

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER - COMMISSION CHAMBERS
801 E. WALNUT ST, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

7:00 P.M.

Thursday, February 19, 2026

I. CALL TO ORDER

Vice-Chairperson Kurzejeski called the meeting to order at 7:00 p.m. with a quorum present.

II. ROLL CALL:

a. Members Present:

Eric Kurzejeski, Vice-Chairperson	Missouri Township
Gregory Martin, Secretary	Katy Township
Randall Trecha	Cedar Township
Kevin Harvey	Rock Bridge Township
Jeffrey Ehimuh	Columbia Township (Arrived 7:05 PM)
Christy Schnarre	Bourbon Township
Joe LaRose	Rocky Fork Township

b. Attending by Phone:

Robert Schrieber	Three Creeks Township
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c. Absent:

Ken Butler	Perche Township
Jeff McCann	County Engineer
Vacant Seat	Centralia Township

d. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Andrew Devereux, Planner
Paula Evans, Staff	

III. APPROVAL OF MINUTES

Commissioner Harvey made, and Commissioner LaRose seconded a motion to approve the December 18, 2025 meeting minutes as presented.

December 18, 2025 minutes were approved.

IV. CHAIRPERSON STATEMENT

Vice-Chairperson Kurzejeski gave the following statement:

The February 19, 2026, meeting of the Planning and Zoning Commission is now called to order.

Notice of this meeting has been posted in accordance with State and local laws.

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission and makes recommendations on matters dealing with land use. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission may follow Robert's Rules of Order or its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor and may debate, vote upon, or make any motion.

The following procedure will be followed:

Announcement of each agenda item will be followed by a report from the planning department staff. After the staff report, the applicant or their representative may make a presentation to the Commission. Then, the floor will be opened for a public hearing. Those wishing to speak in support of the request will be allowed to speak, then the floor will be given over to those opposed to the request. Individuals that neither support nor oppose a request may address the commission at any time during the public hearing.

Please direct all comments or questions to the commission. Be concise and restrict your comments to the matter under discussion. We ask that you please not be repetitious with your remarks. Some issues can be quite emotional but please be considerate of everyone and refrain from applause, cheers, or other signs of support or displeasure.

Please give your name and mailing address when you address the commission and sign the sheet on the table after you testify. We ask that you turn off or silence your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours.

After the public hearing is closed no further comments will be permitted from the audience unless requested by the Commission. The applicant will have an opportunity to respond to any concerns expressed during the public hearing. Next the staff will be given an opportunity for any additional comments. The commission will then discuss the matter, and a motion will be made for a recommendation to the County Commission.

All recommendations for approval are forwarded to the County Commission. They will conduct another public hearing on Tuesday, March 3, 2026, at 7:00 PM. Interested parties will be able to comment on the requests at that time. The vote on discretionary items, such as rezonings and conditional use permits will not be taken at that hearing; those items will be scheduled for a second reading at a future date; the date and location of the second reading will be announced at the meeting on the 3rd. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to do so.

Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal. There will be no further public notification due to the short time between the hearing tonight and the County Commission hearing.

The Boone County Zoning and Subdivision Regulations are hereby made a part of the record of these proceedings.

V. REZONING REQUESTS

1. 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).

Senior Planner, Thad Yonke gave the following staff report:

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. There appears to be a shed on the property according to the 2023 aerial photography, but the application submitted states the property is vacant. The property is zoned Agriculture-Residential (A-R) as is all the surrounding property and 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 Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

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

Utilities – The subject property is in Consolidated Public Water Service District #1 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 technical 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.

Present representing the request:

Don Bormann, 101 Allen St, Centralia

Don Bormann: I have nothing to add to the staff report, I am here to answer questions. This is a straight forward request, the utilities aren't there to support an A-R development at this time and I don't see it happening in the foreseeable future.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Harvey made, and Commissioner Schnarre seconded a motion to approve the 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:

Eric Kurzejeski – Yes	Greg Martin – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Jeffrey Ehimuh – Yes	Joe LaRose – Yes

Motion to approve the rezoning request passes unanimously

Vice-Chairperson Kurzejeski informed the applicant that this request would go before the County Commission on Tuesday, March 3, 2026 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLANNED DEVELOPMENTS

This item was placed on consent agenda along with three plats.

1. 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 following staff report was entered into the record:

The property is 6.98 acres located at the current northern 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:

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 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 & two are for building permits for the lots created in the development and will be followed as appropriate when triggered.

Staff recommends approval of the final plan.

Commissioner Trecha made, and Commissioner Schrieber seconded a motion to approve the Final Development Plan for Spencer Hills, Plat 4 on 6.98 acres located at 599 E Clearview Dr, Columbia by consent:

All members voted in favor. None opposed.

Vice-Chairperson Kurzejeski stated that this item will go before the County Commission on Tuesday, March 3, 2026 at 7:00 PM.

VII. PLATS

Plats 1 – 3 were placed on consent agenda:

- 1. Windmill Way. A-2. S24-T47N-R13W. Wendling Development LLC, owner. Kevin Schweikert, surveyor. Rockbridge Township**

The following staff report was entered into the record:

The property is located off Route N, approximately 350 feet northeast of the intersection of Stanley Poe Road and Route N. A derelict dwelling, onsite wastewater lagoon, and several storage containers are present on the property. 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 is to subdivide the 41 acres into five platted lots

all of which are over five acres, with a corresponding administrative survey tract over ten acres as the remainder.

The property has direct road frontage along Route N, a publicly maintained road. Four of the five platted lots will be served by a private access easement providing access to Route N. An existing driveway entrance to Route N is present that serves the derelict home. An expanded driveway apron will provide access to both the administrative survey tract and the platted lots to Route N. The private access easement will be physically separated from the driveway for the administrative survey tract. An undrivable separation must be constructed between the private access easement and the administrative survey driveway. The applicant has submitted a waiver from the traffic study requirement. Creation of five platted lots is unlikely to significantly impact existing transportation resources. Granting a waiver from the traffic study requirement is appropriate in this case.

The property is located within Consolidated Water's service area. Boone Electric Cooperative provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 8, is approximately 5.8 miles away. The applicant has submitted a preliminary diagram showing fire hydrant locations for the development. Hydrants will be required as part of this proposed plat.

Onsite wastewater lagoons are proposed for future residential development on all five of the platted lots. An onsite wastewater plan was submitted concurrent to the plat showing potential locations for lagoons. The applicant has submitted a waiver from the sewer cost benefit analysis. There is no public sanitary sewer nearby. Creation of a five lot residential single-family development is unlikely to be feasible for a public sanitary sewer system. A waiver from the sewer cost benefit analysis is appropriate in this case.

The derelict dwelling present on the property is marked "to be removed" on the plat. The dwelling sits within the proposed private access easement for the platted lots. The dwelling must be taken down and all associated debris removed from the property. The associated lagoon must be closed.

The property scored 28 points on the rating system

Staff recommends approval of the plat and granting of waivers, subject to the following conditions:

1. Fire hydrants must be installed to the satisfaction of the Boone County Fire Protection District, Consolidated Water, and the Director of Resource Management.
2. The dwelling marked "to be removed" on the plat must be taken down and all associated debris removed from the property. The associated onsite wastewater lagoon must be closed.
3. An undrivable separation between the private access easement for the platted lots and driveway for the administrative survey tract must be installed at the end of the public right of way for Route N. The separation may include landscaping such as planter boxes or trees. The separation must be completed to the satisfaction of the Director of Resource Management.

