

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 Daniel Atwill
District I Commissioner Karen Miller
District II Commissioner Janet Thompson
Director Resource Management Stan Shawver
County Counselor C. J. Dykhouse
Deputy County Clerk Mike Yaquinto

The meeting was called to order at 7:03 p.m.

Resource Management

1. Public hearing to name southbound lanes of Highway 63 "Tom Bass Road."

Commissioner Atwill opened the Public Hearing and asked if there was anyone that would like to speak on behalf of re-naming the old southbound lanes of Highway 63 to Tom Bass Road.

Tim Holekamp spoke on behalf of re-naming the southbound lanes to Tom Bass Road with the following:

Tom Bass was born and raised in South Boone County for the first 19 years of his life. Once he became famous, he was induced to move to the city of Mexico in Audrain County where he lived the rest of his life. During that time, he established himself as the best horseman in the entire United States.

He was most active from 1880-1915 when horses were the main form of transportation. He became very interested in the horse and it's role in transportation. He was a breeder and

owner of some of the finest saddle horses in the state. At the 1904 World's Fair, he was the most famous American to attend. He had correspondence with five U.S. Presidents as evidence of the letters that are on display in the Museum in Audrain County.

Tom Bass is the most famous person to be born and raised in South Boone County and there is nothing to recognize the prominence of his life in the County. He received a command performance request from Queen Victoria of England but did not attend due to his fear of ships. He performed in Madison Square Garden and personally established the Royal Horse Show in Kansas City where he lived for a short period.

Speaking to his genius, around 1885 he invented a horse bit that was more humane to horses. It is still known today as the Tom Bass Bit. He did not patent it because he did not want to profit from the invention. He wanted it to be used around the world and by not patenting it, made this possible.

He gave away huge sums of money and prizes that he had won as a showman. He raised, trained and bred champion horses. The American Saddle Bred horse, with no practical purpose today, is the most prominent breed in Boone, Calloway and Audrain Counties, only second to Kentucky.

It is astonishing how few people know how famous a man Tom Bass was. He was a showman and trainer. It is true to call him an African American and just as true to call him an English American. He is a credit to his race; the human race and I strongly encourage Boone County to acknowledge his existence and name the road the Tom Bass Road.

Commissioner Atwill asked Mr. Holekamp if his address would be affected by the name change.

Mr. Holekamp replied that his address would be affected.

The Commissioners thanked Mr. Holekamp for speaking to this issue.

Commissioner Atwill asked if there was anyone else that would like to speak on behalf of the proposal. There were no other speakers.

Commissioner Atwill asked if there was anyone that would like to speak in opposition to the proposal. If so, please come forward and state your name.

Steven Sapp said he was here to speak in opposition to the naming of Tom Bass Road for the following reasons:

The business they operate, Strawberry Hill, has been very hard for their customers to access due to changes in the roadways. He has been working with the state to alleviate his concerns on how to tell his customers how to get to his business as well as how to get them back to the highway. Although this is not what we are here to talk about, whatever the name is going to be, I would like to know how the new signage will be posted with the new name.

My opposition is from a rational standpoint and not one from a historical one. There currently is a Bass Lane directly across Highway 63. If the discussion is to assist 911 and lessen the confusion they may have by re-naming this stretch of road, it seems we are not doing this by naming the road something very similar to what we have right across the highway. That seems like a problem not a solution for 911.

It would be practical to take the various names for this road, be it Meyer Industrial, Old 63, Ponderosa and using one name for the continuous road from Route H to the Magellan Pipeline. Why not use Ponderosa as the street name for this continuous stretch of road. Also, if the name is to change, the signage needs to be much better where Meyer Industrial meets the new road. The travelers get to Magellan then get lost and end up turning around. They go back and forth. It appears MODOT has created this mess and it needs to be fixed.

If the Commission is not responsible to fix this, perhaps they can get with MODOT to fix the problem.

Lastly, I am not a proponent of naming streets after people because there are other streets with similar names such as Bass Lane. There is a proposal of an alternate street name and a person is here that would like to speak to that name.

Commissioner Atwill asked Mr. Sapp if the name change would affect his address.

Mr. Sapp said it would not affect his home address but would affect his business as he would need to explain how to get to his business from Hwy. 63 to 163 where his business is located.

