

**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, March 19, 2026**

**I. CALL TO ORDER**

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

**II. ROLL CALL:**

a. Members Present:

Eric Kurzejeski, Chairperson	Missouri Township
Kevin Harvey, Vice-Chairperson	Rock Bridge Township
Gregory Martin, Secretary	Katy Township
Randal Trecha	Cedar Township
Jeffrey Ehimuh	Columbia Township (Arrived 7:05 PM)
Joe LaRose	Rocky Fork Township
Jeff McCann	County Engineer

b. Absent:

Ken Butler	Perche Township
Robert Schrieber	Three Creeks Township
Christy Schnarre	Bourbon Township
Vacant Seat	Centralia Township

c. Staff Present:

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

**III. APPROVAL OF MINUTES**

The minutes from the February 19, 2026 meeting were approved by acclamation.

**IV. CHAIRPERSON STATEMENT**

Chairperson Kurzejeski gave the following statement:

The March 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 31, 2026, at 7:00 PM in Conference Room 301. 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 31st. 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 Larry & Ruth Douglas to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 45.92 acres located at 3500 E Hwy 124, Hallsville. Rocky Fork Township. (open public hearing)..**

Senior Planner, Thad Yonke gave the following staff report:

The property is located on the south side of State Highway 124 approximately 1300 feet east of the intersection of State Highway 124 and N Robinson Road. It is 45.92 acres in size and is composed of two complete tax parcels and part of another. According to the 2023 aerial photography, there appears to be several barns, sheds, and grain bins on the property. The property is zoned Agriculture-1 (A-1) as is the property to the south, property to the north across Highway 124 is zoned Agriculture 2 (A-2) these are both original 1973 zonings. Property to the west is zoned Planned Agriculture 2 (A-2P) which was rezoned in 2006 and property to the east was rezoned to A-2 in 2011. The property is in the Rocky Fork Township.

The proposal is to rezone the property to A-2 so that lots of less than 10-acres can be created.

The Boone County Master Plan designates this area as Highway Corridor. 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 State Highway 124 which is a public road.

Utilities – The subject property is in Public Water Service District #4 service area and is served by an 8” water line. The nearest central public wastewater treatment is from the City of Hallsville which is around two miles to the east. 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 3.2 miles west of the nearest Boone County Fire Protection District Station, Station 3, on State Route B in Hallsville.

The property scored 38 points on the rating system.

Zoning analysis: The requested zoning will unify the eastern A-2 & western A-2P zoning that adjoins the south side of State Highway 124 with the general multi-section A-2 zoning found on the north side. Currently in this area Highway 124 is acting as an edge between the A-1 & A-2 zoning districts. The requested change in zoning will make Highway 124 act as a “seam” for the neighborhood resulting in the properties with direct access to 124 being treated equally both north and south of the roadway. The new boundary between the A-1 & A-2 districts will be approximately 1000 feet to the south of 124 in the larger farm field tracts.

With this zoning change the frontage along 124 can be utilized for development at an increased density while the larger agricultural tracts remain A-1. The dominant zoning of A-2 within the Highway 124 corridor, combined with the “Highway Corridor” land use designation in the Master Plan indicates that a zoning designation treating the frontage properties along 124 the same, on both the north and south sides, is appropriate.

Staff recommends approval of the rezoning request.

Present representing the request:

Christina Luebbert, 409 Vandiver Dr, Columbia  
Jamie Patchett, 409 Vandiver Dr, Columbia

Christina Luebbert: The staff report covered everything, I am just here to answer any questions. If approved, we will be coming forward with a plat in the future.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

There were no questions from Commissioners.

Commissioner Harvey made, and Commissioner Ehimuh seconded a motion to approve the request by Larry & Ruth Douglas to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 45.92 acres located at 3500 E Hwy 124, Hallsville. Rocky Fork Township:

Eric Kurzejeski – Yes  
Randal Trecha – Yes  
Jeffrey Ehimuh – Yes  
Jeff McCann – Yes

Greg Martin – Yes  
Kevin Harvey – Yes  
Joe LaRose – Yes

Motion to approve the rezoning request passes unanimously

Chairperson Kurzejeski informed the applicant that this request would go before the County Commission on Tuesday, March 31, 2026 at 7:00 PM in Conference Room 301 and the applicants need to be present for the hearing.

