

TERM OF COMMISSION: December 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  
Planner Uriah Mach  
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 p.m. and roll call was taken.

**P&Z**

1. 1. Consent Agenda
  - A. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E. Richland Rd., Columbia. Columbia Township.
  - B. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S. Coneflower Ave., Columbia. Rock Bridge Township.
  - C. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township.  
Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.

D. The Glades, Plat 1A, A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.

E. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

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

Consent Agenda – Final Plan and Plats

Regarding the Consent Agenda, the final plans, Items A and B, were approved by consent and are presented for Commission approval. The plats, Items C, D, E, and F were approved by consent and are presented for Commission receipt and acceptance. Director Florea requests 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. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E. Richland Rd., Columbia. Columbia Township.

The property is 174.98 acres located off of East Richland Road, approximately a half-mile west of the intersection of East Richland Road and South Olivet Road. The zoning is Planned Residential Single Family (R-SP), which was rezoned from Agriculture 1 (A-1) in 2024 with the approval of a final development plan for the property.

The adjacent zoning is as follows:

- North – Across East Richland Road, Light Industrial (M-L)
- East – A-1
- South – A-1
- West – A-1

This request modifies the previously approved Final Plan by relocating the main collector road, Maritime Way, providing a new entrance from East Richland Road. The development will contain 361 lots: 358 lots will be single-family dwellings and three lots will be utilized for multifamily development. Approval for a future clubhouse can be sought under a separate conditional use permit. Several new public roads will be constructed during platting, along with offsite improvements to East Richland Road to account for traffic impacts generated by the development. The applicant has proposed three time-controlled phases with 11 plats total. A condition on the corresponding review plan allows the Director of Resource Management to authorize out-of-sequence platting at the Director's sole discretion.

The proposal scored 73 points on the point rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies three criteria for approval:

- 1) All the required information is accurately portrayed on the Plan.
- 2) The Final Plan conforms to the approved Review Plan.
- 3) The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan.

Per Commission order #444-2025, the following conditions have been established:

1. An approved Pre-Annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668 Page 0051 of the Boone County Recorder of Deeds Office shall be provided prior to approval of a Final Plan for any portion of Phase B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that includes the main entrance (which is proposed Phase 2) or the phase that includes the 101<sup>st</sup> lot, whichever is earlier.
3. While the phasing of the numbered phases one to 11 do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the City has been approved that includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.
5. Stormwater detention design shall meet or exceed the 100-year storm event for all detention facilities in the development.

Staff review of the submitted Final Plan has, after resubmittal, shown that all the required information is accurately portrayed on the plan, the Final Plan matches the corresponding review plan, and the conditions of approval have been satisfied.

Staff recommended approval of the final plan.

- B. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S. Coneflower Ave., Columbia. Rock Bridge Township.

The property is located at 6855 S. Coneflower Ave., Columbia. The zoning is Planned Two-Family Residential (R-DP), which was rezoned in 2019 from Planned General Commercial (C-GP) which had been limited to the Neighborhood Commercial (C-N) uses. The C-GP zoning was

originally rezoned from Agriculture 2 (A-2) in 1998. The most recent plan revision was approved in May 2025. The most recent revision to the plan was approved in May of 2025.

Adjacent zoning is as follows:

- North – Planned Single-Family Residential (R-SP)
- South – A-2
- East – R-SP
- West – Planned Agriculture Residential (A-RP) then City Zoning across High Pointe Lane

The request was to rezone approximately 1.51 acres which corresponds to Lot C-1 of Newtown Subdivision Final Plat Block 5 to enable replatting this lot into 12 zero-lot-line residential lots. Eight will front on and directly access Coneflower Avenue, while four lots have no public road frontage and will use common lot C100 for access to Coneflower. The currently approved R-DP plan shows the same 12 units in three buildings but without the provision to subdivide into individual lots. The area sought to be rezoned is currently vacant.

The property scored 66 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies three criteria for approval:

1. All the required information is accurately portrayed on the Plan.
2. The Final Plan conforms to the approved Review Plan.
3. The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Final Plan.

Per Commission order 250-2025, the following conditions are established:

1. Draft covenants/trust agreement must be finalized to the satisfaction of the Director of Resource Management prior to any acceptance of a Final Plan for this development for any future P&Z Commission agenda.
2. The note on sheet 2 “Common Area Maintenance” shall be altered to replace the words “concurrently with” with “prior to” in order to make the review plan consistent with condition 1 above.
3. The covenants/trust agreement must contain at a minimum but are not limited to:
  - a. Provisions for the proper and continuous maintenance and supervision of said common land by a trustee and payment for such maintenance and supervision by means of annual or more frequent assessments against lots and provision for assessment secured by assessment liens enforceable by foreclosure. The finalized version is to be concurrently recorded with the associated Final Plat. (Subdivision Regulations Appendix B 1.4 Common Land)
  - b. Provisions for snow removal from the Private Drive on Lot C100.

