

**BOONE COUNTY PLANNING & ZONING COMMISSION**  
**BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS**  
801 E. WALNUT ST., COLUMBIA, MO

**AGENDA**

7:00 P.M.

Thursday, June 12, 2025

**TO ACCESS THIS MEETING BY PHONE CALL: 701-801-1211; ACCESS CODE 758-401-651**

**WRITTEN COMMENTS MAY BE MAILED OR SENT TO: RESMGT@BOONECOUNTYMO.ORG**

- I. Meeting called to order, Boyd Harris, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.
  
- V. **CONDITIONAL USE PERMITS**
  1. Request by [Mertens LLC](#) to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W Williams Rd, Sturgeon. Bourbon Township. **(open public hearing)**.
  
- VI. **REZONING REQUESTS**
  1. Request by [Brunstrom Family Irrevocable Trust](#) to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S Old Hwy 63, Ashland. Cedar Township. **(open public hearing)**
  2. Request by [Carl & Marlene Dunn](#) to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) and to approve a Review Plan on 9.62 acres located at 4880 E Hwy CC, Sturgeon. Bourbon Township. **(open public hearing)**.
  3. Request by [D & D Investments of Columbia LLC](#) to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) on 61.04 acres; and, to rezone to Planned Single-Family Residential (R-SP) on 17.72 acres and approve a Review Plan for Willow Creek East located at 8455 E St. Charles Rd, Columbia. Columbia Township. **(open public hearing)**.
  
- VII. **PLATS**
  1. Willow Creek East Preliminary Plat. R-SP (proposed). S1-T48-R12 & S6-T48N-R11W. D & D Investments of Columbia LLC, owner. David Borden, surveyor.
  2. Brandywine Creek Subdivision Plat 2. A-2. S15-T47N-R12W. Gregory Szarnecki Living Trust, owner. Jay Gebhardt, surveyor.
  3. Rocheport Reserve Plat 1. A-2. S5 & S8-T51N-R14W. Mary Lee Traxler Trust, owner. Kevin Schweikert, surveyor.
  
- VIII. **OLD BUSINESS**
  1. Update on Commission action.
  
- IX. **NEW BUSINESS**
  1. Boone County Regional Sewer District Area Wide Management Plan
  
- X. **ADJOURN**

Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the permanent record. For more information about the above requests go to:

<https://www.showmeboone.com/resource-management/planning-zoning/land-use-requests/>