

TERM OF COMMISSION: October Session of the October Adjourned Term

PLACE OF MEETING: Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Lead Deputy County Clerk Jodi Vanskike

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 7:00 p.m. and roll call was taken.

Purchasing

1. First and Second Reading: Amendment #1 to Contract C000742 – Central Pantry Relocation with The Food Bank for Central & Northeast Missouri, Inc.

Commissioner Kendrick read the following memo:

Contract C000742 - Central Pantry Relocation was approved by Commission for award to The Food Bank for Central & Northeast Missouri, Inc. on February 8, 2024, Commission order #71-2024.

Amendment #1 increases this contract by \$50,000 (while an amendment to contract C000788 - Public Safety Childcare Facility, the next agenda item, will decrease their contract by \$50,000). This is to help try to cover the anticipated November shutdown of the Federal food assistance programs.

This is for department 2983 - American Rescue Plan Act, account 82400 - Other Contracts.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve an ARPA Funding Beneficiary agreement with The Food Bank for Central & Northeast Missouri, Inc. for Central Pantry Relocation. The terms of the agreement are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #539-2025**

2. First and Second Reading: Amendment #1 to Contract C000788 – Public Safety Childcare Facility

Commissioner Kendrick read the following memo:

Interagency agreement C000788 - Public Safety Childcare Facility was approved by Commission, with the Boone County Sheriff's Office, obligating the ARPA funds for the Public Safety Childcare Facility on November 26, 2024, Commission order #569-2024.

Amendment #1 decreases this contract by \$50,000 (while an amendment to contract C000742 - Central Pantry Relocation, the previous agenda item, will increase their contract by \$50,000). This is to help try to cover the anticipated November shutdown of the Federal food assistance programs.

This is for department 2983 - American Rescue Plan Act, account 83810 - Interfund Services Used.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a Contract Amendment with Dwayne Carey, Boone County Sheriff, for the Public Safety Childcare Facility contract C000788. The terms of the contract amendment are set out in the attached contract amendment, and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #540-2025**

P&Z

3. Consent Agenda

- A. Duncan and Duran. A-R. S24-T51N-R13W. Bourbon Township. Susan & Royce Palmer, owners. Don Bormann, surveyor.

- B. Clementz Subdivision. A-R. S4-T51N-R12W. Bourbon Township. Jeffrey & Anna Clementz, owners. Don Bormann, surveyor.
- C. Bentlage North Farm Plat 1. A-2. S13-T46N-R12W. Cedar Township. Troy & Joan Bentlage, owners. James Jeffries, surveyor.
- D. Sapp Subdivision. C-G. S26-T47N-R13W. Rock Bridge Township. Sapp Rental Properties LLC, owner. Kevin Schweikert, surveyor.

Director of Resource Management read the following staff report:

The Planning and Zoning Commission reviewed Agenda Items 3 and 4 at its October 16, 2025, meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

1. Consent Agenda – Plats

Regarding the Consent Agenda, the plats, Items A, B, C, and D were approved by consent and are presented for Commission receipt and acceptance. Director Florea requested that Commission waive the reading of the staff report and authorize the Deputy County Clerk to insert it into the minutes of this meeting as if read verbatim.

- A. Duncan and Duran. A-R. S24-T51N-R13W. Bourbon Township. Susan & Royce Palmer, owners. Don Bormann, surveyor.

The subject property is located on Old Highway 63, south of the intersection of Old Highway 63 and Highway NN. The property is in Bourbon Township. The property is currently vacant with no structures present on the site. The property is zoned Agriculture-Residential (A-R) and the surrounding zoning is as follows:

- North – A-R
- South – A-R
- East – Agriculture 2 (A-2)
- West – Agriculture 2 (A-2)

This is all original 1973 zoning. This proposal divides the approximately 12.5-acre tract into two 6.25-acre lots.

The subject property is located on Old Highway 63, a publicly dedicated, publicly maintained roadway. Both lots will have access on Old Highway 63. The applicant has requested a waiver to the traffic study requirement.

The subject property is in Public Water Supply District 10, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Any residential development will require an on-site wastewater treatment system. Such systems will be permitted by Boone County Resource Management. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 31 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

B. Clementz Subdivision. A-R. S4-T51N-R12W. Bourbon Township. Jeffrey & Anna Clementz, owners. Don Bormann, surveyor.

The subject property is approximately 1 mile to the east of the City of Sturgeon and along the county boundary with Audrain County. The property is located in Bourbon Township. The subject property is 28.2 acres in size and zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

- North – Audrain County
- South – A-R zoning
- East – Agriculture-1 (A-1) zoning
- West – A-R zoning

This is all original 1973 zoning.

There is a home, an on-site wastewater system, and several outbuildings on the property. This proposal splits off approximately 6.25 acres for division into two lots, each approximately 3 acres in size. The remainder, being above 20 acres in size, requires no further survey action.

