

TERM OF COMMISSION: March Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
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  
Deputy County Clerk III 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. Consent Agenda

- A. Request by Anderson Homes Foundation Inc. to approve a Final Development Plan for Spencer Hills, Plat 4 on 6.98 acres located at 599 E. Clearview Dr., Columbia, Missouri Township.
- B. Higher Ground Subdivision Plat 3, A-2, S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor. Perche Township.
- C. Haithcoat Subdivision. A-2, S13-T49N-R12W. Timothy & Kellie Haithcoat, owners. Kevin Schweikert, surveyor. Rocky Fork Township.

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

Regarding the Consent Agenda, the final plan, Item A, was approved by consent and is presented for Commission approval. The plats, Items B and C, were approved by consent and

are presented for Commission receipt and acceptance. Resource Management requests that Commission waive the reading of the staff reports and authorize the Deputy County Clerk to insert them into the minutes of this meeting as if read verbatim.

- A. Request by Anderson Homes Foundation Inc. to approve a Final Development Plan for Spencer Hills, Plat 4 on 6.98 acres located at 599 E. Clearview Dr., Columbia, Missouri Township.

The property is 6.98 acres located at the north end of Clearview Drive, approximately 100 feet north of the intersection of Sackets Road and Clearview Drive. The zoning is Residential Moderate Density (R-M). The property has an approved Review Plan that was approved in January under Commission Order 004-2026 subject to the following conditions.

1. All building permit applications for this development are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. A design plan has been proposed for the types of buildings to be constructed in the neighborhood and buildings intended to be constructed on the fourteen attached single-family lots should be substantially consistent in character with these examples. This design plan is intended to provide design compatibility with the surrounding single-family neighborhood. This plan is subject to being approved by the Director of Resource Management.
3. Under note #2, please add "Public Sewer shall be provided by Boone County Regional Sewer District" to the end of the note.

With approval of this Final Plan, the property will be rezoned to Planned Single-Family Residential (R-SP).

The adjacent zoning is as follows:

- North – Single-Family Residential (R-S)
- East – R-S
- South – R-M
- West – R-M

The proposal scored 86 points on the point rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 3 criteria for approval:

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

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 condition three has been met; conditions one and two are for building permits for the lots created in the development and will be followed as appropriate when triggered.

Staff recommended approval of the final plan.

B. Higher Ground Subdivision Plat 3, A-2, S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor. Perche Township.

The property is located at the intersection of Gray Road and Bethlehem Road. A house, several accessory and agricultural structures, and an onsite wastewater system are present. The proposed plat will combine Lots 1A and 4 of previous Higher Ground Subdivision plats with an unplatted 10-acre tract to create a single 32.82-acre lot. The property is located within an Agriculture 2 (A-2) zoning district and is surrounded by A-2 zoning on all sides.

The proposed plat will have road frontage along both Gray Road and Bethlehem Road, both of which are publicly maintained roadways. The existing home on the property has driveway access off Gray Road. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of this plat will only result in the addition of one new traffic source with a second home on twenty plus acres. Impacts to existing transportation infrastructure should be minimal. Granting a waiver to the traffic study requirement is appropriate in this case.

The property is located within Consolidated Water's service area. Boone Electric Cooperative provides power. The Boone County Fire Protection District provides fire protection. The nearest fire station, Station 4, is approximately 2.9 miles away.

An existing subsurface onsite wastewater system serves the dwelling on the proposed lot. The applicant has requested a waiver from the sewer cost benefit analysis. No public sanitary sewer facility is available nearby. Approval of a one-lot plat is unlikely to be economically feasible for a new public collection system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 29 points on the rating system

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

C. Haithecoat Subdivision, A-2, S13-T49N-R12W. Timothy & Kellie Haithecoat, owners. Kevin Schweikert, surveyor. Rocky Fork Township.

The property is located off North Kircher Road, approximately 550 feet north of the intersection of North Kircher Road and East Mount Hope Road. A dwelling, accessory structures, and onsite wastewater lagoon are present. The property is located within an Agriculture 2 (A-2) zoning district and is surrounded by A-2 zoning on all sides. The dwelling sits on top of a property line between tracts five and six of the survey recorded in book 845 page 360. This plat will combine both tracts into a single platted lot and bring the dwelling into compliance with the zoning ordinance.