## VI. PLATS

Plats 1 – 5 were placed on consent agenda:

### **1. Redbud Ridge Plat 1. A-2. S14-T45N-R12W. Richard & Kellie Sullivan and Timothy & Stephanie Groves, owners. Jay Gebhardt, surveyor. Cedar Township**

The following staff report was entered into the record:

The property is located on Westbrook Drive, south of Lake Champetra, approximately two miles from the county line with Callaway County. The subject property is zoned Agriculture-2 (A-2). The property is surrounded by A-2 zoning. This is all original 1973 zoning. It is composed of two tracts and is 18.76 acres in size. The northern tract has a house, on-site wastewater system, and an accessory building present and is 14.99 acres in size. The southern tract has a house and on-site wastewater system present and is 3.81 acres in size. This proposal reconfigures these two tracts into three, with each house on its own lot (lot 101 at 7.77 acres and lot 103 at 5.3 acres) and a vacant lot (lot 102) of 5.72 acres between them.

These properties have direct access on Westbrook Drive, a publicly dedicated and publicly maintained roadway. The applicants have requested a waiver to the traffic analysis requirement due to the overall increase of only one traffic generator on Westbrook.

The subject property is located in the Consolidated #1 water district, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District.

All lots in this development will be served by on-site wastewater. The existing house on the northernmost lot is in the process of relocating its wastewater system to meet setback requirements, and the new lot between the two developed lots will be required to use an engineered system due to severe slopes on the property. The applicants have submitted a waiver to the wastewater cost-benefit analysis.

Lot 101 has an existing house and accessory structure present in violation of the setback requirements. In 2002, those structures received variances for their locations. Those variances allow for the structures to be rebuilt within their current footprints, but they cannot be extended or expanded in any direction except to the west as long as any addition is outside of the required setback.

The property scored 18 points on the rating system.

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

**2. Hawkins Road Plat 1. A-2. S24-T46N-R12W. Marit Svea Johnson, owner. James Patchett, surveyor. Cedar Township.**

The following staff report was entered into the record:

The property is located near the southern end of Hawkins Road, at the private portion of Cedar Hills Road, south of Route Y, southeast of the city limits of Ashland. The property is 10 acres in size and has a house and on-site wastewater system present. The property is zoned Agriculture-2 (A-2) and is surrounded by A-2 zoning. This proposal splits the property into two lots, one 6.24 acre lot containing the house and an undeveloped 2.85 acre lot.

Both lots have direct access on to Hawkins Road, a publicly-dedicated, publicly-maintained road. As this proposal only adds one additional traffic source on Hawkins Road, the applicant has requested a waiver to the traffic study requirement.

The subject property is located in Consolidated Water #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. Consolidated services the property with a 3" line to the west and a 2" line on the south side of the property. Boone Electric has existing service to the house on the 6.24 acre lot. Utility services to this property are available.

The existing house is served by an on-site wastewater system. Soils data has been received to confirm that an on-site system can be constructed on the 2.85 acre lot. The applicant has submitted a request to waive the wastewater cost benefit analysis due to the distance to the nearest centralized wastewater treatment system.

The property scored 18 points on the rating system.

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

**3. Schupp Subdivision. A-2. S7-T46N-R12W. Kevin & Jennifer Schupp and Ricky & Deanna Schupp, owners. Darrell Dawson Flake, surveyor. Three Creeks Township.**

The following staff report was entered into the record:

The property is located off E Leo Smith Road, approximately 920 feet west of the intersection of E Leo Smith Road and E Highway MM. A single-family dwelling, two accessory buildings, and an onsite wastewater lagoon are present. The property is located within an Agriculture 2 (A-2) zoning district and surrounded by A-2 zoning on all sides. The proposed plat is to subdivide the property into two lots. Lot 1 is 10.67 acres and is vacant. Lot 2 is 2.84 acres and contains the dwelling, accessory structures, and lagoon.

The property has road frontage along E Leo Smith Road, a publicly maintained roadway. An existing driveway provides access for the dwelling on proposed lot 2. The applicant has not submitted a waiver from the traffic study requirement. However, approval of the plat will result in the creation of one additional traffic source. This is unlikely to impact existing transportation infrastructure. Granting a waiver from the traffic study is appropriate in this case.

Consolidated Water provides water service. Boone Electric provides power. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is approximately 4.4 miles away.

An onsite wastewater lagoon serves the single-family dwelling. The applicant has submitted an onsite wastewater plan for lagoons to serve future residential development. A request for a waiver from the sewer cost/benefit analysis was not submitted along with the plat. However, approval of the plat will only result in the creation of one new source of wastewater. This is unlikely to be economically feasible to support a public sanitary sewer system. Waiver from the sewer cost/benefit analysis is appropriate.

The Boone County Board of Adjustment granted variances to both the dwelling and one of the accessory structures to remain in the 50' front setback with the "as is, where is" condition under case number 2026-001.