The Commissioners thanked Mr. Sapp for coming in today and speaking to this issue.

Commissioner Atwill asked if there was anyone else to speak in opposition.

Joyce Sapp said she was opposed to the Tom Bass naming and explained as follows:

First of all, I am very interested in Tom Bass from an historical viewpoint and a person. I have been doing a lot of explaining to our customers, especially those coming from Jefferson City, on how to get to our business. I read in the paper that the Commission was looking for a unique name for the road and I believe that Tom Bass is not unique because there is Bass Lane across the highway from Bonne Femme Church Road. I think Elkhurst is more appropriate since at one time, the area was unique to the confinement of elk. Also, Hurst in German means little forest, so it was know as little forest of elk.

At one time there was an Elkhurst store and cabins where people could stay as well as a place to eat. To this day, the weather on channels 8 and 17 still refer to Elkhurst as a reference point. I have a picture of the Elkhurst store and gas station and a newspaper clipping

advertising a baseball game between Elkhurst and Columbia Shoe Factory. It did exist for a long time and is unique and you can describe it to people.

Commissioner Thompson asked if this is a directions issue for the business, why is Elkhurst any better than Tom Bass.

Ms. Sapp said that it is unique, there are no similar names in Columbia, not like the similarity of Bass Lane and Tom Bass Road.

Commissioner Atwill asked her opinion if Route H was re-named Tom Bass.

Ms. Sapp said she thought that would just upset other people along Route H who would have to get their address changed.

Commissioner Atwill asked if the name change would affect her address.

Ms. Sapp said it would not.

The Commissioners thanked Ms. Sapp for expressing her views on this issue.

Commissioner Atwill asked if anyone else would like to speak in opposition.

Larry Pauley said he was opposed to the naming of the road to Tom Bass. He has mixed emotions. Elkhurst is acceptable, but after doing some extensive studying, the area is known as Deer Park and since there already is a street named Deer Park, he would like it to be named Deer Park Expressway.

Commissioner Atwill said that the Expressway designation has certain definitions and requirements and this road does not meet that criteria.

Mr. Pauley said he was ok with Elkhurst.

Commissioner Atwill asked if the name change would affect Mr. Pauley's address.

Mr. Pauley said it would not.

The Commissioners thanked Mr. Pauley for speaking on this issue.

Commissioner Miller said she received a note from Erma Pauley recommending the name Elkhurst. She also heard from Lavern Black, Susan Bartel and Betty Black, all who also recommend the name Elkhurst.

Commissioner Atwill asked if there was anyone else in opposition.

Paul Garrett said he was also opposed to the re-naming to Tom Bass Road. He agreed that Tom Bass was a great horseman. Elkhurst was a destination while growing up. Many stores were demolished to make room for Hwy. 63. Elkhurst Blvd. would be a great name for the road. It was the last stop before getting to Ashland. There is too much confusion and similarity when using peoples names for streets.

Mr. Garrett said his address would not be affected by the name change. Either name is ok with me, I just think that Elkhurst would be better for 911.

The Commissioners thanked Mr. Garrett for speaking on this issue.

Commissioner Atwill asked if there was anyone else in opposition.

There were no other speakers and Commissioner Atwill closed the Public Hearing.

Commissioner Miller confirmed that the name Tom Bass Road has been through the road naming process and Joint Communications has approved the name.

Commissioner Atwill said he asked for Elkhurst as well and that was approved today by Joint Communications.

Commissioner Thompson said that it appears that Joint Communications didn't have a problem with the name Tom Bass being similar to Bass Lane since they did not object to Tom Bass Road.

Commissioner Atwill concurred.

Commissioner Miller said she is in total agreement with Mr. Holekamp that the County needs to recognize Tom Bass. We need to show the real historical perspective of this man. I am not opposed to Tom Bass Road, but would like to make it clearer about the horseman Tom Bass.

Commissioner Thompson said she is a horseperson and the man that taught her learned from Tom Bass and that resonates with her. The County has done a miserable job of recognizing Tom Bass as a citizen, a person of color who broke the color barrier in pro sports and his ongoing impact on the horse world. Naming the road would be a start in bringing Tom Bass into the consciousness of Boone County and celebrate his contributions and to embrace the African American community and draw this community into the history of our County.