Both lots have direct access onto Highway 22, a publicly dedicated, publicly maintained roadway. The applicant has submitted a request to waive the traffic study requirement.

The subject property has water service via a well on the property, but is located in Public Water Supply District 10. The property is in the Boone Electric Cooperative service area and the Boone County Fire Protection District.

The existing house on Lot 2 has an on-site wastewater system. Any development on Lot 1 will require the installation of an on-site system to serve a dwelling. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement.

The property scored 63 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

- C. Bentlage North Farm Plat 1, A-2. S13-T46N-R12W. Cedar Township. Troy & Joan Bentlage, owners. James Jeffries, surveyor.

The subject property is located off South Bentlage Road, approximately 660' east of the intersection of South Bentlage Drive and South Hagans Road. The proposal is to subdivide 9.56 acres from the 88-acre plus parent parcel. An administrative survey for 10 acres to the west of the proposed platted lot was submitted concurrent to the plat. The property is undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The property has road frontage along South Bentlage Road, a publicly maintained roadway. The applicant has not submitted a request for a waiver from the traffic study requirement. Approval of a one-lot minor plat would likely have minimal impact on existing transportation resources. Granting a waiver to traffic study requirement is appropriate in this case.

Boone Electric Cooperative provides power service in the area. Consolidated Water provides water service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is approximately 2.2 miles away.

The applicant proposes the use of an onsite sewer lagoon to serve future residential development. The applicant has not submitted a request for a waiver from the sewer cost benefit analysis. There is no publicly operated sanitary sewer service available in the area. Approval of a one-lot minor plat is unlikely to be economically feasible for a public sanitary sewer. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 40 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

- D. Sapp Subdivision. C-G. S26-T47N-R13W. Rock Bridge Township. Sapp Rental Properties LLC, owner. Kevin Schweikert, surveyor.

The subject property is located near the unincorporated community of Sapp, at the intersection of State Route N and Nashville Church Road. The property is in the Rock Bridge township and is .92 acres in size. The property has a building that has been used for commercial purposes and a house present on the site. The property is zoned General Commercial (C-G) and the surrounding zoning is as follows:

- North – Residential Single-Family (R-S)
- South – R-S

- East – R-S and Agriculture 2 (A-2)
- West – R-S

The A-2 zoning was rezoned from R-S in August of 2018. The rest of the zoning is original 1973 zoning. This proposal is to consolidate the four Sapp township tracts into a single lot to allow for the installation of an engineered on-site wastewater system to serve both the house and the other building on the property.

The property has existing access to State Route N under permit with the Missouri Department of Transportation. The applicant has requested a waiver to the traffic study requirement. By decreasing the number of lots, access needs should be lessened.

The subject property is served by Consolidated Public Water Supply District #1 and the Boone Electric Cooperative and is located in the Boone County Fire Protection District.

The purpose of this platting process is to allow for the installation of an engineered on-site wastewater system to service both buildings on the property. The applicant has requested a waiver to the wastewater cost-benefit analysis requirement.

The property scored 34 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plats, items A, B, C, and D, as listed in the attached consent agenda (Attachment A), and authorizes the Deputy County Clerk to insert the associated staff reports into the minutes of this meeting as if read verbatim.

Attachment A:

- A. Duncan and Duran. A-R. S24-T51N-R13W. Bourbon Township. Susan & Royce Palmer, owners. Don Bormann, surveyor.
- B. Clementz Subdivision. A-R. S4-T51N-R12W. Bourbon Township. Jeffrey & Anna Clementz, owners. Don Bormann, surveyor.
- C. Bentlage North Farm Plat 1. A-2. S13-T46N-R12W. Cedar Township. Troy & Joan Bentlage, owners. James Jeffries, surveyor.
- D. Sapp Subdivision. C-G. S26-T47N-R13W. Rock Bridge Township. Sapp Rental Properties LLC, owner. Kevin Schweikert, surveyor.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #541-2025**

4. First Reading: Request by Frank Morris Trust for a conditional use permit for a private outdoor recreational facility in the Agriculture 2 (A-2) zoning district on 80 acres located at 8840 S. Stanley Poe Rd., Columbia, Rock Bridge Township. **(open public hearing)**

Director of Resource Management Bill Florea read the following staff report:

The subject property is 80 acres located off South Stanley Poe Road, approximately a half-mile south of the intersection of South Stanley Poe Road and West High Point Lane. South Stanley Poe Road divides the property into two sections, with approximately 15.5 acres lying north of the road. The property is largely undeveloped except for a derelict manufactured home along the northern property line straddling the property line between the Frank Morris Trust and Crane properties. The zoning is Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The Boone County Master Plan designates this area for rural preservation. The property is in Rock Bridge Township.

