

TERM OF COMMISSION: May Session of the April Adjourned Term

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

PRESENT WERE: Presiding Commissioner Daniel Atwill  
District I Commissioner Fred Parry  
District II Commissioner Janet Thompson  
County Counselor C.J. Dykhouse  
Director Resource Management Stan Shawver  
Planner Resource Management Uriah Mach  
Deputy County Clerk Michelle Thompson

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

### **Resource Management**

- 1. Request by Christopher and Rebecca Sander to rezone from A-R (Agriculture Residential) to A-2 (Agriculture) on 38 acres, more or less, located at 5300 N O'Neal Rd., Columbia.**

Stan Shawver read the following staff report:

This request was considered by the Planning & Zoning Commission during their May 17, 2018 meeting.

The minutes for the Planning and Zoning Commission meeting of May 17, 2018, along with the Boone County Zoning Regulations and Subdivision Regulations are entered into the record of this meeting.

The Planning & Zoning Commission conducted a public hearing on this request during their May 17, 2018 regular meeting. There were six members of the commission present

during the meeting.

The subject property is located on the east side of O'Neal Road approximately 1500-feet south of W. Fenton Road. One single family residence and two accessory structures occupy the parcel. The zoning is A-R, which is the original zoning. All the adjacent property is zoned A-R.

The owner has indicated an intent to execute a family transfer to a qualified family member if the downzoning is approved.

The Master Plan designates this property as suitable for residential land use. The Master Plan identifies a "sufficiency of resources" test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a "gate-keeping" function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories, Utilities, Transportation, and Public Safety Services.

Utilities:

Water: Consolidated Water provides water service to the property.

Sewer: There is no sewer service available to the property.

Electric: Boone Electric provides power.

Transportation: The property has approximately 1,100 feet of frontage on O'Neal road,

with and existing driveway to the home.

Public Safety Services: The property is approximately 3 miles from the Boone County Fire station on Route E.

Zoning Analysis: Rugged terrain, lack of sewer service, and lack of fire flow would make it difficult to develop this property at the density allowed by the existing, A-R, zoning.

Staff notified 31 property owners about this request. The property scored 63 points on the rating system.

Staff recommended approval of this request.

The Planning & Zoning Commission conducted a public hearing on this request during their May 17, 2018 regular meeting. There were six members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the rezoning request. That motion carried unanimously.

The Commission had no comments or questions about the staff report.

Commissioner Atwill opened the public hearing.

Chris Sander spoke on behalf of this agenda item. He stated that there he did not have a whole lot to add to the staff report that Stan Shawver gave, but he did want to mention that the typography of the property makes it impractical to develop it into half acre sized lots. This property is not well suited to that type of development. As Mr. Shawver said, the utilities are not available to the property. So, we feel that this is a reasonable request, and I

will try to answer any questions there may be.

There were no comments or questions from the Commission.

There were no other public comments.

Commissioner Atwill closed the public hearing.

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the request by Christopher and Rebecca Sander to rezone from A-R (Agriculture Residential) to A-2 (Agriculture) on 38 acres, more or less, located at 5300 N O'Neal Rd., Columbia.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #284-2018**

**2. Receive and Accept the following plats:**

- **Double Deuce Subdivision #2. A-2. S5-T50N-R11W. John and Monica Melton, owners. Michael L Klasing, surveyor.**
- **Chapman. A-2. S22-T48N-R14W. Ron and Beth Chapman, owners. David W. Borden, surveyor.**
- **Schooler Estates. A-2. S9-T46N-R12W. Possum Enterprises LLC, owner. Kevin M. Schweikert, surveyor.**
- **Meyer Estates. A-2. S30-T50N-R11W. Anthony E. Meyer, owner. J. Daniel Brush, surveyor.**

Stan Shawver read the following staff report:

Double Deuce Subdivision #2 is a two-lot subdivision on Davis Road north of Hallsville.  
Chapman is a one lot subdivision on State Highway O west of Columbia.  
Schooler Estates is a three-lot subdivision on State Highway M west of Ashland.  
Meyer Estates is a two-lot subdivision located on Elkin Road southeast of Hallsville.

Commissioner Thompson 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:

1. Double Deuce Subdivision #2. A-2. S5-T50N-R11W. John and Monica Melton, owners. Michael L Klasing, surveyor.
2. Chapman. A-2. S22-T48N-R14W. Ron and Beth Chapman, owners. David W. Borden, surveyor.
3. Schooler Estates. A-2. S9-T46N-R12W. Possum Enterprises LLC, owner. Kevin M. Schweikert, surveyor.
4. Meyer Estates. A-2. S30-T50N-R11W. Anthony E. Meyer, owner. J. Daniel Brush, surveyor.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #285-2018**

### **Purchasing**

3. **Second reading; Bid Award Recommendation 23-30APR18 – Crushed Stone Aggregate and Chip Seal Products (1<sup>st</sup> read 5-24-18)**

Commissioner Parry moved Now on this day the County Commission of the County of Boone does hereby award bid 23-30APR18 – Crushed Stone Aggregate and Chip Seal Products to the following:

Capital Sand Company, Inc.  
Capital Quarries Company, Inc.  
Con-Agg of Missouri d/b/a Boone Quarries

Terms of the contract award are stipulated in the attached Purchase Agreements. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreements.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #286-2018**

**4. Second reading; Amendment Number One – 12-22MAR18 – Chip Seal Pavement Preservation for Boone and Callaway Counties, and the City of Columbia (1<sup>st</sup> read 5-24-18)**

Commissioner Parry moved on this day the County Commission of the County of Boone does hereby approve the attached Contract Amendment Number One between Boone County and Missouri Petroleum Products Company, LLC.

The terms of the amendment are stipulated in the attached Amendment. It is further ordered the Presiding Commissioner is hereby authorized to sign said Contract Amendment Number One.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #287-2018**

**5. Second reading; Cooperative Contract: CT1609100001 – PC Prime Vendor**

**Services (1<sup>st</sup> read 5-24-18)**

Commissioner Thompson moved on this day the County Commission of the County of Boone does hereby approve the utilization of the State of Missouri cooperative term and supply contract CT160910001 with SHI International Corp. of Somerset, New Jersey for PC Prime Vendor services.

The terms of the Cooperative Contract are stipulated in the attached Purchase Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreement.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #288-2018**

**Commission**

**6. Presentation and public hearing on relocated Blocks of Time on the courthouse plaza**

Matt Beckett and Robbie Price thanked the Commission for having them here again to present some ideas on relocating the Blocks of Time that had to be moved due to construction of the new building.