Commissioner Atwill said he can sympathize with those who complain that Ponderosa becomes Meyer then becomes something else. The County tried at one time to name the entire road Ponderosa but it failed for some reason. It is through the suggestion of those living on this road and whose addresses will be affected that this name change is being done. There have been concerns raised today, but the Commission must make a decision.

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby approve the re-naming of the old southbound lanes of US Highway 63 to Tom Bass Road from the Magellan Pipeline Terminal extending south to the Route H/E. Log Providence Road Interchange.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #204-2013**

Commissioner Miller assured those in opposition that proper signage would be posted.

2. Request by Big Sky Investments LLC to rezone from R-S (Single Family Residential) to M-LP (Planned Light Industrial) on 5.95 acres, more or less, located at 7105 W Henderson Rd., Columbia.

Stan Shawver said the following Staff Report pertains to this item and the following item on the agenda:

Big Sky Investments LLC Rezoning and Henderson Road M-LP Review Plan

The minutes for the Planning and Zoning Commission meeting of April 18, 2013, along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

This staff report covers both the rezoning request for Big Sky Investments LLC and the revised review plan that covers land owned by MD & B LLC and Big Sky Investments LLC. The new Review Plan for Henderson Road M-LP includes previously approved Review Plans for Tiger Ice, Mid Am Commercial Acres and Ivy Ridge Planned Developments.

The subject property is located on Henderson Road, northwest of the Highway

40/Interstate 70 interchange. Big Sky Investments LLC is seeking to revise an existing M-LP (Planned Light Industrial) review plan that covers 2.51 acres, by adding approximately 6 acres of R-S zoned property, which will be rezoned to M-LP, and expand the scope of the plan to cover the M-LP zoned Mid Am Commercial & Tiger Ice properties. This rezoning has a concurrent minor subdivision plat that will create an 8.48 acre lot for the entire property being rezoned, and an administrative survey covering the remainder property. This property was originally rezoned from R-S (Residential Single-Family) in June of 2004 and revised in November of 2008, and July of 2011. It has original R-S zoning to the north & east, M-LP to the west, and original C-G (General Commercial) to the south. The M-LP to the southwest was rezoned in November of 2003 and the review plan was revised in June of 2005, and the M-LP directly to the west was rezoned to M-LP in 2002 and its review plan was revised in July of 2007.

The purpose of this planned rezoning is to allow for a new building on the Ivy Ridge property and to permit the storage bunkers on the west side of the property to remain in their current location.

The Master Plan designates this property as suitable for 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: The area being brought under this review plan is served by Consolidated Public Water District #1 & Boone Electric Cooperative. This rezoning will not noticeably increase demand on available public utilities. There are existing hydrants on the property, and they are sufficient to meet the requirements of the Boone County Fire Protection District. Each individual property is currently served by an on-site wastewater system. Future development of the plan area and the surrounding area

may justify the development of some form of centralized wastewater service; however at this time that threshold has not been reached.

Transportation: Access to this property is via Henderson Road. The rezoning will not increase traffic to this site. The plan does identify a future roadway area along the east side of the property. As the remainder of the Ivy Ridge property develops, the limitations of the current access and the use of Ivy Lane for potential access will become more apparent. Construction of a public road along the east side of the property will allow for optimal use of the remainder of the property, so reservation of that space is reasonable.

Public Safety: The Boone County Fire Protection District operates a station approximately 350 feet from this property. The rezoning will not increase the current public safety needs of the property.

Zoning Analysis: This rezoning request is consolidating a substantial area of planned industrial space under one plan. This consolidation removes the internal setbacks of the properties involved, freeing up previously unusable property and resolving the setback violations of the Ivy Ridge property. This plan succeeds in achieving those goals and sets a reasonable outline for the future development of the properties involved.

Staff recommends approval of the request.

The Planning & Zoning Commission conducted a public hearing on this request during their April 18, 2013 regular meeting. There were ten members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the request.

That motion carried and so the application comes forward with a recommendation for approval.

Following approval of the rezoning request, a motion was made to recommend approval of the review plan for Henderson Road M-LP.