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

The following staff report was entered into the record:

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 is to 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 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 with 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 recommends approval of the plat and granting of waivers.

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

The following staff report was entered into the record:

The property is located off N Kircher Road, approximately 550 feet north of the intersection of N Kircher Road and E 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 in compliance with the zoning ordinance.

The property has road frontage along N 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 recommends approval of the plat and granting of waivers.

Commissioner Trecha made, and Commissioner LaRose seconded a motion to approve Plats 1 - 3 with the recommended conditions and waivers by consent:

All members voted in favor, none opposed.

Vice-Chairperson Kurzejeski stated that plats that are eligible will go before the County Commission on Tuesday, March 3, 2026 at 7:00 PM.

VIII. OLD BUSINESS

1. Update on Commission Action

Director, Bill Florea updated the Commission on the actions taken by the Boone County Commission.

The rezoning request by Anderson Homes Foundation and Review Plan for Spencer Hills Plat 4 were approved as recommended.

The Final Development Plan for RML Investment Properties and Happy Hollow Investments for Concorde South Lots 8 & 9 was approved as recommended.

The following plats were accepted:

- Brandywine Creek Subdivision Plat 2
- Highway OO Estates
- Bennett's Farm Plat 1
- Delmar Place

IX. NEW BUSINESS

1. Public Hearing – Proposed Regulatory Changes to Support Affordable Housing

Vice-Chairperson Kurzejeski read the following statement:

This portion of the meeting is to receive comments regarding Proposed Regulatory Changes to support Affordable Housing. The proposed amendments include changes to the Zoning and Subdivision Regulations. This is the second of three public hearings. The public hearing will be open for those wishing to provide comments regarding the proposed changes. Responses to questions may not be given this evening, however, a record of all questions and comments will be kept and responses may be made directly to the individual or by posting on our website.

After all three public hearings are completed, Resource Management will review and organize the comments and questions and forward them to the Planning & Zoning Commission. The Commission will discuss the comments and may make recommended changes, or they may make a recommendation to the County Commission for adoption. The County Commission will hold at least one public hearing before making a final decision. The date of that hearing will be posted on the Resource Management website.

The public hearing was opened for public comment.

Present with comments:

Clayton Fish, 14600 W Rocheport Gravel Rd, Rocheport

Clayton Fish: The accessory building clause, Section 7, will aid a lot in affordable housing for elders in that we could put a mother-in-law house on our property. We are very much in favor of this change.

Also present with comments:

Jay Gebhardt, A Civil Group, 3401 W Broadway Business Park Ct, Ste 105, Columbia

Mr. Gebhardt submitted a handout which was a copy of a power point presentation titled *Potential Regulatory Changes to Support Affordable Housing Development*, previously presented by Boone County Resource Management. Mr. Gebhardt's comments were inserted into the document, a copy of which is attached at the end of these minutes.

Jay Gebhardt: The City of Columbia has been working on something like this for over two years and it still has not been done so I would like to congratulate you all; you have managed to do more in less time. In addition to duplexes, the potential code updates should also include single-family attached homes. The city refers to accessory dwellings (AD) as accessory dwelling units (ADU), my suggestion is to make it the same as the city to avoid confusion among the development community. Why does cottage lots have a separate standard?

Under page 3, two-family dwellings are proposed to be a permitted use and a 5000 square foot lot is proposed; I suggest a lot size for a duplex or single-family attached be 7000 square feet and 3500 square feet each side, that matches what the city is doing and they also allow for taking that 7000 square foot lot and if the home is built to code to allow, those can be split as a zero lot line. We have a hard time building homes in a certain price range, but if we can take a duplex with a two-hour rated wall you can put a zero lot line down the middle of it and we can sell each side and we end up with something more affordable. That is a zero lot line subdivision and that qualifies for the Fannie and Freddie loan and there is no special banking; it is just like anyone buying a single-family home. I can do this today with a condominium survey but everytime you do a condo, the banking gets weird and it gets expensive. Allowing this to go for a smaller lot for a duplex rather than the current 10,000 square feet is good but 7000 square feet, 3500 each side seems to work.

I always thought it was strange that the county doesn't require plot plans for homes; maybe they do now but the city has been doing it for my whole career. We are talking about a site plan that is required at the time building permit application, I think that should be required for every single-family home. It doesn't add a lot of cost, the guy that drew the plat can create these plans in about 20 minutes. I think adding that is a good idea.

I don't have much comment about adding duplexes to corner lots in R-S but I didn't understand the reasoning for the turn around. You can have a regular duplex and back out into the street; if it's on the corner of two residential streets I don't understand; I could understand if it was on the corner of two arterial streets.

In Section 7, R-D and R-M lots aren't mentioned. If I have a lot that is zoned R-M but it is too small for a duplex, I would like to be able to build a single-family home on it and still have an ADU. I don't understand why we've excluded R-D and R-M.

In Section 5, District Use Regulations, all residential uses should be allowed in the Office and Commercial zonings; this is something that has been this way in the City of Columbia for years. I don't agree that it should be excluded. I have designed projects where I have done commercial building in the front on the main street and residential behind that, not above it. I don't think it should be restricted to the second floor and above. The goal here is to create housing so I don't know why it would be excluded.

Section 10, Yard Requirements. What is the minimum setback for an ADU? In the City of Columbia, an ADU has use-specific standards and those standards, if it is attached to the primary structure then it has to abide by the same setbacks as the primary structure. If it is detached it can have a 6-foot rear yard and 6-foot side yard. That makes a difference in being able to get an ADU to fit. The same when talking about cottage lots; cottage lots in the City of Columbia currently are under a conditional use, it is a laborious process. They allow 10-foot front setbacks and 10-foot rear setbacks on a cottage lot. If you have a garage or a parking space in front of the cottage then you have to have a 20-foot front setback so think of it as a 20-foot setback for the garage and 10-foot setback for the cottage and that lets you utilize more of that lot because it is a small lot to begin with and it allows you to use more of it.

I am suggesting that you look at what the city does; there are many reasons the zoning ordinances are different in the county than in the city, but when we get down to these smaller lots it is urban and it is not rural anymore so why do we have different rules? It seems they should match up more.

Section 11, Area Regulations, I am suggesting some lot sizes. I think R-S can go down to 3000 square feet. R-D, 7000 square feet with 3500 feet each size and allow for zero lot lines. I don't think there should be a minimum lot size in R-M; I should be able to build a single-family home on a 3000 square foot lot that is zoned R-M, but the way the ordinance is written you have to have 7500 square feet to build it. The 2500 is used to calculate how many units are allowed. I suggest also to allow R-D to be separated by a 2-hour separation wall so each side can be sold separately.