Robbie Price stated that this presentation was made at the Commission meeting that was held on May 24<sup>th</sup>, and at that meeting, Commission asked if he could produce another drawing that would show what the elevation aspects of the bench seating for option B would look like, which he had here this evening in the Power Point. The Power Point presentation is included at the end of these minutes.

The Commission did not request to see the whole slide show again. They requested to see the new slide of the sketch of the bench seating. The slide with the front view of option B shows the front of the bench seating with the elevation of the sidewalk. This shows the stairstep design for the Blocks of Time bench seat option. The blocks on the bottom would be stair stepped so they will be off the ground to allow for snow removal or any kind of sweeping activity. The slide presents the North side of the building, while the South side would house a two-bench scenario. This will be the same design but with two benches and three faces for the blocks. In all there will be more than 300 spaces for bricks. Currently, only 257 spaces are needed. So, there will be additional space if anyone wants to donate.

Commission Atwill asked if there were any spots that would be suitable for seating other than where a figure is represented in the slide.

Robbie Price said the side spots will too tall for someone to casually sit down for a chair height, but that someone could still seat there and dangle their feet.

Commissioner Atwill expressed his thanks for the new sketch. It was very helpful.

Commission Parry asked if Doug Coley or the Courthouse security staff have had a chance to look at these. Doug will be responsible for the maintenance, and I want to make sure that the security staff don't have any issues. This looks great, and the benches are my preferred, but I would like for Doug to look at it.

Commissioner Thompson said I think Doug, and as you say, the Marshalls, and Trevor Bulgin.

Commissioner Atwill agreed that should be done and stated they would do so.

Commissioner Thompson reiterated that Commissioner Parry made a good point on the issue of security. She said it may be the placement of a camera or the angle of a camera if



these kinds of walls create someplace where someone could hide. So, it may be just an issue of the placement of a camera.

Commissioner Atwill opened the public hearing.

There were no comments from the public.

Commissioner Atwill closed the public hearing.

**7. Public Comment**

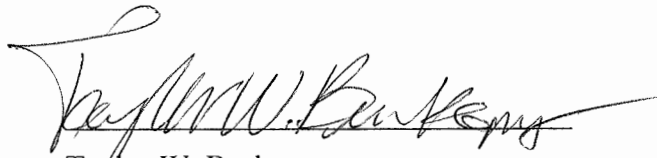
None


**8. Commission Reports**

None

The meeting adjourned at 7:19 p.m.

Attest:

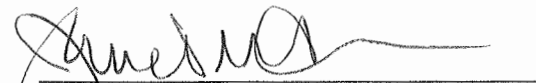
  
Taylor W. Burks  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Fred J. Parry  
District I Commissioner



