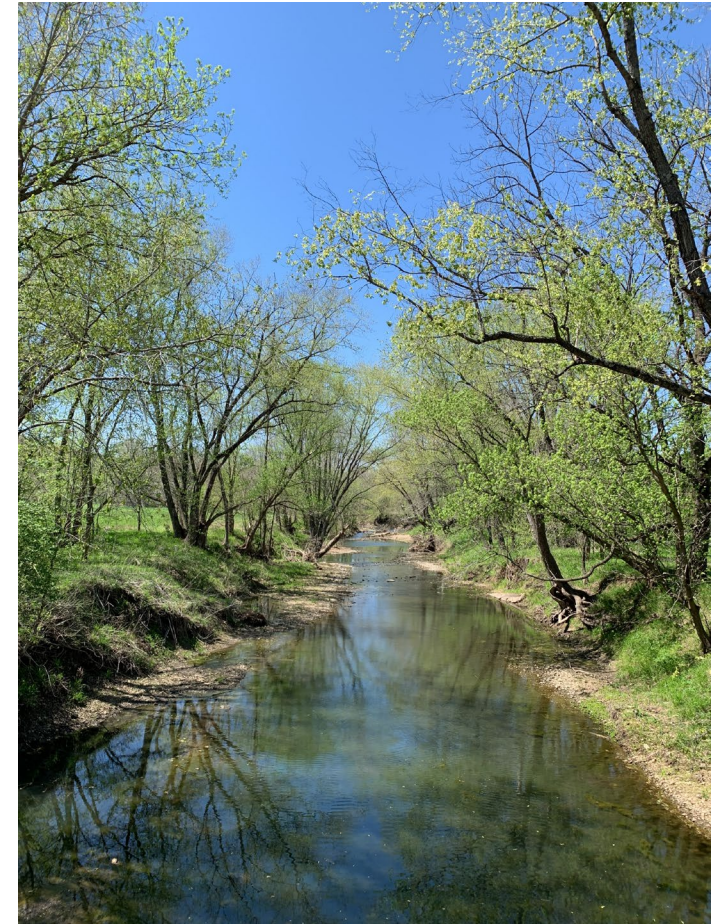
# Section 4.5 Redevelopment

- ▶ Reduce existing impervious cover by 20%
- ▶ Provide WQ treatment
  - ▶ 20% of pre-development impervious cover and 100% of new impervious cover, not to exceed 150% of total new impervious cover
- ▶ Apply innovative approaches
- ▶ Provide off-site treatment
- ▶ Address downstream issues



# Section 4.6 Environmentally Sensitive Areas

- ▶ Land disturbance threshold lowered:
  - ▶ Within 1,000 ft of a losing stream or OSRW
  - ▶ Within 100 ft of a Type 1 stream
  - ▶ Within 1,000 ft of a wetland
  - ▶ Groundwater point recharge features or other direct conduits to groundwater



# Section 4.6 Environmentally Sensitive Areas

- ▶ Sinkhole Requirements
  - ▶ Evaluation
    - ▶ Non-buildable
    - ▶ Drainage away
    - ▶ Drainage to
  - ▶ No filling/grading





# Section 4.6 Environmentally Sensitive Areas

- ▶ Buffer Requirements
  - ▶ Sinkholes – 150-300 ft
  - ▶ Wetlands – 50 ft
  - ▶ OSW – twice the stream buffer requirement
  - ▶ Other – at least 50 ft





# Section 5. Construction Site Runoff Control

- ▶ Clearing/Grading
- ▶ Erosion Control
- ▶ Sediment Control
- ▶ Crossing Waterways
- ▶ Site Access
- ▶ Other Pollutants



# Section 6. Maintenance for BMPs

- ▶ Maintenance Requirement
  - ▶ Responsible Party
  - ▶ Agreement
    - ▶ Inspection
    - ▶ Schedule
    - ▶ Required Actions
  - ▶ Inspection Access
  - ▶ Records





# Section 6. Maintenance for BMPs

- ▶ 6.6 Easements must be provided across private property with access from a street or parking lot
  - ▶ Enclosed conduit width shall be 15 ft or the sum of the conduit diameter and twice to cover depth
  - ▶ Easements shall contain the 100-year storm and indicate the expected surface elevation
  - ▶ Access to detention facilities shall be at least 15 ft wide with drivable slopes