- c. Provide specifications and cross section proposed for construction of the Private Drive.
- d. Provisions for generalized maintenance of the Private Drive and the Development Sign on Lot C100, including funding and frequency.
- e. Provision for major maintenance/replacement/reconstruction of the Private Drive including funding and frequency.
- f. Provisions to guarantee repair of damage due to utility work.
- g. Dispute resolution for when owners disagree about issues related to the maintenance or funding related to the common Lots C100 and C101.

Staff review of the submitted Final Plan has, after resubmittal, shown that the Final Plan meets the conditions established by the approval order and can be approved.

Staff recommended approval of the final plan.

C. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.

The subject property is located on the south side of State Route M, a publicly dedicated, publicly maintained roadway. It is located approximately one mile south of the intersection of Cedar Tree Lane and State Route M. The property is in Cedar Township. The property currently has a home, shed and onsite wastewater system located on proposed lot 2. The property is zoned Agriculture 2 (A-2) as is all the surrounding property. These are all original 1973 zoning. This proposal divides the 13-acre tract into a 4.67-acre lot, an 8.25-acre lot that contains the existing development and a strip of additional road right-of-way.

Both lots will have access onto State Route M. The applicant has requested a waiver to the traffic study requirement.

The subject property is in Consolidated Public Water Supply District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District with Station 17 being the closest at 5.4 miles.

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 for central sewer.

The property scored 31 points on the rating system.

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

- D. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.

The subject property is located off South Route O, approximately a half-mile north of the intersection of South Route O and South Nebo Cemetery Road. The property is currently undeveloped. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a replat of lots 1 and 3 of The Glades Plat 1 approved in 2023. The new lots 1A and 3A will include land from a neighboring administrative survey tract. No new lots will be created as part of the replat.

Both lots have frontage along South Route O, a publicly maintained roadway. The applicant has not submitted a written request for a waiver to the traffic study requirement. However, approval of this replat will not result in the creation of any new traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Boone Electric provides power service in the area. The property is located within the Consolidated Water service area. The Boone County Fire Protection District provides fire protection. The nearest station, Station 14, is approximately 6.3 miles away.

The applicant has provided an onsite wastewater exhibit showing compliant locations for lagoons to serve future single-family dwellings on both lots. The applicant has not submitted a request for a waiver to the sewer cost benefit analysis requirement. Approval of this replat will not result in the creation of additional lots. No sanitary sewer service is available within the immediate area. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 35 points on the rating system.

Staff recommend approval of the plat and granting of waivers.

- E. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

The subject property is at the southeastern corner of the intersection of US Highway 63 and Loy Martin Road. The property is approximately 35 acres in size, and has a house, wastewater system, and several barns present. The property is zoned Agriculture-2 (A-2) and has the following surrounding zoning:

- North – Agriculture 1(A-1)
- South – City of Ashland
- East – City of Ashland
- West – A-1

The A-2 and A-1 zoning is original 1973 zoning.

This proposal divides two lots from the property, one at 5.36 acres, the other at 8.49 acres, leaving 20+ acre remainder.

Lot 1 has existing access to Highway 63 and access to Loy Martin Road. Lot 2 has direct access to Loy Martin Road. Highway 63 and Loy Martin Road are both publicly dedicated, publicly maintained rights-of-way. The applicant has submitted a request to waive the traffic study requirement.

Consolidated Water currently serves the existing home on Lot 1. There is a 6" water main paralleling the east right-of-way of Hwy 63 and the south right-of-way line of East Loy Martin Road.

There is an existing onsite wastewater system serving the house on lot 1. The applicant submitted a wastewater plan that shows options for onsite wastewater on lot 2. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 63 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 approve the final plans, items A and B, and does receive and accept the plats, items C, D, and E, as listed in the attached consent agenda (Attachment A), and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Request by D Who Land LLC & Jordan Parker to approve a Final Development Plan for Five Pines Subdivision PRD on 174.98 acres located at 8100 E. Richland Rd., Columbia. Columbia Township.
- B. Request by West Creek Properties LLC to approve a Final Development Plan for NewTown Lot C1 on 1.51 acres located at 6855 S. Coneflower Ave., Columbia. Rock Bridge Township.
- C. Esch-Holliday Subdivision. A-2. S19-T46N-R12W & S24-T46N-R13W. Cedar Township. Matthew & Diann Holliday, owners. Kevin Schweikert, surveyor.
- D. The Glades, Plat 1A. A-2. S26-T48N-R14W. Katy Township. Hemme Construction LLC, owner. David Borden, surveyor.
- E. Sunset Acres. A-2. S11-T46N-R12W. Three Creeks Township. Sundown Acres LLC, owner. Kevin Schweikert, surveyor.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #607-2025**

2. First Reading: Request by Sapp Rental Properties LLC to rezone from General Commercial (C-G) to Single-Family Residential on 0.56 acres located at 10701 State Rte N, Columbia. Rock Bridge Township. **(open public hearing)**

Planner Uriah Mach read the following staff report:

The Planning & Zoning Commission conducted a public hearing on this request at its November 20, 2025, meeting and issued a recommendation for approval of the rezoning and review plan/preliminary plat, with conditions, on a unanimous vote (10-0).