Janet M. Thompson  
District II Commissioner

# Blocks of Time

## Design Options for Plaza 807

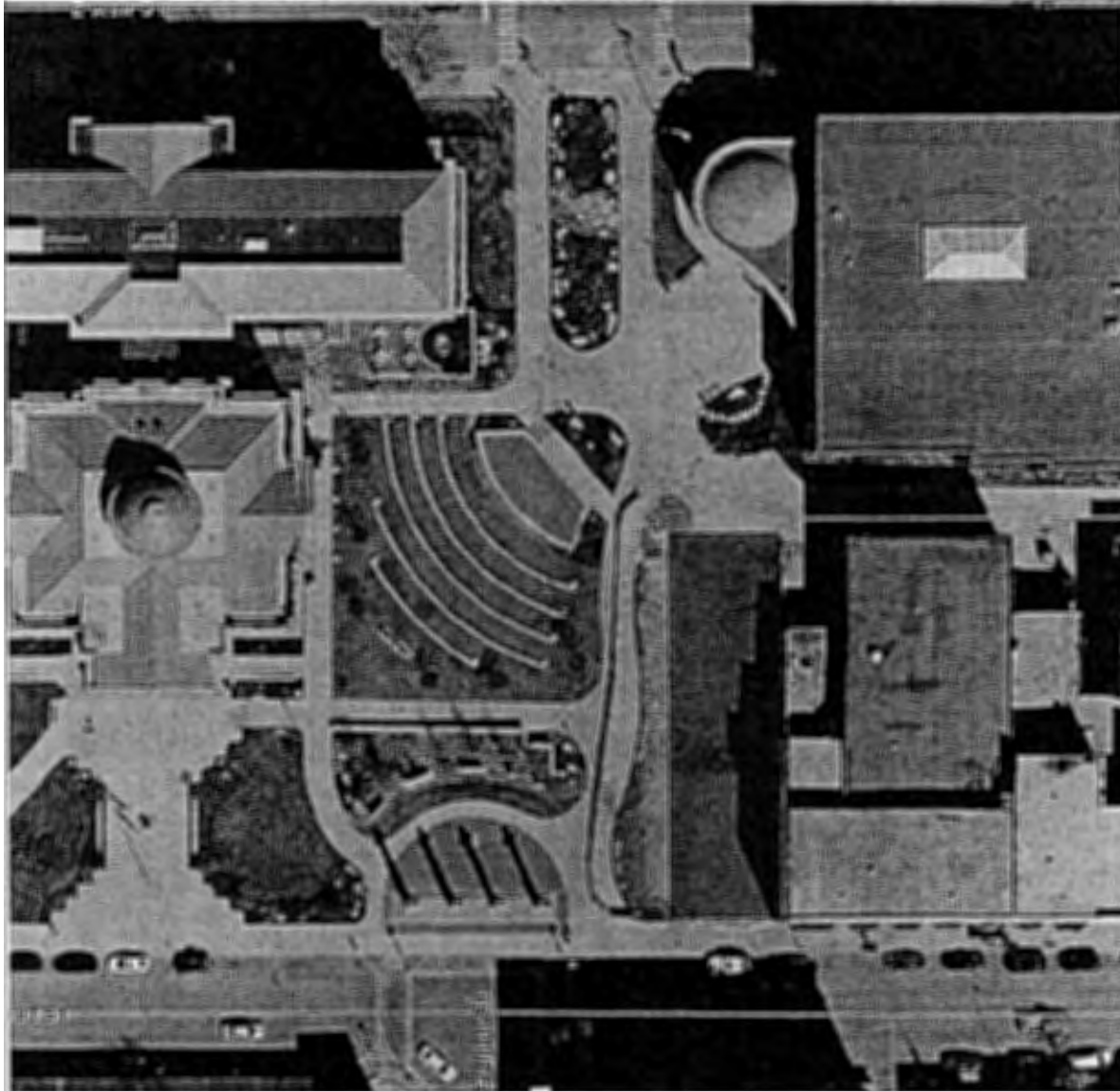
# Site Plan Mounting Options Questions



## SITE PLAN

Courthouse Plaza and  
Adjacent Property

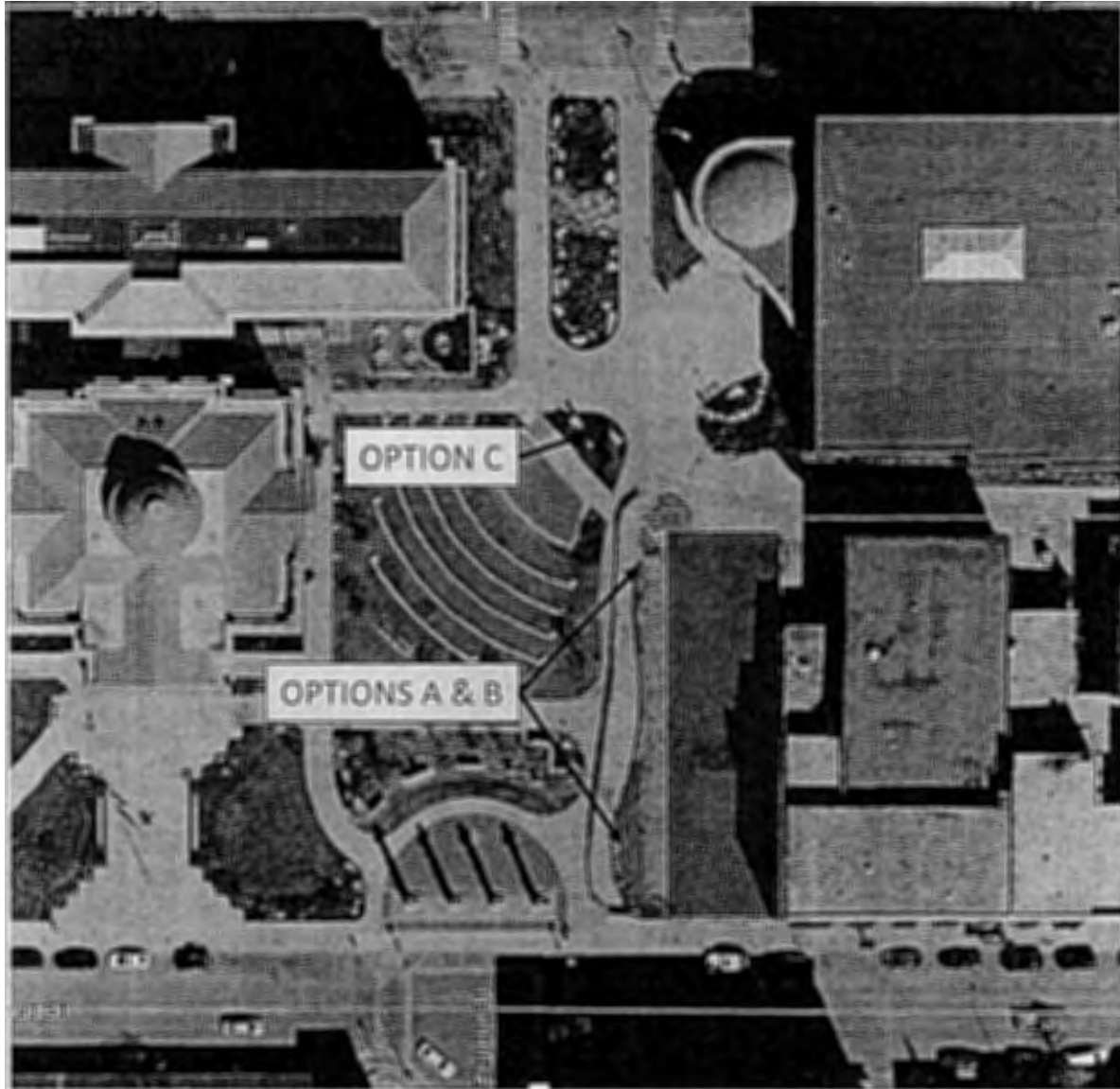
SITE PLAN

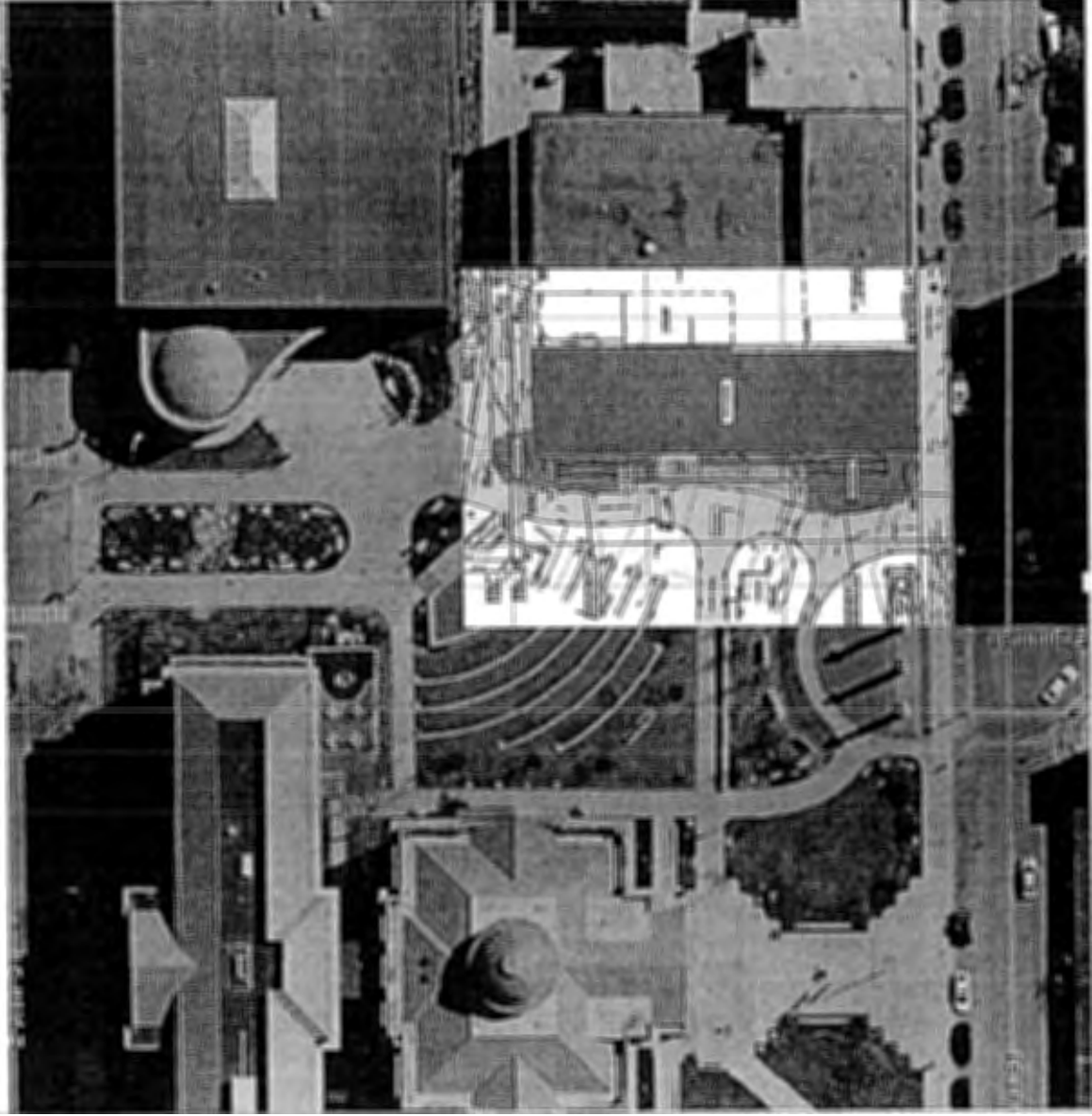