On Table A of the Subdivision Regulations, the minimum lot width can go down to 30-feet; we have 6-foot setbacks and we would be talking about an 18-foot wide house which is pretty small. There are some lots I am working on in Columbia now that have 30-foot lots; do we want to have a whole subdivision of those? Probably not but in some instances it is appropriate. I don't think there needs to be a minimum or maximum lot depth because your setbacks make that happen; with a 25-foot front and rear setback you aren't going to make the lot 50-feet deep, you are going to make it where you can build a house on it. I don't necessarily agree with the minimum and maximum depths; it is something that has been in the county regulations forever. Tier lots are always frowned upon, but because the infrastructure costs for these lots is very high, how do you get more lots without making them all tiny? One way to do that is to allow tier lots and just have a second tier of homes behind the front tier and have just one street instead of two. There are good examples of that in the Highlands of how tier lots have been utilized and it works. Right now you have to have a topographical issue to allow them and I would like to see that restriction lightened up so you could utilize them more. Street and right-of-way widths should be modified. If you are doing small lots and only have 10 lots on a street does it need to be 50-foot wide and 32-feet of pavement? If you go to the City of Columbia standards they have an access street and it is a 44-foot right-of-way and a 24-foot pavement and that allows you to use something that costs significantly less to build. I don't know if a "one size fits all" for streets is a good thing if we are trying to create housing.

Cottage lot standards do not include lots less than 4000 square feet and I think it should; it also doesn't apply to single-family attached with zero lot lines and I think it should apply there as well. The proposed regulations also indicate that those are available through a planned district but planned districts are cumbersome and expensive. Sometimes they are absolutely needed but to integrate small lots into the zoning ordinance I don't think that should be a go-to; that should be something that is an exception.

Chapter 1, Subdivision Regulations, why don't we just eliminate the vacation process and allow for administrative replats? You may not be able to do this under the State Statutes, but we don't have to vacate plats in the city. In the city we just file a replat. If there is right-of-way or easements involved then we do have to vacate because it has been dedicated to the public, but just to resubdivide a lot that is a straight replat, all of these things add time and money.

Jay Gebhardt read the following statement:

This is just a beginning. If you truly want to create housing you must address additional items in the Zoning and Subdivision Regulations. But you also must look at the costs of the infrastructure. Creating more density does reduce the cost per lot but does not reduce the costs. For example, if you have cottage lots on a residential street that street must have 6-inch barrier curbs. However, if you have 30-foot wide lots, you must still have two parking spaces. Since the tandem parking is not allowed you must have a driveway that is at least 18-feet wide. This drive is actually 26 feet wide with the required 4-foot flares at the curb. So only 4-feet of the 6-inch curb will remain. So, you pay to build this curb and then you pay to remove the 87% of each driveway. There is a lot of these types of examples, but the costs have to be addressed if you want to get housing that is attainable.

The infrastructure for a new 60-foot lot costs \$60,000 - \$70,000 each if done at scale. Much more if just a small number of lots. This does not include the land costs, loan interest, engineering, costs to obtain entitlements, real estate fees (6% of sale price), taxes, maintenance, fees, and hope for profit. This lot costs the consumer \$90,000 or more.

Creating more density reduces this cost, but not by a lot. It is the infrastructure costs that are making lots so expensive. It's always been this way but has been made a lot worse in the past years. For example, the two most expensive items in a subdivision are the streets and the storm water. If you want to make a difference in cost of housing and increase the housing supply then you should concentrate on these two items. Zoning and Subdivision changes are all good and should be pursued also.

I suggest you create a task force that includes members of the design engineers, engineers with Emery Sapp and Sons, County staff engineers and really look at the new designs that reduce unneeded costs with stormwater and infrastructure requirements. The task force should come up with a proposal for the P & Z and Commissioners to consider. It should meet weekly for no more than 3-4 months. Consist of one County Commissioner, one Planning & Zoning member, the County Engineer, one design engineer, one contractor familiar with infrastructure costs, a County Planner and/or the Director of Resource Management, a residential developer and a residential builder. Go through the Zoning Code and Subdivision Codes to propose changes to reduce costs. Keep it simple and moving forward.

Some will liken the idea of a task force made up of developers, developer's engineers and contractors to letting the fox in the hen house. But that is an outdated notation and is just wrong minded. We all benefit from solving the housing shortage. Whether you like it or not it is developers who will solve this problem. Working together is a reasonable idea, as long as it has guard rails created by the Commission.

Vice-Chairperson Kurzejeski stated the Commission could proceed with what we have come up with so far, or we could wait and look deeper into putting together a working group and put it off 3-4 months down the road.

Jay Gebhardt: I don't think you need to wait, everyone has put a lot of time and effort into this; go ahead and take the small step and get this done. I am not asking to delay things, everything you've proposed is a positive.

Closed to public comment.

Vice-Chairperson Kurzejeski stated that written comments may be submitted to RMplanning@boonemo.gov until Tuesday, February 24th.

The next public hearing is scheduled for Tuesday, February 24, 2026, at 6:30 PM at the Southern Boone County Schools, Central Board Room Office at 5275 W Red Tail Drive, Ashland.

2. Request by Jacob Knudsen to vacate lots 1 & 2 of Hillside Subdivision; 6399 S Old Village Rd, Columbia. A-R. – REPORT ONLY

Senior Planner, Thad Yonke stated that a request has been received to vacate the existing Hillside Subdivision which is a two-lot subdivision so they can replat it into a single lot. This is being requested in order to upgrade the wastewater system. This will go before the County Commission. This is a good example of the regulatory changes being proposed; if the changes are adopted, this type of request could be approved administratively rather than going before the County Commission which will save the applicants time.

3. Special Election – Chairperson

Commissioner Harvey made, and Commissioner Trecha seconded a motion to hold the election by verbal vote rather than secret ballot.

All voted in favor. None opposed.

The floor was open for nominations for Chairperson.

Commissioner Trecha made, and Commissioner Harvey seconded a nomination for Commissioner Kurzejeski to the office of Chairperson.

No other nominations were made.

All members voted in favor of Commissioner Kurzejeski to serve as Chairperson. None opposed.

Being Commissioner Kurzejeski held the office of Vice-Chairperson, that office is required to be filled by election.

The floor was open for nominations for the office of Vice-Chairperson.

Chairperson Kurzejeski made, and Commissioner Martin seconded a nomination for Commissioner Harvey to the office of Vice-Chairperson.

No other nominations were made.

All members voted in favor of Commissioner Harvey to serve as Vice-Chairperson. None opposed.

X. ADJOURN

Being no further business, the meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 18th day of December, 2025

JG1

Potential Regulatory Changes to Support Affordable Housing Development

Boone County Resource Management

Bill Florea, AICP

Director

A Civil Group comments and suggested revisions shown in Blue



Potential Code Updates

- Allow two family dwellings (duplex) by right in A-2, A-R, and R-S zoned areas on corner lots. *Should also include Single family attached*
- Create and update regulations to allow accessory dwellings (AD). *City refers to this as an Accessory Dwelling Unit (ADU, suggest making it the same to avoid confusion*
- Change the definition of family and maximum occupancy.
- Allow residential units in second floor in all commercial units.
- Create a “cottage lot” standard within the zoning code and subdivision regulations. *Why a separate standard?*
- Administrative approval of certain subdivision plats vacations.
- Consideration of short-term rentals in certain zoning districts.

Slide 1

JG1 Suggested Revisions by A Civil Group Shown in BLUE
Jay Gebhardt, 1/19/2026

Housekeeping

Some slides will contain suggested edits to existing regulations:

RED text is a suggested addition.