The subject property is located near the unincorporated community of Sapp, at the intersection of State Route N and Nashville Church Road. It is in the Rock Bridge township, is .92 acres in size, and contains a commercially used building and a house. The zoning is 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-zoned property to the east was rezoned from R-S in 2018; all other zoning in the vicinity is original 1973 zoning. This proposal is to rezone the northern portion of the Sapp Rentals property to Residential Single-Family (R-S) to legitimize the residential use of the existing house and allow installation of an engineered onsite wastewater system.

The Boone County Master Plan identifies this area as an Unincorporated Village Node: a priority area for growth and development where existing or planned infrastructure should support such development.

The sufficiency of resources test was used to evaluate this request.

Utilities: The subject property is served by Consolidated Water and the Boone Electric Cooperative, and is in the Boone County Fire Protection District.

Transportation: The property has existing access to State Route N.

Public Safety: The property is in the Boone County Fire Protection District, with the nearest station being Station 15 at Deer Park.

Zoning Analysis: This rezoning request brings the property into compliance with the zoning ordinance. While the decrease in commercial zoning is in some opposition to the Boone County Master Plan, it does make the available commercial space serviceable with existing and proposed infrastructure improvements.

Rezoning the house to R-S legalizes its use and enables Resource Management to issue future development permits for maintenance and improvement of existing structures.

The property scored 34 points on the rating system.

Staff recommended approval of the request.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

3. First Reading: Request by RML Investment Properties LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on 8.95 acres located at 5150 E. Meyer Industrial Dr., Columbia. Rock Bridge Township. **(open public hearing)**

Planner Uriah Mach read the following staff report:

The Planning & Zoning Commission conducted a public hearing on this request at its November 20, 2025, meeting and issued a recommendation for approval of the rezoning and review plan/preliminary plat, with conditions, on a unanimous vote (10-0). The two requests have been combined into one report for brevity.

The subject property is located off East Meyer Industrial Drive, approximately 300 feet west of its intersection with South Tom Bass Road. The proposal includes Concorde South, lots 8 and 9, totaling 11.95 acres. Lot 8 is currently undeveloped. Lot 9 contains an existing office and storage building to support a landscaping business. The property is zoned Planned General Industrial (M-GP). The surrounding zoning is as follows:

- North, across East Meyer industrial Drive, Planned Light Industrial (M-LP)
- East, M-LP
- South, Agriculture 1 (A-1) and Planned Residential Single Family (R-SP)
- West, M-GP

Lot 8 was rezoned from A-1 to M-GP in 2012 with agriculture as the only permitted use. Lot 9 was rezoned to M-GP in 2023 with an approved revised plan including a mixed-use office/storage building, laydown area, and covered equipment storage.

The current proposal is to adjust the shared lot line between Lots 8 and 9, increasing Lot 9 by 1.6 acres for a total of 4.6 acres. No additional development or new uses are proposed beyond what the previously approved plans allow. If approved, the lot line adjustment will be completed through the administrative process under the Director's authority.

The Boone County Master Plan designates this area as a Regional Economic Opportunity Area. The subject property is located within Rock Bridge Township.

The sufficiency of resources test was used to analyze this request.

Transportation: The property fronts East Meyer Industrial Drive. Lot 9 has an existing driveway.

Utilities: Boone Electric provides electric service. Consolidated Water provides water service. The water service in the area can support fire suppression. The Boone County Regional Sewer District provides limited sewer service. Because no intensification of use is proposed, existing allocations for Lot 9 remain adequate. Any future development on Lot 8 will be evaluated at the time of a revised development plan to ensure sufficient sewer capacity.

Public safety: The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 15, is adjacent to Lot 9 on the eastern property boundary.

Zoning analysis: this proposal modifies an existing planned development solely to allow a lot line adjustment between Lots 8 and 9. No additional development or intensification of use is proposed by this planned development. Lot 9 remains limited to the buildings and uses approved in the 2023 plan. Lot 8 remains vacant with agriculture as the only permitted use. Any future development of Lot 8 will require a new review and final plan.

This proposal meets the sufficiency of resources test. Existing sewer capacity is already allocated to Lot 9. No development of Lot 8 is proposed currently. Future uses of Lot 8 will be reviewed for compliance when a development plan is submitted.