The property has road frontage along North Kircher Road, a publicly maintained roadway. An existing driveway provides access for the property to the public road. The applicant has submitted a written request for a waiver from the traffic study requirement. Approval of the plat will not result in the creation of any new traffic sources. Granting a waiver from the traffic study requirement is appropriate in this case.

The property is located within Public Water Supply District #4 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 16, is approximately 2 miles away.

An existing onsite wastewater lagoon is present on the property. The applicant has submitted a waiver for the sewer cost benefit analysis requirement. No public sanitary sewer system is nearby to serve the existing dwelling. Approval of the waiver is appropriate in this case.

The property scored 41 points on the rating system

Staff recommended approval of the plat and granting of the waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Final Plan, Item A, and does receive and accept the plats, Items B and C, 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.

Attachment A:

- A. Final Development Plan for Spencer Hills, Plat 4.
- B. Higher Ground Subdivision Plat 3. A-2. S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor.
- C. Haithcoat Subdivision. A-2. S13-T49N-R12W. Timothy & Kellie Haithcoat, owners. Kevin Schweikert, surveyor.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #104-2026**

2. First Reading: Request by Kimberlee Butler & Brenda Butler to rezone from Agriculture-Residential (A-R) to Agriculture 2 (A-2) on 66.62 acres located at 655 W. Botner Rd., Columbia. Perche Township. **(open public hearing)**

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its February 19, 2026, meeting and issued a recommendation for approval of the rezoning on a unanimous vote (8-0).

The property is located on the east and north side of Botner Road, approximately 1300 feet west of the intersection of State Highway VV and Botner Road. The subject property is 66.62 acres in size. According to the 2023 aerial photography, there appears to be a shed on the property, but the application submitted states the property is vacant. The property is zoned Agriculture-Residential (A-R) as is all the surrounding property; these are all original 1973 zonings. The nearest main body of Agricultural 2 (A-2) zoning is approximately 1000 feet to the north and is the primary boundary between the two districts in this area. The property is in the Perche Township.

The proposal is to rezone the property to Agricultural 2 (A-2) for purposes of being eligible to use the Family Transfer mechanism to divide the property.

The Boone County Master Plan designates the eastern portion of this request as Unincorporated Village Node with the western portion Rural Preservation. The Master Plan designates a sufficiency of resources test to evaluate this request.

Transportation – The subject property has access to Botner Road, which is a public road.

Utilities – The subject property is in the Consolidated Water service area and is served by a 4” water line. The nearest central wastewater treatment by the Boone County Regional Sewer District is a mile away at Kinkade Crossing. Boone Electric Cooperative provides electrical service for the property and it is in the Boone County Fire Protection District.

Public Safety – The subject property is approximately 2.4 miles south of the nearest Boone County Fire Protection District Station, Station 7, on Dripping Springs Road.

The property scored 37 points on the rating system.

Zoning analysis: Although the request constitutes a downzoning, it appears intended to facilitate division of the property through the Family Transfer process. This would allow land division without requiring the same level of infrastructure and survey precision that would be necessary under the existing A-R zoning. The property is located one parcel south of the primary concentration of A-2 zoning in the area. Given the split future land use designation in the Master

Plan and the limited infrastructure available to support more intensive development, the proposed rezoning is justified.

Staff recommends approval of the rezoning request.

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

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 Jacob Knudsen to vacate Lots 1 & 2 of Hillside Subdivision; 6399 S. Old Village Rd., Columbia. A-R. **(open public hearing)**

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

A petition has been submitted by Jacob & Adrienne Knudsen to vacate Lots 1 & 2 of Hillside Subdivision found in Plat Book 18 Page 18 of the records of the Boone County, Missouri, Recorder of Deeds. The two-lot plat was recorded on April 26, 1984. It is located approximately 1,300 feet north of the intersection of Old Village Road and State Route K. There is a home located on Lot 1. It is the intent of the petitioner to replat the two existing lots into a single lot.