# SITE PLAN



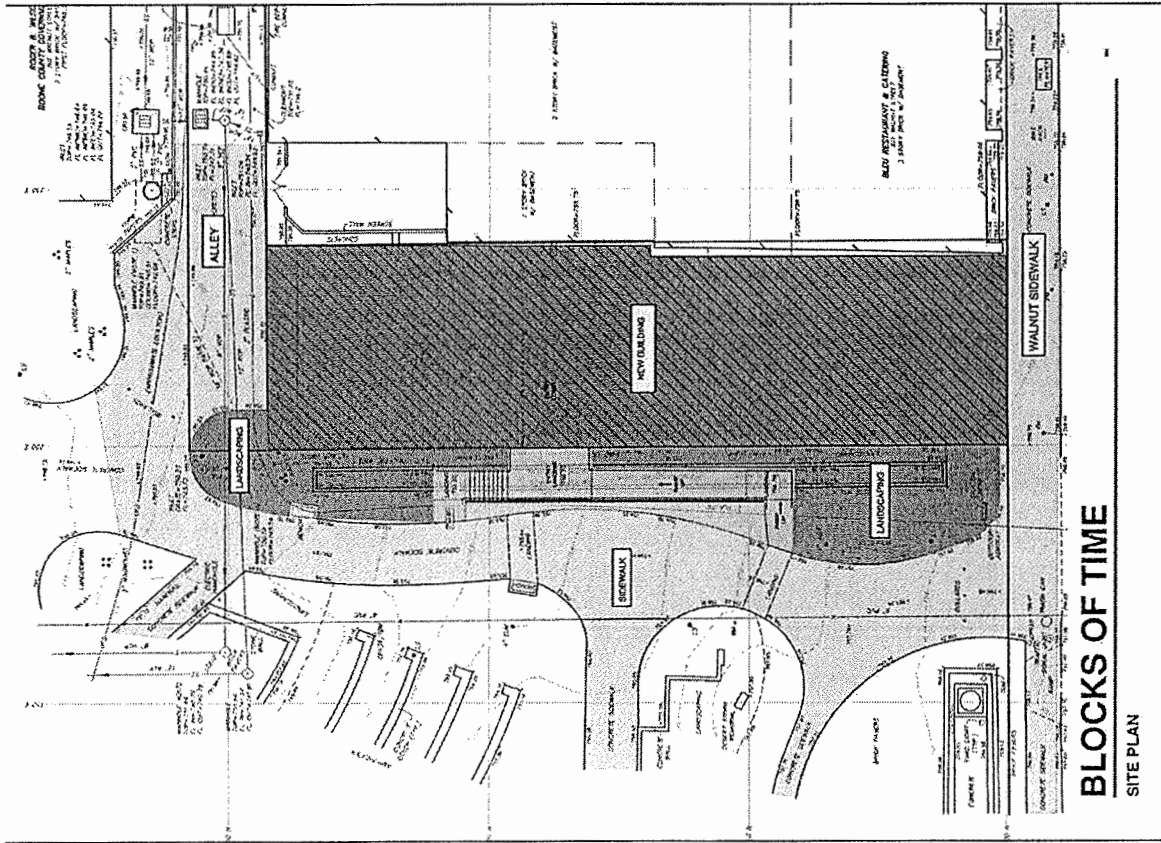
SITE PLAN





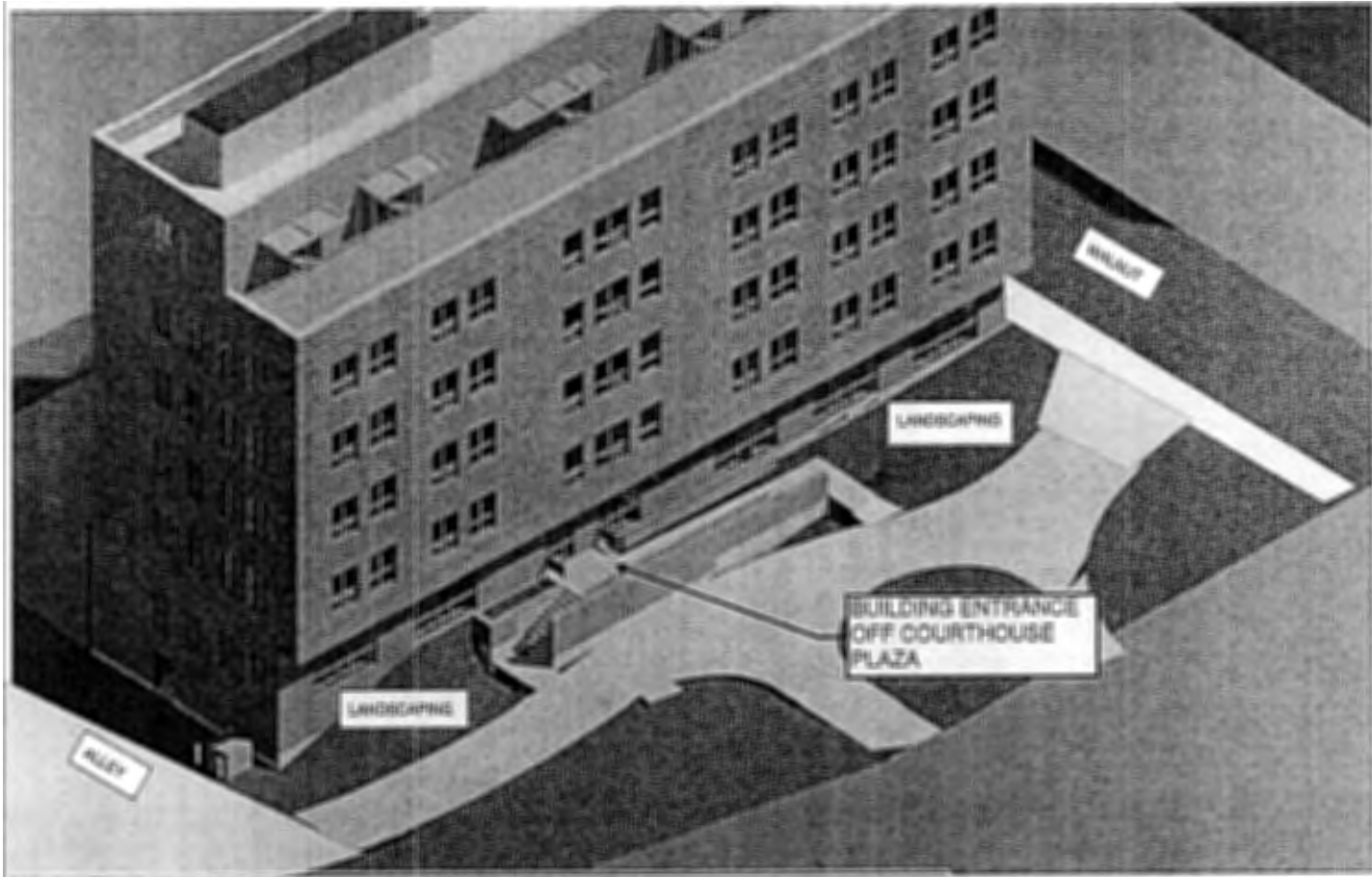
**SITE PLAN**





# SITE PLAN

## BLOCKS