

TERM OF COMMISSION: April Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Commission Chambers

PRESENT WERE: Presiding Commissioner Kenneth M. Pearson  
District I Commissioner Karen M. Miller  
District II Commissioner Skip Elkin  
Director of Planning and Building Stan Shawver  
Deputy County Clerk Josh Norberg

The meeting was called to order at 7:00 p.m.

### **Planning and Zoning**

#### **1. Request by Darlene Strawn to rezone from A-1 (Agriculture) to A-2 (Agriculture) of 8.38 acres, more or less, located at 11555 N. Conrad Rd., Harrisburg.**

Mr. Shawver stated the property is located approximately 2 ½ miles southwest of Harrisburg at the intersection of Callahan Creek Road and Conrad Road. The subject tract is two parcels, a 4.68 acre tract and a 3.7 acre tract, both legal non-conforming lots as they were created prior to planning and zoning. Each tract has a residence present. They are currently zoned A-1 (Agriculture), with A-1 zoning to the north, south, and west, with A-2 (Agriculture) to the east. Conrad Road is the dividing line between large blocks of A-1 and A-2 zoning. This is all original 1973 zoning. This property is served by Howard County Electric, Consolidated Water District #1, and the Boone County Fire Protection District.

The applicant is requesting a rezoning from A-1 to A-2. If approved, the applicant will have the land reconfigured to create a 2.5 acre tract and a 5.88 acre tract. The 2.5 acre tract will then be sold. Staff notified 5 property owners about this request.

The Master Plan designates this property as suitable for agricultural and rural residential land uses. The Master Plan also identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal.

The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation, and public safety services.

Utilities: Public Water is provided by Consolidated Public Water District #1. The existing infrastructure is capable of providing domestic service. Howard Electric can provide electrical service.

Transportation: Access to this property is via Conrad Road or Callahan Creek Road. Both are county-maintained gravel roads. The rezoning will not increase traffic to this site.

Public Safety: The nearest fire station is in Harrisburg, approximately 2 ½ miles away. The existing road network provides access for public safety services.

Staff recommends approval of this request.

Darlene Strawn, 11555 N. Conrad Rd., Harrisburg, stated she grew up on this property and has lived there her whole life. She stated she wants to keep as much of the property as she can. She will be moving from the trailer on the smaller tract into the house on the larger tract that she has been using as a rental unit.

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request by Darlene Strawn to rezone from A-1 (Agriculture) to A-2 (Agriculture) of 8.38 acres, more or less, located at 11555 N. Conrad Rd., Harrisburg.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 213-2008**

**2. Request by Robert M. LeMone Revocable Trust to rezone from A-1 (Agriculture) to M-LP (Planned Industrial) on 9.75 acres, more or less, and to approve a Review Plan for Concorde South Phase 2, located at 5801 S. Highway 63 South, Columbia.**

Mr. Shawver stated This property is located on the west side of Highway 63 west of Ponderosa Street approximately 1500 ft north of the intersection of Bonne Femme Church Road and Ponderosa Street. The site is approximately 1000 ft south of the nearest municipal limits of the City of Columbia. The subject property for the rezoning is 9.75 acres. The acreage of the proposed preliminary plat is 16.36 acres because it includes the requested rezoning area and the area of Phase 1 which has not been completed and did not need to be rezoned. The current zoning of this property is A-1 (agriculture) with a small sliver of C-G (general commercial). The zoning to the west of the request, but still within the parent parcel, is also A-1 with R-S (residential single family) once the section line between sections 3 & 4 is crossed when continuing to the west. The property to the north of the request is zoned C-G and A-1. The property to the east of the request area is zoned C-G and property to the south of the proposal but still contained within the parent parcel is A-1. These are all original 1973 zonings.

The subject property is vacant. The site is within the Columbia School District. Consolidated Water District #1 will provide water service. Fire hydrants will be required and will have to meet fire & water district approvals. The actual requirements will vary based upon the actual size, uses, and construction methods proposed for the structures. The site is in the Boone Electric service area and Boone County Fire Protection District service area. Sewer service is proposed to be from the BCRSD facility serving Prairie Meadows. There is available capacity at this facility

and the developer has secured a portion of the available capacity. The extension of Meyer Industrial Drive will provide access to the proposed lots. The first section of Meyer Industrial Dr. is constructed and will formally be created with the recording of a Final Plat for the first phase of this development. Proposed lots 3 & 4 are vacant at this time and will required revised review plans before they can be used for commercial or industrial uses.

Lot 5 is proposed for a City of Columbia Police Training Facility. The list of allowed uses for lot 5 contains the following additional possible uses; Agricultural Activity, Light Manufacturing, Photographic Processing, Printing, Contractors Buildings and Yards, Bus Barn/Lot, Moving & Storage, or Water Tower. The site plan provided proposes enough flexibility that some sort of facility for these additional uses could be reasonably configured for the site. The proposal rates 83 points on the point rating scale.

The master plan designates this area as being suitable for industrial land uses, while the larger property under the same ownership has more designation area designated for residential land uses. Staff notified 28 property owners concerning this request. The Master Plan calls for the use of a "Sufficiency of Resources Test" when considering the rezoning of land. The purpose of the test is to determine whether there are sufficient resources available to support the proposed zoning, or whether services could be made available in an efficient manner. The resources necessary to serve the proposed development can be broken down into 3 general categories; utilities, transportation and public safety services.