BLUE Text are suggested revisions by A Civil Group

~~**STRIKETHROUGH**~~ text is a suggested deletion.

ASTERISK text contained between these symbols are staff commentary.



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Two Family Dwelling (Duplex) as Permitted Use

Two Family Dwelling as Permitted Use include single family

attached

- R-S, A-R, or A-2 zoning districts.
- Only a permitted use on corner lots at the intersection of two public roadways. **WHY JUST PUBLIC ROADS?**
- Minimum lot size 5000 square feet (ft²). **Suggest 7000 with each side 3500 to match City R-2 **Should allow 7000/3500 in R-D not 10,000**
- Two family dwelling would require a “front” entrance for each unit to be on separate road frontages, with a corresponding separate driveway entrance for each unit.
- A site plan would be required at the time of building permit application. **Simple plot plans should be required on all residential**
- Any R-S or A-R lot that does not meet the requirements would require a CUP for a two-family dwelling.

Currently only allowed as a CUP in R-S, permitted in R-D and R-M

Section 4, General Provisions

(15) Two-family dwellings, allowed as a permitted use on corner lots in the A-2, A-R, and R-S zoning districts, shall conform to the following standards:

- (a) The lot is a legal lot of record.
- (b) The lot is on the corner of the intersection of two publicly maintained roadways.
- (c) Each residential unit shall have a front entrance facing a separate public roadway from the corresponding unit.
- (d) Each unit shall have a permitted driveway separate from the corresponding unit. Both driveways can not be on the same public street frontage.
- (e) The owner of the property shall submit a site plan to the Director concurrent to the submission of a building permit application. The site plan shall contain the following:
 1. Location of public right of way.
 2. Building location with setback dimensions from the property boundaries.
 3. An indication of each unit's “front” entrance.
 4. Location of driveway entrance and parking spaces designated for each unit.
 5. Vehicle turn around area to allow front motion entry onto the public right of way. **Why is this required?**
 6. Any additional information as requested by the Director. **Should be a definitive checklist, not discretionary**

Section 5, District Use Regulations

(3) A-2 Agriculture District

Permitted Uses:

Any permitted use of the A-1 District, provided however, a Single-Family Dwelling shall, in addition to the provisions of the A-1 District, be permitted on a lot or tract having a minimum area of two and one half acres

- Two family dwelling on a corner lot meeting the provisions of Section 4 (15).

Conditional Uses:

Any conditional use of the A-1 District

Section 5, District Use Regulations

(5) A-R Agriculture-Residential District

Permitted Uses:

- Agricultural Activity which shall include greenhouses and nurseries
- Equine Boarding Facility for a maximum of six animals on a minimum 20-acre tract
- Equine Ranch on a minimum 20-acre tract
- Farm Dwelling
- Home Occupation
- Public Park
- Golf course, except miniature course and driving range
- Place of Worship
- Public School, elementary and high, or private school having a curriculum equivalent to a public elementary or high school and having no rooms regularly used for housing or sleeping purposes.
- Family Day Care Home (maximum of six children) and Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations and (2) meets all the criteria for a Home Occupation
- Single Family Dwelling on a lot having a minimum area of one-half acre, (21,780 s.f.).
- Two family dwelling on a corner lot meeting the provisions of Section 4 (15).

Section 5, District Use Regulations

(5) A-R Agriculture-Residential District

Conditional Uses:

- Privately operated outdoor recreational facility
- Enlargement of an existing cemetery
- Equine Boarding Facility for more than six animals on a minimum 20-acre tract
- Animal Training Facility on a minimum 20-acre tract
- Riding School on a minimum 20-acre tract
- Farm implement sales and service, and other agribusiness uses oriented to and exclusively serving the agricultural community
- Veterinary office or clinic or animal hospital provided, however, if the establishment is in a major recorded subdivision or is within 500 feet of a residentially developed area or an existing R-S, R-SP, R-D, R-DP, R-M or R-MP Zoning District all animals that are treated or cared for shall be kept within a sound-proofed, air conditioned building; no odor shall be perceptible at the boundary of the premises; and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.
- Public building erected by any governmental agency
- Hospital, nursing home, and educational, religious and philanthropic institution
- Nursery, pre-kindergarten, kindergarten, play, special and other private schools
- Water Tower, sewage lagoon or mechanical treatment plant where not approved under County Subdivision Regulations
- Mobile Home Subdivision
- Mobile Home not meeting the provisions of Section 4. (9) of this ordinance
- Bed and Breakfast
- **Two family dwelling**

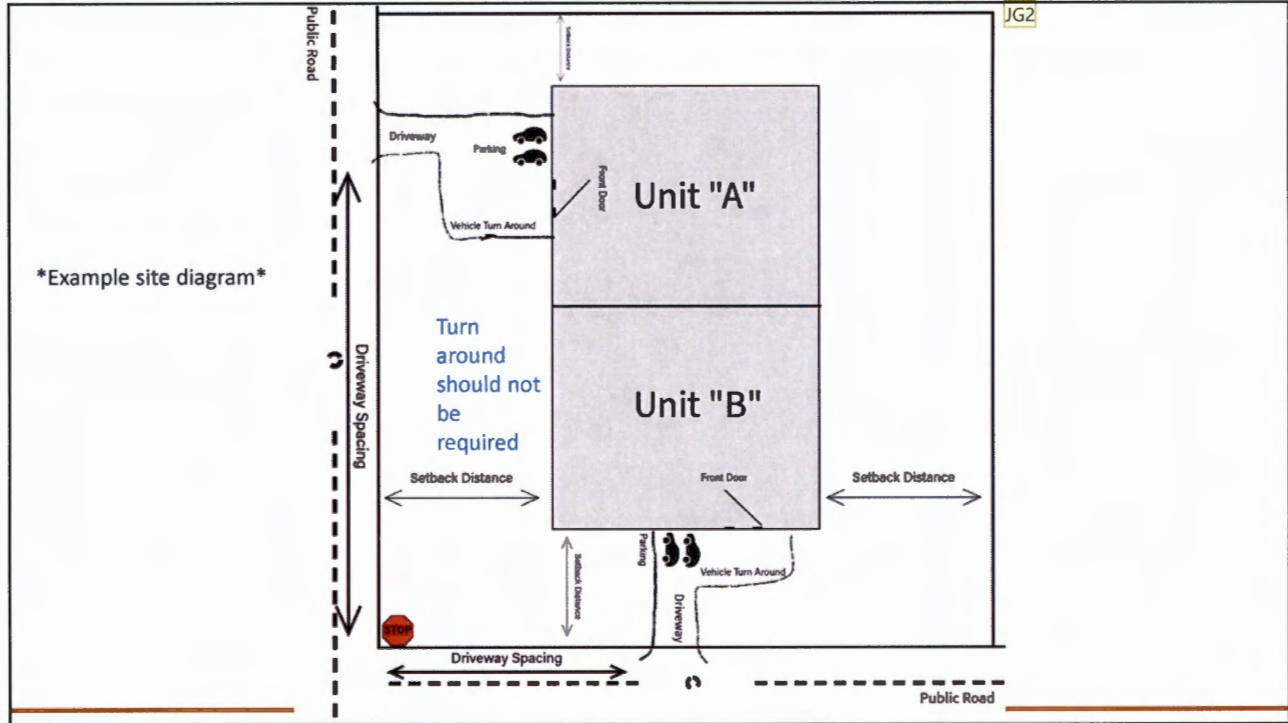
Section 5, District Use Regulations

(7) R-S Single-Family Residential District

Permitted Uses:

- Agricultural activity
- Single-family dwelling (minimum lot size; 7,000 square feet)
- Family Day Care Home (maximum of six children) Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations, and (2) meets all the criteria for a Home Occupation.
- Public Park or playground
- Place of worship
- Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- Golf course, except miniature course and driving tees (Ranges) operated for commercial purposes
- Home Occupation
- **Two family dwelling on a corner lot meeting the provisions of Section 4 (15).**

Two Family Dwelling is already a conditional use in R-S zoning



Example: Briley Investments Two Family Dwelling CUP



- Two Family Dwelling CUP request from the 2024 agenda.
- Intersection of two public roads.
- Approved CUP with conditions like what is proposed.
- Under the proposed changes, this would be a permitted use and would not require a CUP.

Slide 11

JG2 Jay Gebhardt, 2/19/2026

Accessory Dwellings (AD)

Section 2, Definitions

Dwelling, Accessory (AD): A residential living unit on the same lot as a single-family dwelling or on which a single-family dwelling is present or may be constructed. The AD provides complete independent living facilities for one or more persons. It may take various forms: a detached unit, a unit that is part of an accessory structure such as a detached garage, or a unit that is part of an expanded or remodeled dwelling. ~~A second dwelling, in addition to the primary dwelling, this is on a tract of land which is greater than 20 acres in area.~~ Should use same terminology as City ADU

Section 7, Accessory Buildings and Uses for Non-Agricultural Uses.

- 7.1 Accessory buildings and uses for non-agricultural uses are permitted when in accordance with the following:
 - 7.1.1 In the A-1 and A-2 Agricultural Districts accessory buildings and uses are limited to:
 - A private residential garage
 - Tennis court, swimming pool, non-commercial greenhouse, ~~garden house~~, barbecue oven, fireplace and similar uses customarily accessory to residential uses
 - Satellite dish antenna
 - Collectors for solar and other alternate energy sources
 - Roadside stands for the sale of agricultural products produced on the premises.
 - 7.1.2 In the A-R, R-S, R-D, and R-M Districts accessory buildings and uses are limited to: those accessory buildings and uses permitted in the A-1 and A-2 Agricultural Districts except roadside stands shall not be permitted.

Removal of "garden house" is the only change on this slide

Section 7, Accessory Buildings and Uses for Non-Agricultural Uses.

- 7.1.3 A single accessory dwelling is allowed on legally created individual parcels ~~in the A-1, A-2, A-R, and R-S Districts that are 20 acres or larger in size up to a maximum of two dwelling units on said individual 20 acre or larger~~ **What about RD Lots? RM lots? parcels subject to the following:**
 - 7.1.3.1 There shall be a minimum separation of 10 feet between the primary and accessory dwelling unless they are attached by a common wall.
 - 7.1.3.2 The accessory dwelling shall not exceed 75% of the total square feet of the primary dwelling or 1,500 square feet, whichever is less.
 - 7.1.3.3 One additional off-street parking space shall be required for any accessory dwelling with more than three bedrooms. If the primary dwelling has more than two off-street spaces, one may be counted toward the accessory dwelling.
 - 7.1.3.4 The accessory dwelling shall meet all of the requirements of the applicable Building Code, Zoning Regulations, and Code of Health Regulations.
 - 7.1.3.5 The primary dwelling and the accessory dwelling shall be owned by the same entity.

Section 7, Accessory Buildings and Uses for Non-Agricultural Uses.

- 7.1.4 In Commercial Districts there may also be:
 - ~~Accessory dwelling unit on floors above or attached to commercial uses for occupancy by the owner or employee.~~
 - Incidental storage provided such storage does not exceed 40-percent of the floor area of a building in the C-N and C-G Districts.
 - A manufactured home may be used as an office in the commercial or industrial districts provided that all existing building code and zoning regulations are complied with and the unit is placed on a foundation or is tied down and under-skirted.
- 7.1.5 There shall be the following additional regulations for accessory buildings located on legally created parcels less than 5-acres in area:
 - 7.1.5.1 No accessory building shall be constructed upon a lot until the construction of the main building has actually commenced, and no accessory building shall be used unless the main building on the lot is also being used with the following exceptions:
 - ~~However, nothing shall prevent~~ the use of a temporary construction shed or road wagon for the storage of tools, material, and equipment by a contractor during building construction, with said shed or wagon being removed from the property within 10 days following completion of the construction.
 - An accessory dwelling may be occupied when the primary dwelling is vacant.

Change to 7.1.4 to support residential uses in commercial zoning. See slides 26-31 in the presentation

Section 7, Accessory Buildings and Uses for Non-Agricultural Uses.

- 7.1.5.2 Legally created parcels that are 5-acres in area or larger may have a single accessory personal storage structure, without a primary structure on the parcel, provided the structure is not used for any type of commercial use including home occupation.
- 7.1.5.3 No accessory building may be erected in front of a main building unless the accessory building is attached to the main building by a common wall.
- 7.1.5.4 Accessory buildings may not be used for dwelling purposes except as provided in 7.1.3 and 7.1.4 above.

No changes to existing regulatory language on this slide. Added for continuity.

Section 10, Yard Requirements

Section 10 C. Exceptions to Yard Requirements

(8) Any accessory building more than ten feet from a main building may be erected not closer than two feet to a side or rear lot line, but must be located at least 60 feet from the front street line. **This exception shall not apply to accessory dwellings.**

Section 14, Off-street Parking and Loading Regulations

A. Off-Street Parking Requirements. Off-street parking spaces shall be provided in all districts as follows:

(18) Accessory Dwellings – One space per accessory dwelling with three or more bedrooms. The one parking space must be in addition to the two parking spaces required for the primary dwelling.

Example: Accessory Dwelling Units



<https://www.aarp.org/livable-communities/housing/info-2019/adus-come-in-many-shapes-and-styles.html>

Maximum Occupancy per Dwelling

Section 2, Definitions

Bedroom: A room intended or used for sleeping purposes that meets all applicable code requirements for habitable space.

Family: ~~Two or more persons related by blood, marriage, adoption, or not more than four persons not related by blood, marriage or adoption,~~
A group of persons occupying a dwelling as an individual housekeeping unit.

Section 4, General Provisions

(16) Maximum Occupancy Limit for a Dwelling: The maximum number of occupants permitted within a dwelling shall be determined by the floor area of each bedroom.

(a) Occupancy by Bedroom Size:

- A bedroom containing not less than 70 square feet and not more than 99 square feet qualifies for one occupant.
- A bedroom containing 100 square feet or more shall qualify for one (1) occupant per 50 square feet of floor area.
 - Calculation Method:
 - The floor area of each bedroom shall be divided by fifty (50) to determine the maximum number of occupants for that bedroom.
 - Fractional results shall be rounded down to the nearest whole number.
 - The maximum occupancy of the dwelling unit shall be the sum of the maximum allowable occupants for all bedrooms.