In October 1994, a variance was approved by the Boone County Wastewater Board of Review for a Class 1 septic system. The conditions for approval were as follows:

- Install an approved device.
- Use an approved installer to install the Class 1 septic system.
- Must be installed according to the engineer's design.
- Operating permit must be completed and recorded with the Recorder of Deeds Office.

The Operating Permit was recorded with the Recorder of Deeds in Book 1119, Page 20. A record for an onsite wastewater permit cannot be found.

In accordance with Boone County Subdivision Regulations, Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the County Commission must find that the action will not adversely affect the character of the neighborhood; traffic conditions; circulation; the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision; property values within the subdivision; public utility facilities and services; and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

Character: This is in the suburban fringe of the City of Columbia and consists of a mixture of homes on small lots served by public sewer and somewhat larger lots, from about 1.5 acres to 5 acres, utilizing on-site wastewater systems. This pattern of development has persisted for several decades. The proposed replat is in keeping with the established character of the area.

Traffic: Combining the two lots into one will not adversely affect future traffic conditions within and adjacent to the subdivision.

Utilities and Property Values: The location of the onsite wastewater system is not clear. Combining the lots will ensure the existing home and its wastewater system are on the same lot. There is no indication that the vacation and replat will have any negative impact on the utilities, easements, or property values of the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare.

The proposed concept of the replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, or adversely impact property values within the subdivision. There is no indication there will be an adverse effect on public health and safety.

Staff recommends approval of this request subject to the following condition:

1. The vacation is not effective until the lots proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Kendrick opened and closed the public hearing. One public comment form was submitted for the record and is included at 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.

#### **Office of Emergency Management**

4. Second Reading: Budget Amendment - Department 2702 - DHS Grant Reimbursement – First Read 02.17.26 **Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 2702 for the FY24 .

State Homeland Security Program (SHSP) Grant Reimbursement for the Starlink Satellite Service and Equipment for the IST Trailer.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #105-2026**

**Auditor**

5. Second Reading: Budget Amendment - Department 3070 (Special Obligation Bond for Law Enforcement Training Center) to Cover Class 8 – First Read 02.17.26 **Open Public Hearing**

Commissioner Kendrick opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Department 3070 for the 2024 Series Special Obligation Bond for LETC.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #106-2026**

6. Second Reading: Budget Revision - Department 2044 (R&B Admin) Cover Class 9 – First Read 02.26.26

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Revision for Department 2044 to cover Class 9 expenses.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #107-2026**

**Commission**

7. Public Comment

None

8. Commissioner Reports

Commissioner Thompson stated this is the first time since they have had a bunch of training that all three Commissioners have been together for a Commission meeting. Commissioner Thompson stated, over the last week and a half, they have attended national training and then attended the County Commissioners' Association of Missouri annual training. Commissioner

Thompson stated they have learned about lots of things ranging from how to serve as the public official charged with monitoring how public funds are spent, to making improvements to roads, to data centers and justice and public safety issues. Commissioner Thompson stated it has been a fruitful couple of weeks for the County and lots of work will come out of it.

Attest:

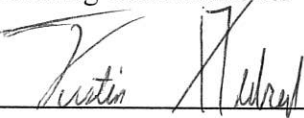


Brianna L. Lennon  
Clerk of the County Commission



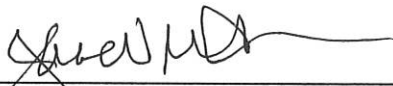
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Kip Kendrick  
Presiding Commissioner



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Justin Aldred  
District I Commissioner



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Janet M. Thompson  
District II Commissioner



Boone County Commission  
**Public Comment Form**

Agenda Item:		DATE:
COMMITTEE: Boone County Commission		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: Linda Coffman		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS: 6307 S Old Village Rd		
CITY: Columbia		STATE: MO ZIP: 65203
EMAIL: lindafontaine@aol.com	ATTENDANCE:	SUBMIT DATE:

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I support this proposal. My property shares the border.