The property scored 30 points on the rating system

Staff recommends approval of the plat and granting of waivers.

**4. The Cedars, Plat 1. A-RP. S1-T48N-R12W. Hemme Construction LLC, owner. David Borden, surveyor. Columbia Township**

The following staff report was entered into the record:

The property is approximately 1/3 of a mile to the east of the municipal limits of the city of Columbia, north of Saint Charles Road and east of Battle Elementary and the city park. This specific phase is directly to the west of the next phase of Willow Creek and north of the Copper Creek development off the northern end of Slickrock Drive. The property was approved for a Planned Agriculture-Residential (A-RP) rezoning in 2022. This is the first phase of the approved phasing plan with fifteen residential lots.

This proposal constructs an extension of Slickrock Drive, Muskett Lane, Whitewater Drive, and Mosby Drive as public streets to serve the proposed lots and future development of new plats of The Cedars and Willow Creek.

The property is located in Public Water Service District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District. All services needed for the development are present and able to be extended to serve this proposal.

The Boone County Regional Sewer District is the sewer provider for this proposal, under an agreement with the City of Columbia.

The property is in the Northeast Area Transportation Plan area and is subject to a per-lot trip generation fee to fund transportation infrastructure. That fee has been paid for this phase of this development.

The property scored 78 points on the rating system.

Staff recommends approval of the plat and recognizes the following conditions from the final development plan approval:

- 1) That the sidewalk/pedestrian facilities are a specific provision of this plan and are required regardless of lot size. Therefore, sidewalks along the common lot must be built concurrently with the road construction.
- 2) Draft covenants and provisions for maintenance of the common lots must be provided reviewed and approved prior to approval of this development.

**5. Ravenwood Plat 2B. R-SP. S1-T48N-R14W. Fred Overton Development, owner. David Borden, surveyor. Katy Township**

The following staff report was entered into the record:

The property is located on the east side of Rollingwood Boulevard, at the intersection of Rollingwood & US Highway 40. It is 7.89 acres in size and zoned Planned Residential Single-Family (R-SP) under a Final Plan approved on the April 2025 agenda. This plat creates ten new residential lots and two common lots as a phase of a major plat. The property is currently vacant. The surrounding zoning is as follows:

North – Planned Light Industrial (M-LP) and General Commercial (C-G)

South – R-SP

East – Agriculture-Residential (A-R) and Planned General Commercial (C-GP)

West - Neighborhood Commercial (C-N), Moderate Density Residential (R-M), Single-Family Residential (R-S) and R-SP

The Boone County Master Plan identifies this area as suitable for residential land uses.

Road access for the ten new home lots will be on Renwick Circle, a new public road constructed for these lots. A temporary fire access easement across Lot C-1 and the remainder tract of the parent parcel

provides an improved drive surface for fire protection of this phase of the development. This development completed a traffic study with its initial design and improvements scheduled into the phases of the approved final plan.

The property is served by Consolidated Water for water service and fire protection. Boone Electric Cooperative provides electrical service, and the property is in the Boone County Fire Protection District for fire protection. Boone County Regional Sewer District provides central sewer for this development, with this phase taking advantage of some new capacity identified by the sewer district.

The property scored 73 points on the rating system.

Staff review of the submitted final plat shows that it is consistent with the approved final plan and preliminary plat for this development. Staff recommends approval of the plat.

Chairperson Kurzejeski made, and Commissioner Martin seconded a motion to approve Plats 1 - 5 with the recommended conditions and waivers by consent:

All members voted in favor, none opposed.

Chairperson Kurzejeski stated that plats that are eligible will go before the County Commission on Tuesday, March 31, 2026 at 7:00 PM.

## **VII. 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 Kimberlee Butler & Brenda Butler was approved as recommended.

The Final Development Plan for Spencer Hills Plat 4 was approved as recommended.

The following plats were accepted:

- Higher Ground Plat 3
- Haithcoat Subdivision

The Vacation Request by Jacob Knudsen reported on last month to vacate lots 1 & 2 of Hillside Subdivision was approved. PZ Commission should expect a plat to be presented in the future.

## **VIII. NEW BUSINESS**

### **1. Proposed Regulatory Changes to Support Affordable Housing**

Chairperson Kurzejeski stated that the Planning & Zoning Commission held the required three public hearings and addressed the public comments received; comments were incorporated into the changes where applicable. Chairperson Kurzejeski asked the Commission if there were any questions or concerns.