OF TIME SITE PLAN

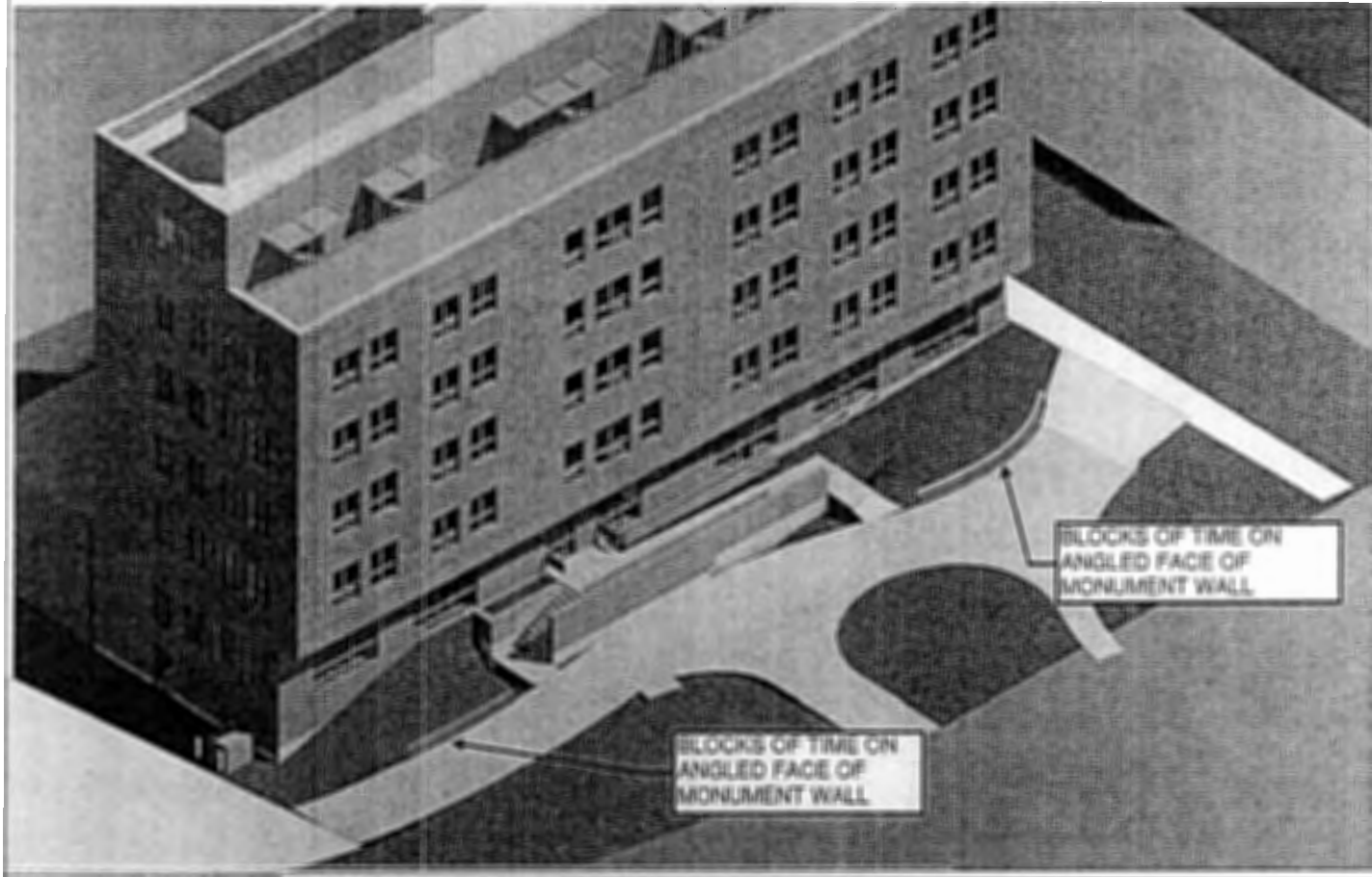


## BLOCKS OF TIME

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AXONOMETRIC VIEW