Utilities: This site is served by Boone Electric Cooperative and Consolidated Public Water District #1. There is both a 6-inch and 8-inch waterline in the area. A BCRSD central waste-water system is available for this site and capacity has been secured.

Transportation: Access to the site from Ponderosa St and Meyer Industrial Dr. should be adequate given the limited nature of this request. This issue will become more of an issue if additional industrial expansion in the area is undertaken.

Public Safety: The parent property adjoins a Boone County Fire Protection District Station and the current proposed main use is for a Police Facility.

Staff Recommends approval of the request.

Ron Shy and Mac LeMone were present to answer any questions the Commission might have.

Commissioner Elkin asked if the amount of parking shown on the plan was going to be built right away.

Mr. Shy stated it was not. The plan will be done in 2 or 3 phases, and only part of the parking will be put in right away.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby **approve** the request by Robert M. LeMone Revocable Trust to rezone from A-1

(Agriculture) to M-LP (Planned Industrial) on 8.33 acres, more or less, located at 5801 S. Highway 63 South, Columbia.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 214-2008**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby **approve** the request by Robert M. LeMone Revocable Trust to approve a Review Plan for Concorde South Phase 2, located at 5801 S. Highway 63 South, Columbia.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 215-2008**

**3. Graystone Plat 2. S17-T48N-R13W. R-S. Jay and Suzanne Gebhardt, owners. Jay Gebhardt, surveyor.**

**The Clubhouse. A-2. S19-T47N-R12W. BRB Revocable Trust and JKB 2007 Revocable Trust, owners. Brian David Dollar, Surveyor.**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plats and authorize the presiding commissioner to sign them:

Graystone Plat 2. S17-T48N-R13W. R-S. Jay and Suzanne Gebhardt, owners. Jay Gebhardt, surveyor.

The Clubhouse. A-2. S19-T47N-R12W. BRB Revocable Trust and JKB 2007 Revocable Trust, owners. Brian David Dollar, surveyor.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 216-2008**

**Sheriff's Department**

**4. Budget Amendment for Display Board, Bikes, Crime Stoppers (first read on 4/17/08)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment for a display board, bikes, and Crime Stoppers:

Department	Account	Department Name	Account Name	Decrease	Increase
2550	23050	Sheriff Revolving Fund	Other Supplies		\$3,500.00
2550	85400	Sheriff Revolving Fund	Crim. Investigation		\$1,000.00
2550	91300	Sheriff Revolving Fund	Mach. & Equip.		\$6,000.00

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 217-2008**

**5. Budget Amendment for McGruff Suit and Digital Cameras (first read on 4/17/08)**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment for McGruff suit and digital cameras:

Department	Account	Department Name	Account Name	Decrease	Increase
2535	91300	Sheriff-2005 DOJ Grant	Mach. & Equip.		\$7,365.00
2536	91300	Sheriff-2006 DOJ Grant	Mach. & Equip.		\$45.00
2535	03411	Sheriff-2005 DOJ Grant	Fed. Grant Reimb. Revenue		\$6,896.00

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 218-2008**

**6. Budget Amendment to Establish Budget for Remaining Funds From 2007 Donations (first read on 4/17/08)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment for remaining 2007 donation funds:

Department	Account	Department Name	Account Name	Decrease	Increase
2524	23050	Internet Crimes-Citizen Contributions	Other Supplies		\$2,684.00

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 219-2008**

**Miscellaneous**

**7. Professional Services Agreement for Legal Services**

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the Agreement for Professional Services with Charles J. Dykhouse, Esq. It is further ordered the Presiding Commissioner is hereby authorized to sign said agreement.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 220-2008**

**8. Budget Amendment for 1<sup>st</sup> Floor Johnson Building Remodel Costs (first read on 4/15/08)**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the following budget amendment for 1<sup>st</sup> floor remodel costs in the Johnson Building:

Department	Account	Department Name	Account Name	Decrease	Increase
4063	71201	Johnson Bldg. Impvmt.	Const. Materials		\$16,000.00

Commissioner Miller seconded the motion

There was no discussion and no public comment.

The motion passed 3-0 **Order 221-2008**

**9. Appointment – Board of Health**

Commissioner Pearson moved on this day the County Commission of the County of Boone does hereby appoint Kerri McBee-Black to the Board of Health for a term beginning April 29, 2008, and ending April 28, 2011.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 222-2008**

**10. Authorize Use of Commission Chambers**

Commissioner Elkin moved on this day the County Commission of the County of Boone does hereby approve the use of the Commission Chambers on May 16, 2008, from 5:00 p.m. through 8:30 p.m.; and on May 17, 2008, from 8:00 a.m. through 3:30 p.m. for a Strategic Planning meeting for Tobacco-Free Missouri State Coalition.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0 **Order 223-2008**

**11. Commissioner Reports**

There were no commissioner reports.

**12. Public Comment**

There was no public comment.

The meeting adjourned at 7:25 p.m.

Attest:

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Ken Pearson  
Presiding Commissioner

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Wendy S. Noren  
Clerk of the County Commission

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Karen M. Miller  
District I Commissioner

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Skip Elkin  
District II Commissioner