Section 4, General Provisions

(b) Example Calculation (for illustrative purposes only):

- Bedroom A 70 square feet: $70 \div 50 = 1.4$ 1 occupant
- Bedroom B 120 square feet: $140 \div 50 = 2.8$ 2 occupants
- Bedroom C 150 square feet: $150 \div 50 = 3$ Occupants
- Bedroom A + Bedroom B + Bedroom C = $1 + 2 + 3 = 6$
- The total maximum occupancy for this three-bedroom dwelling is 6 occupants.

Expanding Residential Uses in Commercial Zoning Districts

Section 5, District Use Regulations

(15) C-O Commercial Office District

Permitted Uses:

- Agricultural activity
- Place of Worship
- Bank or financial institution, drive-in or otherwise
- Office or office building
- Medical, dental and psychiatric offices and out-patient clinics provided that retail sales shall be limited to those items which are professionally adjusted or fitted on the premises
- Automobile parking lot, except no disabled, wrecked or junked motor vehicles shall be permitted
- Public buildings erected by any public agency except no maintenance or storage buildings
- Residential uses when located on the second floor or above.

All residential should be allowed in Office, and commercial zones. Again, lets match the City's requirements – Will require changes to minimum lot sizes

Section 5, District Use Regulations

Conditional Uses:

- Mortuary
- Private School
- Retail Sales and the manufacture of articles to be sold at retail only, on the premises, when such activities are accessory uses to medical and dental offices and clinics provided that the total mechanical power used in manufacturing shall not exceed five (5) horsepower for any one shop and the space devoted to sales or manufacturing shall not exceed thirty (30) percent of the total floor area, and further provided that such manufacturing use shall not be noxious or offensive
- ~~Residential uses when located on the second floor or above~~

Moved to Permitted Uses

Section 5, District Use Regulations

(16) C-N Neighborhood Commercial District

Permitted Uses:

- Agricultural activity
- Any permitted use of the C-O District
- Dressmaking, tailoring, shoe repair, repair of household appliances and bicycles, catering, and bakery with sale of bakery products on the premises and other uses of a similar character
- Mortuary
- Personal service uses, excluding massage parlors, but including barber shop, beauty parlor, photographic or art studio, laundry or dry cleaning receiving station and other uses of a similar character
- Photographic or blueprint service shops
- Private school
- Frozen food locker for individual or family use
- Private club or lodge
- Retail store provided that in connection with which there shall be no slaughter of animals or poultry, nor commercial fish cleaning and processing on the premises.
- Theatre, not including drive-in theatre
- Restaurants and cafeterias, not including drive-in or walk-in carry-out establishments
- Self-service laundry or cleaning establishment
- Shops for custom work, or the manufacture of articles to be sold at retail only, on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the entire building and further provided that such manufacturing use is not noxious or offensive
- Veterinary office or clinic where small animals are treated, cared for or kept within a soundproofed, air conditioned building provided there shall be no odor that shall be perceptible at the boundary of the premises and further provided the noise outside the building shall not exceed that of normal daily traffic measured at the lot line
- Bed and Breakfast
- Residential uses when located on the second floor or above

Section 5, District Use Regulations

Conditional Uses:

- Automobile service station
- General service and repair establishments, including dyeing or cleaning works or laundry, plumbing and heating, printing, painting, upholstering or appliance repair
- Bar or tavern
- Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations
- ~~Residential uses when located on the second floor or above~~

Moved to Permitted Uses

Section 5, District Use Regulations

(17) C-G General Commercial District

Permitted Uses:

- Agricultural activity
- Any permitted use of the C-N District
- Amusement centers and video arcades
- Automobile service station
- Automobile repair shop
- Bar or tavern
- Billboards and signs in compliance with Section 25
- Bowling alley or billiard parlor
- Display and salesroom
- Farm implements, sale and repair
- Farm store or feed store
- Frozen food locker

- Hotel or Motel
- Laboratory, research, experimental or testing, but not testing combustion engines or explosives
- Radio or television broadcasting station or studio
- Reception Facility
- Rental agency
- Seasonal temporary fireworks stand
- Kennel where animals are kept within a soundproofed, air conditioned building provided there shall be no odor that shall be perceptible at the boundary of the premises and further provided the noise outside the building shall not exceed that of normal daily traffic measured at the lot line
- New or used cars, mobile homes, travel trailer, or boat sales or storage lot
- Dyeing, cleaning, laundry, printing, painting, plumbing, tinsmithing, tire sales and services, upholstering and other general service or repair establishment of similar character. Not more than 10 percent of the lot or tract occupied by such establishment shall be used for the open and unenclosed storage of materials or equipment
- Residential uses on the second floor or above

Section 5, District Use Regulations

Conditional Uses:

- Transmission facility
- Drive-in or walk-in, carry-out establishment, including restaurant and theatre
- Lumberyard and building materials
- Farm feed store with bulk feed and/or bulk fertilizer storage and mixing facilities
- Bottling works
- Collection point for recyclable material
- Wholesale establishment or warehouse (including self-storage mini-warehouse) in a completely enclosed building
- Truck stop and associated uses
- Railroad spur tracks and truck terminal
- Water tower, mechanical treatment plant or sewage lagoon where not approved under County Subdivision Regulations
- Travel trailer park
- Residential uses when on the second floor or above ← *Moved to Permitted Uses*
- Portable concrete plant used for a specific construction project
- Permanent fireworks stand or store

Updating for "Cottage" Lots

Section 3, District and Boundaries

~~B. District's Minimum Lot Sizes. The following are the minimum lot sizes for the corresponding districts specifically listed below:~~

~~Agriculture Districts~~

~~A-1 Agriculture:~~

~~The minimum lot size for any parcel within the A-1 zoning district is ten (10) acres.~~

~~A-2 Agriculture:~~

~~The minimum lot size for any parcel within the A-2 zoning district is two and one half (2 & ½) acres.~~

~~Transition Districts~~

~~A-R Agriculture-Residential:~~

~~The minimum lot size for any parcel within the A-R zoning district is one half (½) acre.~~

~~Residential Districts~~

~~R-S Single-Family Residential:~~

~~The minimum lot size for any parcel within the R-S zoning district is seven thousand (7,000) square feet.~~

~~R-D Two-Family Residential:~~

~~The minimum lot size for any parcel within the R-D zoning is seven thousand (7,000) square feet. The minimum lot size for a duplex is ten thousand (10,000) square feet.~~

~~R-M Moderate Density Residential:~~

~~The minimum lot size for any parcel within the R-M zoning district is seven thousand (7,000) square feet. The minimum lot size for a duplex is ten thousand (10,000) square feet. The minimum lot size for a multiple family dwelling is two thousand five hundred (2,500) square feet per dwelling unit.~~

Redundant language. Staff recommends striking entire Section 3, B. The same regulations are stated in tabular format in Section 11: Area Regulations

Section 3, District Boundaries

B. ~~C.~~ District Boundaries

- (1) The boundaries of the districts are shown upon the map attached hereto and made a part hereof, which map is designated as the "District Map." The district map and all notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if the district map and all the notations, references and other information shown thereon were fully set forth or described herein, the original of which district map is properly attested and is on file with the County Clerk of Boone County, Missouri.
- (2) Whenever any street, alley or other public way is vacated by official action of the County Commission, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

Only change being made is to move this from Section 3 C. to 3 B.