That motion also carried and so the review plan comes forward with a recommendation for approval.

Dan Brush was recognized by Commissioner Atwill.

Mr. Brush said he is from Brush & Associates and is the Engineer who prepared the plan and the surveyor who prepared the plat. He said the Staff Report is pretty complete and he is here to answer any questions from the Commission.

Commissioner Miller noted how unusual it is to get the plat completed when there are multiple parties involved.

Mr. Brush said it became much easier once the owners of Mid Am Commercial sold out.

There were no further comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the request of Big Sky Investments, LLC to rezone from R-S (Single Family Residential) to M-LP (Planned Light Industrial) on 5.95 acres, more or less, located at 7105 W Henderson Rd., Columbia, MO.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #205-2013**

3. Request by MD & B LLC and Big Sky Investments LLC to revise previously approved Review Plans for Tiger Ice, Mid Am Commercial Acres and Ivy Ridge Planned Developments and consolidate them into one plan on 17.35 acres, more or less, located at 7171 W Henderson Road, Columbia.

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the request of MD & B, LLC and Big Sky Investments, LLC to revise previously approved Review Plans for Tiger Ice, Mid Am Commercial Acres and Ivy Ridge Planned Developments and consolidate them into one plan to be called Henderson Road M-LP on 17.35 acres, more or less, located at 7171 W. Henderson Road, Columbia, MO.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #206-2013**

4. Ivy Ridge Plat 2. S1-T48N-R14W. M-LP. Bigsky Investments LLC, owner. J. Daniel Brush, surveyor.

Stan Shawver said that this is the Subdivision Plat for Ivy Ridge, consolidating the original tract and the area re-zoned into one parcel now zoned ML-P; Ivy Ridge Plat 2.

There were no comments or questions.

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorize the Presiding Commissioner to sign it:

- Ivy Ridge Plat 2. S1-T48N-R14W. M-LP. Bigsky Investments LLC, owner. J. Daniel Brush, surveyor

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #207-2013**

Commission

5. 1st & 2nd reading; Organizational use of the Courthouse Grounds, Courthouse Plaza and Commission Chambers by the Military Officers Association of America

Commissioner Atwill moved on this day the County Commission of the County of Boone does hereby approve the organizational use of the Courthouse Grounds, Courtyard Plaza and Commission Chambers by the Military Officers Association of America on May 27, 2013 from 8:00am to 1:00pm.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #208-2013**

6. 1st & 2nd reading; Organizational use of County Facilities by Capitol to Courthouse Ultramarathon & Relay for Oct 20, 2013

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the organizational use, by Capitol to Courthouse Ultramarathon & Relay, of the Courthouse Grounds from 12:00 p.m. to 6:00 p.m. and the Courtyard Plaza from 5:30 p.m. to 6:00 p.m. on October 20, 2013.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order #209-2013**

7. 1st & 2nd reading; Organizational use of County Facilities by Capitol to Courthouse Ultramarathon & Relay for Oct 19, 2014

Commissioner Miller moved on this day the County Commission of the County of Boone does hereby approve the organizational use of the Courthouse Grounds by Courthouse to Capitol Ultramarathon & Relay from 6:15 a.m. to 7:00 a.m. on October 19, 2014.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #210-2013**

8. 1st & 2nd reading; Organizational use of the Courthouse Plaza by the Missouri Symphony Society

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the organizational use of the Courthouse Plaza by the Missouri Symphony Society from 2:00 p.m. to 6:30 p.m. on June 20, 2013.

Commissioner Miller seconded the motion.

The motion carried 3 to 0. **Order 211-2013**

9. Public Comment

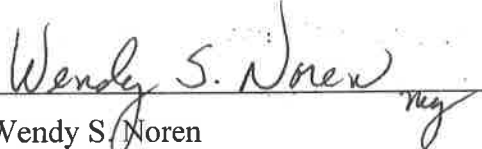
None

10. Commissioner Reports

None

The meeting adjourned at 8:00 p.m.

Attest:

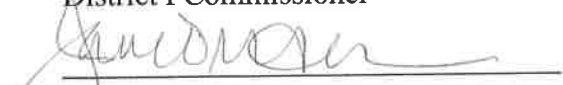

Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner

