

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

AGENDA

7:00 P.M.

Thursday, July 17, 2025

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

- 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 [Heather Sears](#) for a conditional use permit for a kennel and pet boutique in the Agriculture 2 (A-2) zoning district on 10 acres located at 8875 S Smith Hatchery Rd, Columbia. Rock Bridge Township. **(open public hearing)**.
2. Request by [Mid MO Rentals](#) for a conditional use permit for a structure taller than 100-feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 164.6 acres located at 3301 E Kemper Rd, Hallsville. Rocky Fork Township. **(open public hearing)**.
3. Request by [Frank Martin](#) for a conditional use permit for a structure taller than 100-feet for a wind turbine in the Agriculture 1 (A-1) zoning district on 138.88 acres located at 5155 E Kemper Rd, Hallsville. Rocky Fork Township. **(open public hearing)**.

VI. REZONING REQUESTS

1. Request by [Dwight Douglas Wheeler](#) to rezone from Moderate-Density Residential (R-M) to Planned Single-Family Residential and to approve a Review Plan for Spencer Hills Plat 4 on 7 acres located at 599 E Clearview Dr, Columbia. Missouri Township. **(open public hearing)**.

VII. PLANNED DEVELOPMENTS

1. Request by [Carl & Marlene Dunn](#) to approve a Final Development Plan for Dunn Property on 9.62 acres located at 4880 E Hwy CC, Sturgeon. Bourbon Township.

VIII. PLATS

1. Spencer Hills, Plat 4 PRD Preliminary Plat. R-M. S24-T49N-R13W. Dwight Douglas Wheeler, owner. David Borden, surveyor.
2. Clear Creek Estates Plat 2. A-2. S1-T47N-R13W & S6-T47N-R12W. William J & Morgan S Montgomery, owners. Jay Gebhardt, surveyor.
3. M.S. Wilcoxson Subdivision. A-2. S30-T50N-R13W. Michael & Susan Wilcoxson, owners. Kevin Schweikert, surveyor.
4. Higher Ground Subdivision Plat 2. A-2. S24-T50N-R14W. Stephen & Carolyn Nagel, owners. Kevin Schweikert, surveyor.
5. Hartsburg Hideaway Plat 1. A-2. S30-T46N-R12W. KeriAnn Roth & Justin Farrar, owners. James Patchett, surveyor.

IX. OLD BUSINESS

1. Update on Commission action.

X. NEW BUSINESS

1. Request by Alta Vista Properties LLC to vacate lots 4-8 & 10 of Nature Trail Ranchettes 1st Plat; All of Nature Trail Ranchettes 2nd Plat and Lots 1-45 of Delmar Estates – REPORT ONLY
2. Annual Election of Officers

XI. 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/>