The proposal scored 72 points on the point rating system. Staff notified 58 property owners about this request.

Staff recommended approval of the request.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

4. First Reading: Request by Happy Hollow Investments LLC to rezone to Planned General-Industrial (M-GP) and to approve a Review Plan for Concorde South Lots 8 & 9 on three acres located at 5150 E. Meyer Industrial Dr., Columbia. Rock Bridge Township. **(open public hearing)**

This item was addressed in the last staff report.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

5. First Reading: Findings of Fact and Conclusions of Law for a Conditional Use Permit Request by Frank Morris Trust 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)**

Planner Uriah Mach read the following staff report:

The Commission held a public hearing on this item on October 28, 2025, and approved the CUP on November 4, 2025. Ten conditions of approval were attached to the permit in order to ensure compliance with Boone County Zoning Regulations. This is the final step in issuing a Conditional Use Permit for an outdoor recreation facility at 8840 S. Stanley Poe Rd.

The permit document presented certifies that the County Commission has made the necessary findings of fact and conclusions of law to issue the conditional use permit and includes the conditions of approval.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

### **Purchasing**

6. Second Reading: Award of Amendment #2 to C000771 (EC07-23) - 911 Equipment and Emergency Notification Software and Services – First Read 11.25.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment #2 to C000771 (EC07-23) - 911 Equipment and Emergency Notification Software and Services for Joint Communications. The contract amendment is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #608-2025**

7. Second Reading: Cooperative Contract Award: C001057 (Sourcewell Cooperative Contract 092222-CMM) – Generator for Boone County Jail Fuel Station with Cummins, Inc. – First Read 11.25.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve an agreement with Cummins, Inc. for a generator for the jail fuel station. The terms of the agreement are set out in the attached contract, and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #609-2025**

8. Second Reading: Award of Amendment #1 to C000975 (176-123125SS) - Priority Dispatch & Support - AI Skills, ProQA, & Aqua for Boone County Joint Communications – First Read 11.25.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment #1 to C000975 (176-123125SS) - Priority Dispatch & Support - AI Skills, ProQA, & Aqua for Joint Communications. The contract amendment is set out in the attached, and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #610-2025**

### **Health Department**

9. Second Reading: Hallsville – Limited-Service Animal Control Cooperative Agreement – First Read 11.25.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Animal Control Limited Services Agreement with the City of

Hallsville. The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #611-2025**

**Resource Management**

- 10. Second Reading: Approval of Extension Agreement No. 5 for the Stormwater Security Agreement and Permanent Stormwater BMP Irrevocable Letter of Credit for Perche Ridge Plat 1 – First Read 11.25.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Permanent Stormwater BMP Security Extension Agreement No. 5 for the \$70,512 Irrevocable Letter of Credit between Boone County and Fred Overton Development, Inc. for Perche Ridge Plat 1. Terms of the agreement are stipulated in the attached Extension Agreement No. 5. It is further ordered the Presiding Commissioner is hereby authorized to sign said Agreement.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #612-2025**

**Boone County Auditor's Office**

- 11. 2026 Proposed Budget - **Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

**Commission**

- 12. Public Comment

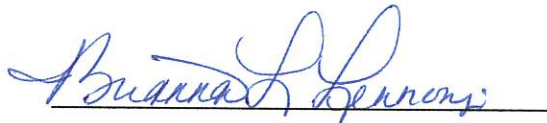
None

- 13. Commissioner Reports

Commissioner Thompson stated something interesting that happened right before Thanksgiving is that a lawsuit has been filed in Federal District Court. Commissioner Thompson stated this is something they anticipated and warned the State was going to happen. Commissioner Thompson stated the lawsuit was filed by the ACLU and others against the Department of Mental Health, naming all the top staff of that department along with the members of the Mental Health Commission. Commissioner Thompson stated it is being alleged that it is a constitutional

violation, as well as a statutory violation, for Missouri to hold for the period of time that is now routine, over a year and sometimes over two years, people who have been found incompetent to proceed by a Circuit Judge and are then ordered into the custody of DMH but DMH refuses to take them. Commissioner Thompson stated the time frame has been alleged to be a violation of federal law, specifically a section 1983 action and as an ADA violation.

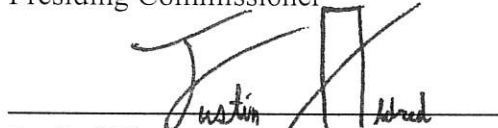
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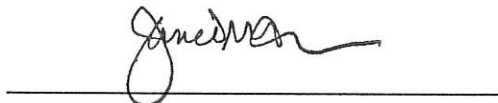
Brianna L. Lennon  
Clerk of the County Commission



Kip Kendrick  
Presiding Commissioner



Justin Aldred  
District I Commissioner



Janet M. Thompson  
District II Commissioner