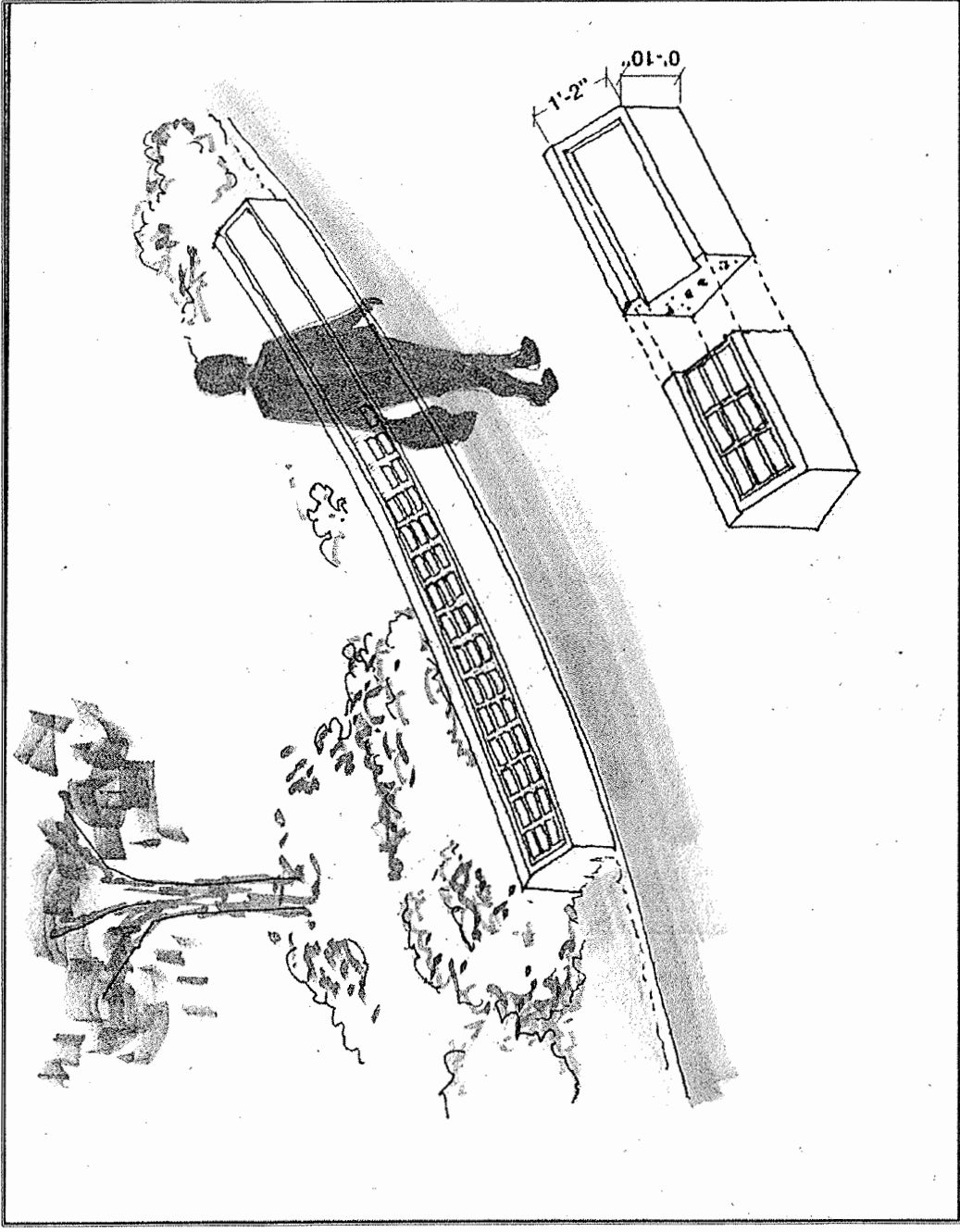


## BLOCKS OF TIME

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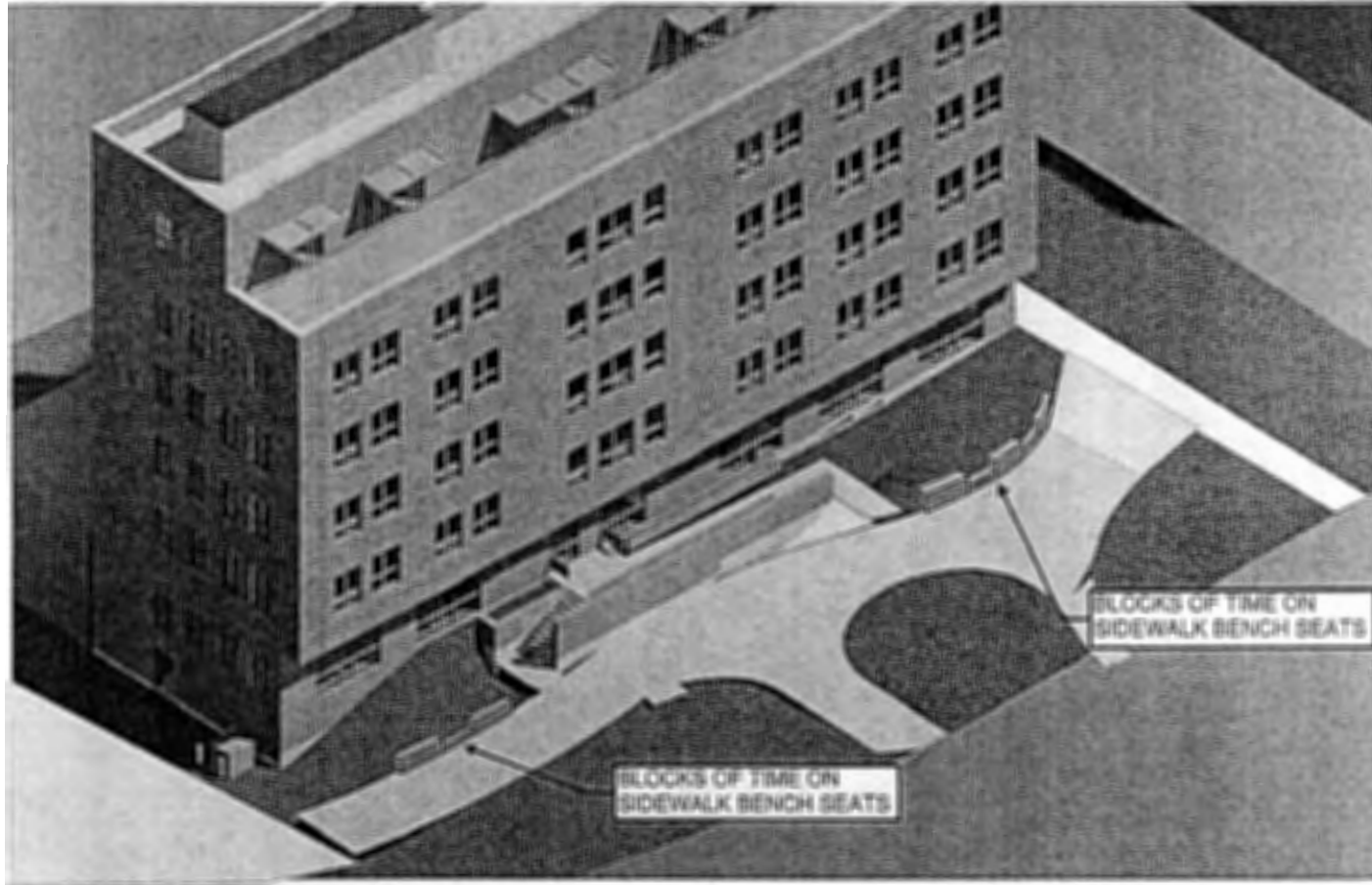
OPTION A