Section 10: Yard Requirements

The following minimum yards for non-farm uses, measured in feet, shall be provided within the districts indicated below:

<u>District</u>	<u>Front</u>	<u>Rear</u>	<u>Side Minimum</u>
A-1, A-2	50	50	15
A-R	25	20	6 5
A-R , R-S, R-D, R-M	25	20	6 5
REC	10	20	6
C-O, C-N, C-G, C-GP	10	20	6
M-L, M-G, M-LP	25	25	6

What is the minimum setbacks for an ADU?
 What about small lots?
 Should they have to have the same front and rear setbacks? Should match City

Section 11: Area Regulations

A. Minimum Lot Areas. The following minimum lot areas must be provided in the districts indicated:

District	Sq. Feet	Lot area per family in sq. ft.			Multiple Dwelling	RS – 3,000 RD – 7000- 3500 each side RM – no minimum just 2500 ft per unit density Allow RD to be subdivided along the 2-hour separation wall so each side can be sold separately
		Single Family Dwelling	Two Family Dwelling	Multiple Dwelling		
A-1	10 acres*	10 acres*	N.A.	N.A.		
A-2	2 1/2 acres*	2 1/2 acres*	N.A.	N.A.		
A-R	1/2 acre*	1/2 acre*	N.A.	N.A.		
R-S	4,000	4,000	2,500	N.A.		
R-D	4,000	4,000	2,500	N.A.		
R-M	7,000	7,000	5,000	2,500		

* or as specified in Section 3 and Section 5 (1/2 acre = 21,780 sq. ft.) There are no minimum area requirements in the Recreation, Commercial, and Industrial Districts.

Table A: Required Subdivision Design and Improvement Standards

	GREATER THAN 10	GREATER THAN 2.5	LESS THAN 2.49 TO 0.5	LESS THAN 0.49-7,000'	LESS THAN 6,999' TO 4000'	MULTI-USE DEV
RIGHT OF WAY						
ALONG EXISTING CO. RD	YES	YES	YES	YES		YES
LOCAL STREETS	-	50'	50'	50'		50'-66'
ALLEY WIDTH	-	-	-	24'		24'
UTILITY EASEMENTS ALONG ROADS*	20'	20'	20'	20'		20'
MAX BLOCK LENGTH	-	1320'	1320'	1320'		1320'
MIN BLOCK LENGTH	-	200'	200'	200'		440'
MAX CULDESAC LENGTH	-	1000'	1000'	1000'		1000'
MIN CULDESAC RADIUS	-	47'	47'	47'		47'
IMPROVEMENTS						
PAVEMENT WIDTH	-	24'	28'	32'		32'-38'
MAX GRADE	-	4	-	-		-
MIN GRADE	-	10%	10%	10%		10%-6%
MIN SIGHT DISTANCE	-	1%	1%	1%		1%
WATER SYSTEM	-	YES	YES	YES		YES
FIRE HYDRANT	NO	YES	YES	YES		YES
CURB & GUTTER	NO	NO	NO	YES		YES
PAVING REQUIRED	NO	*4	YES	YES		YES
SIDEWALKS	NO	NO	NO	YES		YES
CENTRAL SEWERS	NO	*5	YES	YES		YES
MIN LOT WIDTH AT BUILDING LINE	150'	150'	150'	60'	40'	60'
MIN LOT DEPTH	250'	250'	125'	100'	60'	100'
MAX LOT DEPTH	-	3 x WIDTH	3 x WIDTH	3 x WIDTH	N/A	3 x WIDTH
TIER LOTS	NO	*6	*6	*6	*6	*6

Min lot width in Residential = 30

No min depth required

No Max lot depth

Tier Lots should be allowed

Street and R/W widths should be modified

*Utility easements along roads are in the regs as 10' but will not pass utilities approval

4) As required per Section 2.1 of 2 Appen
5) As required per Section 3.2 Appendix I
6) See Section 1.8.1 of Appendix B.

width B.
B.

“Cottage” Lot Standards

- These updates **DO NOT** include:
 - Lots less than 4000 ft² *It should*
 - Single family attached with 0 lot lines (townhomes) *It should*
 - Tiny homes unless allowed by the adopted Building Code
 - Homes on wheels

Single family attached and lots less than 4000ft² would still be possible under a planned rezoning request Planned districts need to be streamlined and are not necessary for small lot integration

Example: “Cottage” Lots



Tim Crockett. Spencer Hills PRD Review Plan and Preliminary Plat. P&Z Presentation. July 17th, 2025

Updating Subdivision Plat Vacation Procedures

Chapter 1, Subdivision Regulations

1.8 Replatting and Plat Restrictions - All plats and replats of subdivisions shall be subject to the following requirements and restrictions.

1.8.1 Plat Vacation - Recorded subdivision plats may be vacated in whole or part only under the following circumstances and conditions:

1.8.1.1 Vacation of Entire Undeveloped Subdivision Plats - A recorded subdivision may be vacated in its entirety without approval of the Commission or the County commission so long as:

- All real estate contained within the subdivision to be vacated is owned by the party or parties seeking vacation.

and

- No buildings, structures, utilities or other improvements have been constructed, erected or otherwise installed or placed upon property contained within the subdivision to be vacated.

1. See *Replat* in Definitions Section 1.4

The language shown in black is the same as the existing regulations, with a different formatting for clarity. There are no proposed changes on this slide or the next slide.

Chapter 1, Subdivision Regulations

1.8.1.2 *Subdivision Plats with Vacation Procedures* -

A plat may be vacated in whole or part without approval of the Commission or County Commission if a Vacation Covenant has been placed on the face of the recorded subdivision plat and

- The recorded subdivision covenant is applicable to and binding upon all property within the subdivision.
- The vacation covenant establishes a method or procedure to permit or authorize subdivision lot or plat vacation.
- The established vacation method or procedure has been used as shown of record.

Chapter 1, Subdivision Regulations

Why not eliminate this and just allow administrative Replats?

1.8.1.3 *Subdivision Plats Without Vacation Procedures* - Except as otherwise provided in section 1.8.1 or 1.8.2, no subdivision plat may be vacated in whole or part unless the owner of the land for which vacation is sought petitions the ~~County Commission~~ Director for the vacation in writing on forms provided by the Director. All applications for plat vacations must be submitted concurrent to the submission of the replat and after a formal concept review on the project.

1.8.1.3.1 *Administrative Approval*. The Director may approve the vacation, after consideration of the application and proposed replat, upon finding that:

- The area being vacated does not include any public right of way,
- Any publicly dedicated easements shall be replaced or relocated by the corresponding replat,
- The proposed vacation and replat does not adversely affect access, drainage, or utility service to any other lot or tract,
- Proposed vacation and replat complies with the subdivision regulations.

Chapter 1, Subdivision Regulations

1.8.1.3.2 County Commission Approval. The Director shall refer all vacation requests that do not meet the criteria listed in section 1.8.1.3.1 for administrative approval to the County Commission to hold a public hearing on the request. The County Commission may approve the vacation request after consideration of the following criteria:

- 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
- the health, welfare, or safety of persons owning or possessing real estate within the subdivision to be vacated or surrounding real estate

1.8.1.3.3 Effective. Any plat vacation approved by the Director or County Commission shall not take effect until the corresponding replat has been reviewed and approved by the procedures designated by these regulations and recorded in the land records by the Recorder of Deeds.