# Section 7. Illicit Discharge Detection and Elimination

- ▶ 7.2 Illicit Connections
  - ▶ Illegal to construct, use, or maintain
    - ▶ Includes past connections
    - ▶ Placing, depositing, or dumping waste
    - ▶ Sewage
    - ▶ Industrial or construction activity discharges



# Section 8. Permits

- ▶ 8.2 Stormwater Discharge Permit
  - ▶ Authorizes connection to MS4 system
  - ▶ Required to submit Stormwater Management Plan
    - ▶ Pre- and post-development hydrology
    - ▶ Stormwater treatment controls
    - ▶ Location of stormwater facilities
    - ▶ Operation and maintenance requirements



# Section 8. Permits

- ▶ 8.3 Land Disturbance Permit
  - ▶ Projects  $\geq$  1 acre
  - ▶ Common Plans of Development
  - ▶ Projects  $\geq$  3,000 ft<sup>2</sup> in environmentally sensitive areas
  - ▶ Erosion and Sediment Control Plan and Site Development Plan

# Section 8. Permits

- ▶ 8.4 Performance Bond or Guarantee
  - ▶ Developer required to post a financial security
  - ▶ 150% of erosion and sediment control costs
  - ▶ May be included in security for public improvements



# Section 8. Permits



- ▶ 8.5 Inspection
  - ▶ County authority to inspect construction sites and stormwater management facilities

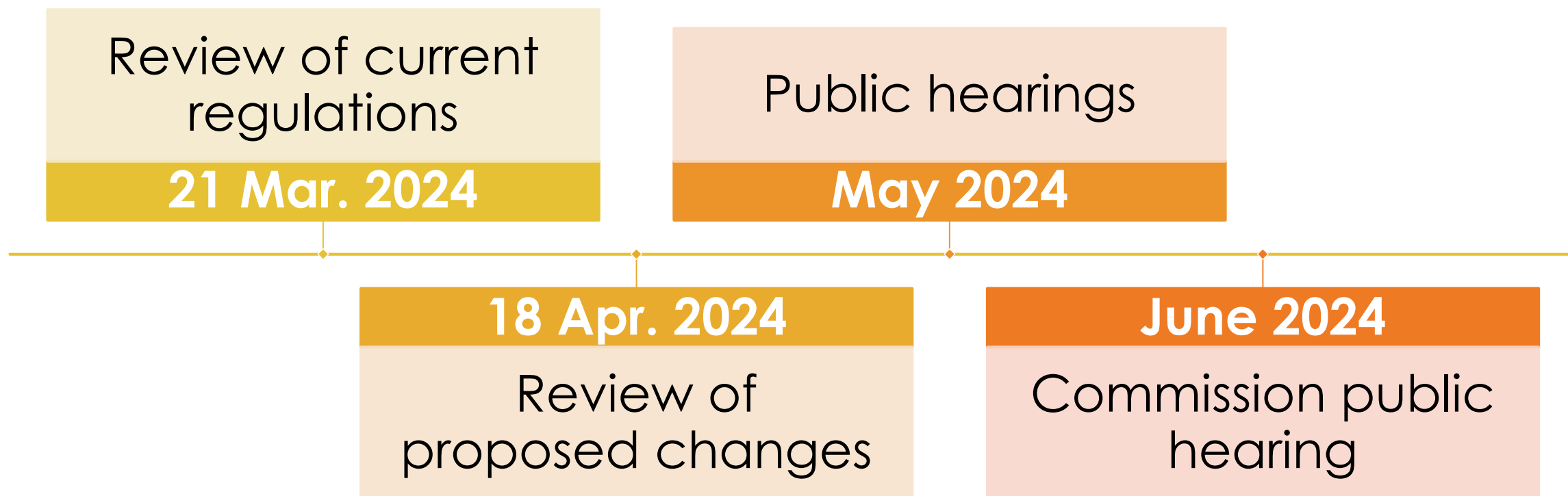


# Section 9. Violations, Enforcement, & Penalties

- ▶ If a violation is found:
  - ▶ 7 days for land disturbance permit
  - ▶ 45 days for stormwater discharge permit
- ▶ Enforcement:
  - ▶ Stop Work Order
  - ▶ Revoke permit



# Timeline for Revision





Questions?