Being none, Chairperson Kurzejeski opened the floor for a motion

Chairperson Kurzejeski made, and Commissioner Harvey seconded a motion to recommend re-adoption of the Zoning Regulations, including revisions to Sections 2, 3, 4, 5, 7, 10, 11, 14 and 28 and to recommend re-adoption of the Subdivision Regulations including revisions to Chapters 1.5, 1.8, 1.9, Appendix A and Appendix B:

Eric Kurzejeski – Yes	Greg Martin – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Jeffrey Ehimuh – Yes	Joe LaRose – Yes
Jeff McCann – Yes	

Motion to recommend re-adoption of the regulations passes unanimously

Chairperson Kurzejeski that this would go before the County Commission on Tuesday, March 31, 2026 where they will hold another public hearing.

**2. Request by Sugartree Hill Properties LLC to vacate lots 22–43 of Sugartree Hill including the dedicated rights-of-way for Oriole Circle, Mockingbird Lane, and part of Ravens Road, located at South Blue Jay Way, Columbia. R-S. – REPORT ONLY**

An exhibit was shown to the Commission which is attached at the end of these minutes.

Senior Planner, Thad Yonke gave the following report:

A petition has been submitted by the following:

- Sugartree Hill Properties LLC to vacate Lots 22 - 43 Sugartree Hill Subdivision found in Plat Book 10 Page 96 of the records of the Boone County Missouri Recorder of Deeds.

Sugartree Hill Subdivision was recorded on November 03<sup>rd</sup>, 1970. The plat consists of 47-lots and right of way for five public roadways. It is located on the south side of State Highway UU off of Ravens Rd approximately 100 feet east of its intersection with S. Blue Jay Way.

It is the intent of the petitioner to replat the vacated area as part of a planned development into 22 lots for single-family homes and a common lot all with frontage on publicly maintained roadway. Additionally, some of the existing current right of way is being vacated and replatted as lot area, however, all existing lots that are not part of the replat will retain their road frontage under the replat.

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:** The area is along a hard surfaced State roadway approximately a mile south of the Midway interchange of Interstate 70. The subdivision has functioned as a small rural “village” since the 1970’s in the otherwise rural area of much larger low-density tracts. Most of the area properties and development pattern was created a long time ago. The proposed replat is in keeping with the established character of the subdivision.

**Traffic:** Granting the vacation request will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision. The replat will not change the nature of the intended development as it is proposing essentially the same total number of units as the original plat was anticipating and proposes a more constructable internal road system.

**Utilities and Property Values:** The existing and proposed replatted subdivision are served by public central sewer. Water for fire protection is also required. The proposed concept of the development is composed of a similar number of units as the original plat and the new construction proposed will be similar in scale and compatible. 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. This vacation and replat will contribute to the orderly development of the area since the vacation will only go into effect with the recording of the replat that is replacing the current plat and the proposed replat concept will have to fully comply with the current subdivision regulations before it can be approved.

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

### **3. Public Comment**

Present: Jay Gebhardt, A Civil Group,

Jay Gebhardt gave the following statement:

Typically I am here to either convince you that the staff is wrong and you should listen to me or the staff is brilliant and you should listen to them. Well, not tonight.

Tonight I want to kick off a bit of a celebration that I hope lasts for the next month or so and that is to celebrate Bill Florea. Because numbers have always been the language I understand best, here are a few for you:

29 years of service – makes you think what you were doing 29 years ago.

7540 working days which is a lot, but then 406 of those days were holidays which I have been jealous of most of my career.

320 Planning and Zoning meetings, Thad at least has more, but wow, that is a lot of meetings.

My engineer’s estimate is that’s approximately 960 hours or 57,600 minutes and you all know a minute in these meetings can sometimes feel like an hour. So dang, that’s a lot.

But what I really want to say though is to thank Bill for all of his service. He has been really great to work with even when we agreed to disagree. But then I have only seen a sliver of his time here, he has done so much more than I even know of. Stormwater, and then more stormwater, and more stormwater (it went on for years), stream buffers, Little Boone Femme study, subdivision regulations, zoning regulations and on and on. He has made a difference in the lives of people in Boone County and not everyone can say that.

To think in the beginning he did a lot of it from an office he shared with Ryland Rodes that was more like a closet than an office. Those of you here that witnessed it know what I am talking about.

So, one more month, one more Planning and Zoning meeting and I wish I had a super controversial zoning case with 300 upset neighbors showing up, but I don't. So it is up to you to make it memorable for him.

Bill has never been one to want to be the center of attention but he loves to have fun. So during this next month I hope everyone takes some time to show their gratitude to Bill and have some fun. He may not like all the attention, but lets make Bill's last month one he will remember.

## **IX. ADJOURN**

Being no further business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Secretary  
Greg Martin, Secretary

Minutes approved on this 16<sup>th</sup> day of April, 2026