100-Foot Buffer: A 100-foot radius buffer is recommended around caves, sinkholes, and springs to protect groundwater quality, especially during construction.

On-site Wastewater/Septic: The Missouri Department of Health & Senior Services (DHSS) often requires a 100-foot setback for septic systems from sinkholes.

3. Key Distinctions in Regulations

"Sinkhole Rim" vs. "Flooding Area": Setbacks are measured from the rim (edge of the depression), but sometimes, if the sinkhole is known to flood, the setback is measured from the 100-year, 24

Alteration Permit: A permit is required to disturb, grade, or fill any sinkhole or its buffer, requiring evaluation by a qualified geotechnical engineer.

Avoidance First: The guiding principle in wet areas is Avoidance (DO NOT DISTURB), Minimization, and finally Mitigation.

Chapter 1, Subdivision Regulations

1.8.2 Replatted Subdivisions -

1.8.2.1 Replatted Subdivision, Vacation Required- Prior to replatting a recorded final plat or multiple use plat or any portion thereof, it must first be vacated in accordance with Section 1.8.1.

1.8.2.2 Replat Approval - A replat of a recorded final plat or multiple use plat may be approved by the County Commission only if it is part of a duly approved planned development or if the land to be replatted has had all preexisting plats applicable to it vacated and if the County Commission finds after public hearing that replat will not adversely affect:

See *Replat* in Definitions Section 1.4

See *Planned Development* in Definitions Section 1.4

The language shown in black is the same as the existing regulations, with a different formatting for clarity. There are no proposed changes on this slide or the next slide.

Chapter 1, Subdivision Regulations

- 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
- the health, welfare, or safety of persons owning or possessing real estate within the subdivision to be vacated or surrounding real estate.

1.8.2.2.1 **Replatting Requirements, Minor Plat** - The requirements and process for replatted minor subdivisions shall be the same as for a minor subdivision unless the Director for good cause requires submission of a preliminary replat of the subdivision prior to preparation of a final replat.

1.8.2.2.2 **Replatting Requirements, Major Plat and Multiple Use Plat** A replat of lots contained within a major subdivision or multiple use subdivision shall not change the nature of the original subdivision, or the lots to be replatted, to any other type of subdivision plat. The requirements and process for replatted major subdivisions shall be the same as for a major subdivision. The requirements and process for replatted multiple use subdivisions shall be the same as for a multiple use subdivision.

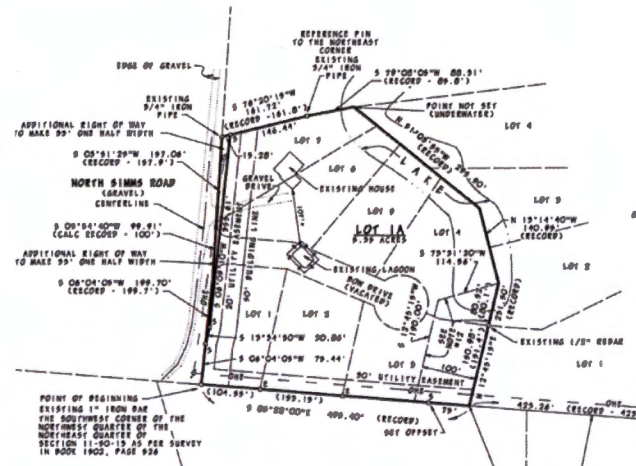
Example: Plat Vacation – Jay Dains Subdivision Plat 2A

- Originally platted in 1975 as lots 17 and 18 of Jay Dains Subdivision.
- Property owners owned the house on one lot and wastewater system on the other.
- Needed to repair the onsite wastewater system that served the home.
- Had to seek plat vacation from County Commission before replating and getting a permit to fix their onsite system.
- Example of a plat vacation that **WOULD** be handled administratively.



Example: Plat Vacation – Trevor & Amber's Ranch

- Originally platted as Lakelure Development in 1970.
- Property owner had lots 1 thru 7, plus the right of way for the unconstructed Bow Drive.
- A house crossed lot lines and the lagoon sat within the right of way of Bow Drive.
- Due to the presence of right of way, this is an example that would require a **PUBLIC HEARING** and decision from the County Commission instead of administratively granting the plat vacation.



Short Term Rentals

- Consider adding short term rentals as conditional uses in certain zoning districts that allow single family residential, such as A-2, A-R, and R-S.
- Possible code updates would include:
 - Creating a definition of short-term rental, which would include defining "short-term" time period.
 - Which zoning districts would be eligible for a short-term rental CUP.
 - Parking requirements for short-term rentals.

Questions?

This is just a beginning. If you truly want to create housing you must address additional items in the Zoning and Subdivision Regulations. But you also must look at the costs of the infrastructure. Creating more density does reduce the cost per lot but does not reduce the costs.

For Example, if you have cottage lots on a residential street that street must have 6-inch barrier curbs. However, if you have 30-foot-wide lots, you must still have two parking spaces. Since tandem parking is not allowed you must have a driveway that is at least 18 feet wide. This drive is actually 26 feet wide with the required 4-foot flares at the curb. So only 4 feet of the 6-inch curb will remain. So, you pay to build this curb and the you pay to remove 87% of each driveway.

There is a lot of these types of examples, but the Costs have to be addressed if you want to get housing that is attainable.

The infrastructure for a new 60-foot lot cost \$60,000 - \$70,000 each if done at scale. Much more if just a small number of lots.

This does not include the land costs, Loan Interest, Engineering, Costs to obtain entitlements, Real Estate Fees (6% of sale price), Taxes , Maintenance, Fees, and Hoped for Profit, This lot costs the consumer \$90,000 or more.

Creating more density reduces this cost, but not by a lot. It's the infrastructure costs that are making lots so expensive. It's always been this way but has been made a lot worse in the past years. For example

The two most expensive items in a subdivision are the streets and the storm water. If you want to make a difference in cost of housing and increase the housing supply then you should concentrate on these two items. Zoning and Subdivision changes are all good and should be pursued also.

I suggest you create a task force that includes members of the design Engineers, Engineers with Emery Sapp and Sons, County staff Engineers and really look at new designs that reduce unneeded costs with storm water and infrastructure requirements.

The task force should come up with a proposal for the P&Z and Commissioners to consider.

It should:

Meet weekly for no more than 3-4 months.

Consist of one County Commissioner, one Planning and Zoning Member, The County Engineer, One design engineer, One Contractor familiar with current infrastructure costs, A County Planner and/or The Director of Resource management and A residential developer and a residential Builder.

Go thru the Zoning Code and Subdivision Codes to propose changes to reduce costs.

Keep it simple and moving forward.

Some will liken the idea of a task force made up of developers, developer's engineers and contractors to letting the fox in the hen house. But that is an outdated notion and is just wrong minded. We all benefit from solving the housing shortage. Whether you like it or not it is developers who will solve this problem. Working together is a reasonable idea, as long as it has guard rails created by the Commission.