The applicant proposes to develop a mountain bicycle and pedestrian trail park with approximately eight miles of trails across the entire property. Planned improvements include an outdoor shelter and multiple bridge crossings over existing streams.

Two site diagrams were provided:

- A preliminary site plan identifying proposed trail locations and bicycle features.
- A parking plan showing the driveway entrance, parking areas, and the bicycle/pedestrian crossing of South Stanley Poe Road.

A future restroom facility will utilize an engineered drip irrigation wastewater system.

Approval is sought under a Conditional Use Permit (CUP) for a private outdoor recreation facility in the A-2 zoning district. The applicant has requested a two-year time frame to act if the CUP is approved, citing potential contractor scheduling delays. The zoning ordinance allows one year from CUP approval for commencement; however, the Commission may grant extensions, which may be appropriate in this case.

The following criteria are the standards for approval of a conditional use permit. Staff analysis is based upon the application and public comments received following notification of the surrounding property owners.

(a) Public Health, Safety, and Welfare

If developed as proposed and in compliance with County regulations and appropriate conditions, the project can meet this criterion.

(b) Use and Enjoyment of Nearby Properties

Recreational facilities can affect nearby property owners through noise and traffic. Limiting activities to hiking and biking, maintaining vegetative buffers, and imposing appropriate conditions will minimize such impacts. The applicant has not proposed equestrian or motorized activities such as motocross.

(c) Property Values

When designed in keeping with the area's rural character, recreational facilities should not diminish neighboring property values.

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

The property fronts South Stanley Poe Road, a publicly maintained gravel road. It is within the Greater Bonne Femme Watershed, an environmentally sensitive area. Compliance with the County's land disturbance and stormwater regulations will be required to limit stream impairment from trail development. A stormwater management area is proposed near the paved parking.

An engineered subsurface wastewater system is proposed. The applicant estimates an average daily use between 25 to 35 users on site at any one time, with a maximum number of 150 users on bicycle event days. A professional engineer has submitted preliminary flow numbers to size the system to accommodate predicted users.

Coordination with the Boone County Fire Protection District will be required to meet life-safety standards.

(e) Orderly Development of Surrounding Property

Surrounding properties are zoned A-2 and developed primarily with large-lot residences. With appropriate conditions, the proposal should not impede future development in the area.

(f) Traffic and Access

Access will be provided by a driveway to South Stanley Poe Road. The applicant has proposed 30 paved parking spaces near the entrance, south of the road, and an additional 90 overflow spaces on grass for event days.

Instead of a user headcount, the applicant requests a maximum vehicle limit of 120 on-site at any time.

Trail users will cross South Stanley Poe Road to access trails north of the roadway. The applicant proposes signage to alert motorists and stop signs on the trail for cyclists and pedestrians at the crossing.

Because South Stanley Poe Road is an unlit gravel road, limiting operations to daylight hours will reduce potential conflicts between vehicles and trail users. Any lighting should be downward-facing and dark-sky compliant to prevent light spillover.

(g) Zoning Compliance and Public Necessity

The proposal can conform to the applicable A-2 district regulations.

Zoning Analysis: The request seeks approval for a bicycle and pedestrian trail park within the A-2 district, featuring eight miles of trails on both sides of South Stanley Poe Road. No other recreational activities are proposed.

While recreational facilities may impact surrounding properties or transportation infrastructure, this proposal limits activities to hiking and biking and includes necessary support facilities such as parking and sanitation. With appropriate conditions, potential impacts can be mitigated, and the proposal can meet the criteria for CUP approval.

The proposal scored 46 points on the point rating system. Staff notified 16 property owners about this request.

Staff recommends approval of the conditional use permit for a private outdoor recreation facility for a bicycle and pedestrian park with the following conditions:

1. Recreational activity shall be limited to hiking and bicycle riding, and picnic gatherings at the shelter. No other recreational activities are approved under this permit. Any events hosted on the property shall be bicycle-oriented. Other types of events such as festivals or gatherings were not applied for nor approved as part of this conditional use permit.

2. Vegetative screening shall be present along the property line. Screening should be a size and type capable of screening trails from neighboring property owners.
3. A subsurface wastewater system is the only wastewater system allowed on the property.
4. Any lighting for the park shall be inward facing and directed downward to prevent light from leaving the site and shall incorporate dark sky compliant fixtures to the extent practical.
5. The maximum number of vehicles on the property at any one time shall not exceed 120 cars.
6. Hours of operation shall be limited to daytime hours as defined by the zoning ordinance: April through October, 6 a.m. to 9 p.m., Central Daylight Time; November through March, 6 a.m. to 7 p.m., Central Daylight Time.
7. The derelict manufactured home is removed from the property within one calendar year from date of approval of the conditional use permit.
8. Compliance with the stream buffer and stormwater regulations is required at all times.
9. The applicants shall have two years from the approval of the conditional use permit to start construction of the trail network and associated infrastructure.