MONUMENT AXONOMETRIC VIEW



**OPTION A**



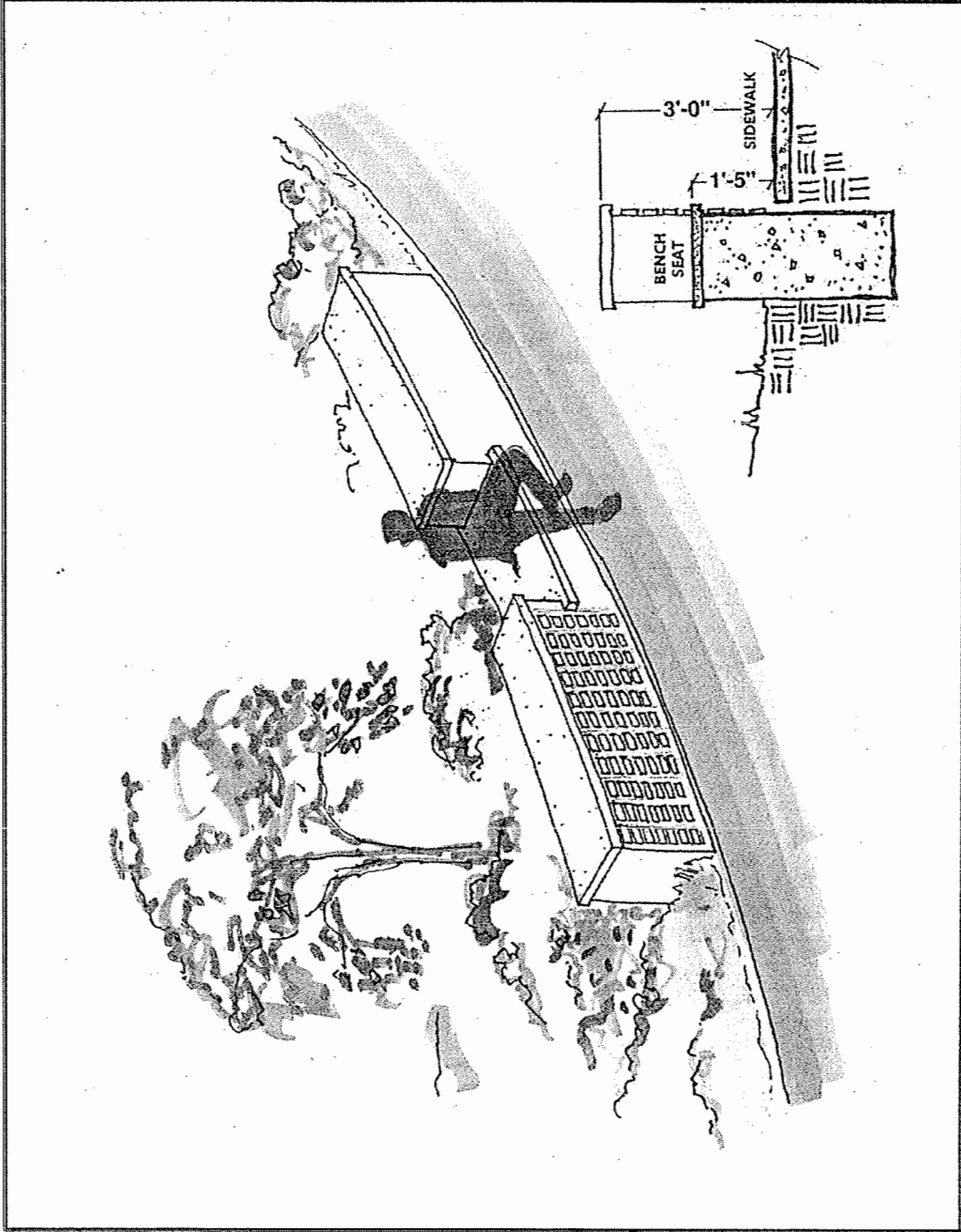


## BLOCKS OF TIME

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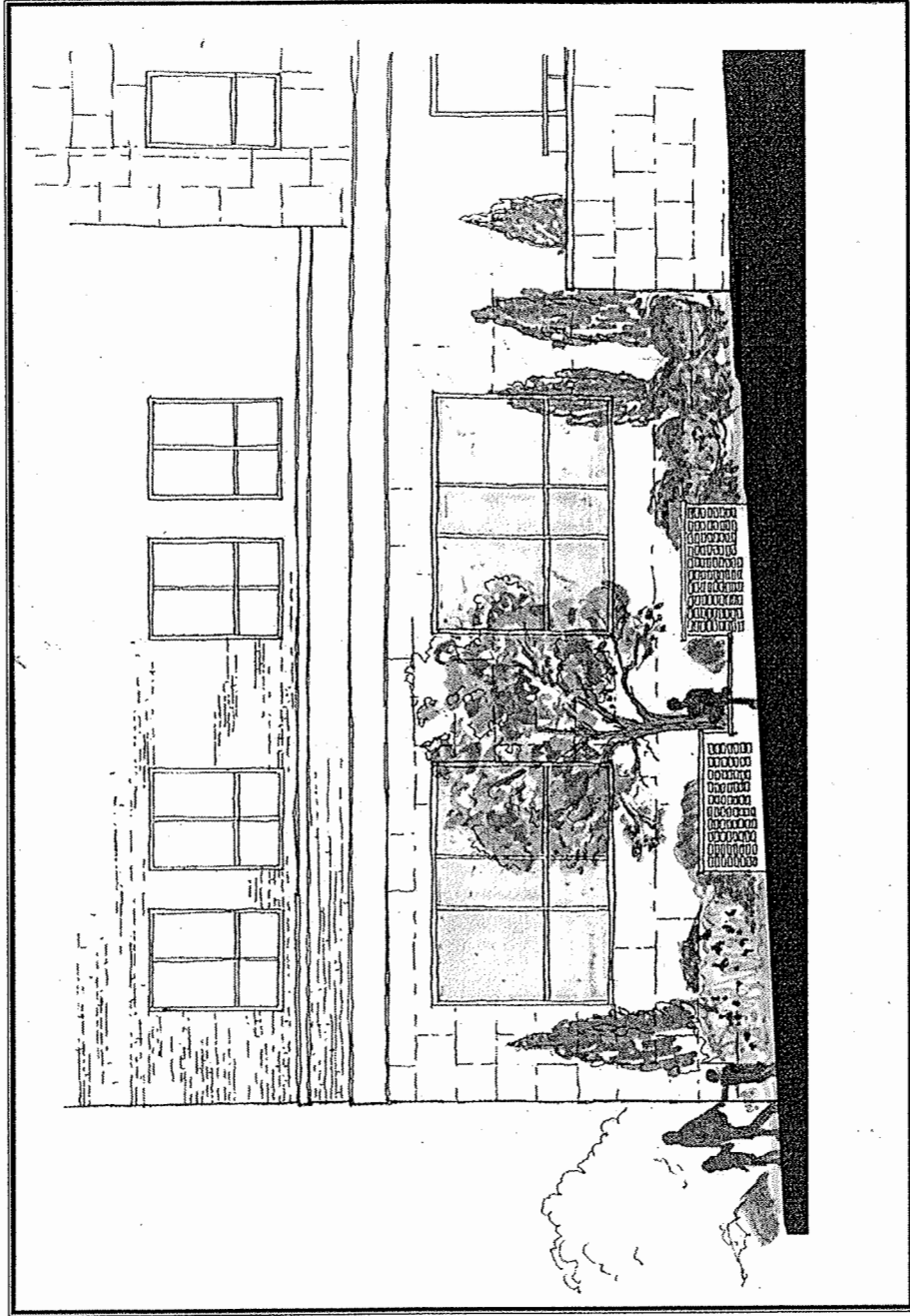
OPTION B

BENCH SEAT AXONOMETRIC VIEW

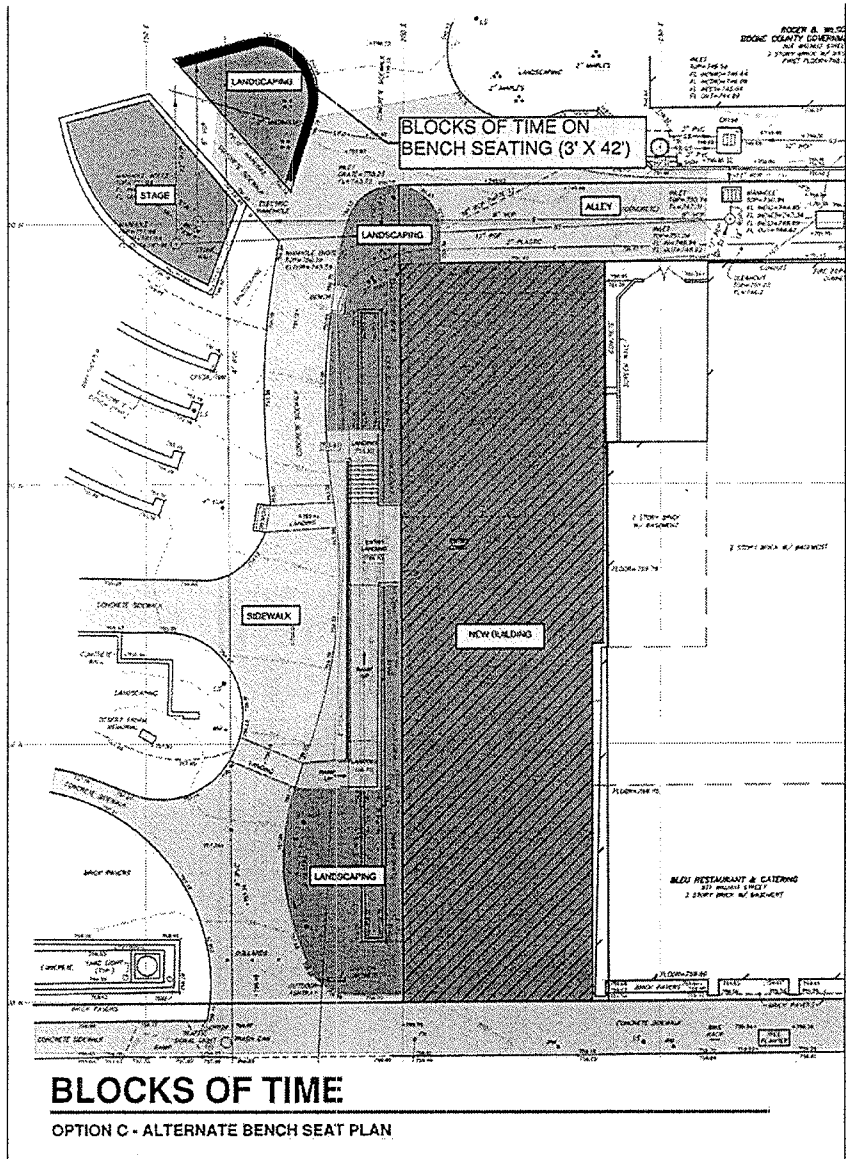


**OPTION B**





OPTION B



OPTION C

**BLOCKS OF TIME**

OPTION C - ALTERNATE BENCH SEAT PLAN



simon oswald architecture

# Questions