Commissioner Kendrick opened and closed the public hearing. Two public comment forms were submitted which are attached to the bottom of the minutes.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available Commission meeting with appropriate order for approval.

Commission

5. Public Comment

None

6. Commissioner Reports

Commissioner Thompson stated tomorrow, October 29, is annual Buckle Up Phone Down Day, which started in 2017. Commissioner Thompson stated this has been instrumental in raising public awareness to actions everyone can take to keep the roadways safe.

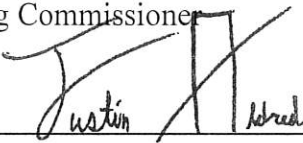
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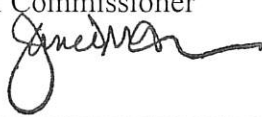
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

RE: Frank Morris Bike Trail

October 28, 2025

Boone County Commissioners

My name is Kathleen Brown. For the past 46 plus years I have lived on a hundred acres at 1398 W High Pt Ln, Columbia, Missouri. We are zoned agriculture and we have maintained the land to accommodate beef cattle, goats, and chickens and hay among other farming practices.

The Frank Morris bike – hiking trail borders 20 acres of my property on the NW side of Stanley Poe Rd. I spoke at the zoning meeting October 16' 2025. I said I wasn't against this project but I'm concerned about the poorly developed gravel roads leading to it and about it crossing the gravel road close to a corner.

Very few of those on the zoning board had been out to see Stanley Poe Road. I wonder how many of those looking at this project realize two cars cannot safely meet each other and pass on this road. If a parking lot of 120 cars is being built to accommodate those using this new

facility, then something needs to be done about the gravel road first.

When High Pt Ln was gravel, not many years ago, people driving on it weren't used to gravel and went airborne on our hill. Hard surfacing the road, adding a center line and speed limit of 35 has helped to some extent. People still exceed the speed limit and have trouble staying on their side of the road. And we all know this new biking – hiking opportunity will increase the vehicles using High Pt Ln, And this road is not meant for amateur drivers due to the many curves and hills. Stanley Poe Rd has it's own variables, the curves and hidden trees and entries from various properties on Stanley Poe Rd make this road a dangerous one for any driver, let alone someone looking for a new place, as is this biking trail.

And what is the point of crossing the road to get to another part of the trail? The gravel road is dusty and putting the crossover near a corner is a dangerous choice for those walking and those on bikes. We have heard of such accidents and fatalities happening recently.

I do hope the commissioners will look into the road conditions before approving this project.

Kathleen Brown

1398 W High Point Lane

Columbia, MO

Janet Thompson

From: Stacy Bond
Sent: Tuesday, October 28, 2025 4:29 PM
To: All County Email Users
Subject: Buckle Up Phone Down Day - October 29th

Be a part of Buckle Up Phone Down day tomorrow and every day!

Tomorrow, October 29, 2025, is the 9th annual Buckle Up Phone Down (BUPD) Day. Started in 2017, BUPD has been instrumental in raising public awareness on two actions all of us can take to keep our roadways safe: 1) always buckling up when you are in a vehicle and 2) always putting the phone down when you are driving. These two behaviors alone are contributing circumstances in hundreds of traffic fatalities each year in Missouri. In fact, if everyone in Missouri committed to always buckling up and always putting their phone down while driving, traffic fatalities in Missouri would instantly drop by the hundreds.

On Wednesday, October 29, we are asking all partners of the Missouri Coalition for Roadway Safety to set aside time to promote and remind others about the importance and impacts of BUPD. This can be done internally with members of your organization, externally with members of the public, or ideally, both. It can be as simple as having conversations with co-workers, reminding your friends and family to BUPD, challenging peers to take the BUPD challenge, promoting BUPD at public events, or posting on social media. MoDOT will be sharing several BUPD posts throughout the day, and we encourage you to join us by creating your own posts or sharing those posted by MoDOT. For social media activities, please use the **#BUPD** and **#BUPDDay** tags.

We have a real opportunity this year to see a decline in Missouri traffic fatalities for the 3rd year in a row. If successful, this would be the first instance of 3 straight declines since 2019. However, the margin is razor thin with this year's fatalities just 1% lower than this time last year. We will need a strong finish in November and December to ensure a net positive for 2025. So, let's step up our game these last couple of months in advance of the holidays, and let's do something that, quite honestly, doesn't happen very often. Let's reduce traffic fatalities for a third year in a row, and let's challenge everyone we can to be part of that mission.

Thanks for all you do, and I hope you all have a great, fatality-free BUPD Day.

Jon Nelson, P.E.

State Highway Safety and Traffic Engineer
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