

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, April 16, 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
Gregory Martin, Secretary	Katy Township
Randal Trecha	Cedar Township (Arrived 7:03 PM)
Jeffrey Ehimuh	Columbia Township (Arrived 7:05 PM)
Christy Schnarre	Bourbon Township
Ken Butler	Perche Township
Joe LaRose	Rocky Fork Township
Jeff McCann	County Engineer

b. Absent:

Kevin Harvey, Vice-Chairperson	Rock Bridge Township
Vacant Seat	Centralia Township

c. Attending by Phone:

Robert Schrieber	Three Creeks Township
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d. Staff Present:

Bill Florea, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Andrew Devereux, Planner
Paula Evans, Staff	Roy Kroeger, On-Site WW Coordinator
Lynne Hooper, Urban Hydrologist	

III. APPROVAL OF MINUTES

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

IV. CHAIRPERSON STATEMENT

Chairperson Kurzejeski entered the following statement into the record:

The April 16, 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, April 28, 2026, at 7:00 PM in the Commission Chambers. 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 28th. 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 Lonnie Wright & Lorri Maher to rezone from Agriculture 1 (A-1) to Planned Agriculture 1 (A-1P) and to approve a Review Plan on 10 acres located at 9451 E Old Highway 124, Hallsville. Rocky Fork Township. (open public hearing).

Planner, Uriah Mach gave the following staff report:

The property is located on the north side of Old Highway 124, at the corner of Wright Lane and Old Highway 124. There is a house, garage, several outbuildings, and an on-site wastewater system present on the property. The zoning is Agriculture 1(A-1) and the surrounding zoning is as follows:

- North, East, & West – A-1
- South – Agriculture-Residential (A-R)
- Southeast – A-1

These are all original 1973 zoning. This request is to change the zoning from A-1 to Planned Agriculture 1 (A-1P). A rezoning of this property from A-1 to Agriculture-2 (A-2) was submitted in November of 2025 and denied by the Planning & Zoning Commission. The intent of the application states that the purpose of the rezoning is to divide the house from the Century Farm, preserving the agricultural use of the property while allowing for the house to be held by another owner. The current A-1 zoning only allows for 10-acre minimum lot sizes and the application states that size of a transfer is not financially feasible.

The Boone County Master Plan identifies this area as Farmland Preservation. Farmland Preservation areas are identified as being priority areas for the preservation of rural character, farmland, and natural habitats, with a desire for low-density development and a recognition that community services and utilities may be limited.

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.

Utilities: The subject property is located in Public Water Service District #4, the Boone Electric Cooperative, and the Boone County Fire Protection District. Existing utility infrastructure can serve the house and utility buildings on the lot. This proposal can be served by the existing 4” water lines on both Wright and Old Highway 124 to provide water service and fire protection.

Transportation: The subject property has direct frontage and access on Old Highway 124 and Wright Drive, both publicly dedicated, publicly maintained rights of way.

Public Safety: The subject property is located in the Boone County Fire Protection District, with the nearest station being Station 3 in Hallsville, approximately 2 ½ miles away.

Zoning Analysis: Existing infrastructure is sufficient to serve the current land use under A-1 zoning. This rezoning to A-1P maintains the density of the property, keeping the infrastructure needs at the same level as the original zoning. The proposed A-1P plan allows for creation of a 2.51-acre lot for purposes of family transfer while protecting the integrity of the century farm. The remaining 7.49-acres is identified on the plan as being only for agricultural activity and preserves the overall density to 1 dwelling per 10

acres. This is in concordance with the Boone County Master Plan's goal of protecting rural character and operates within the ability of existing infrastructure to support the desired development.

The property scored 43 points on the rating system.

Staff recommends approval of the rezoning request and the review plan.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols St, Columbia

Kevin Schweikert: This is a century farm and the owners want to maintain farming operations and they want the ability to transfer the 2.5 acre tract to their sister. This is the mechanism to get this done and keep the density. The 7.5 acre tract will remain as not for residential development; there are barns on that tract now.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Butler: There was a note about no development. How iron-clad is that? Could that change sometime in the future?

Thad Yonke: This is a planned development, it can be change but the applicants would have to come back through this process. When you change to a planned development it changes from lot size to density. They can still only have one dwelling on this 10-acres; since there is a house on the 2.5 acre piece, there can't be a house on the 7.5 acre piece, but they could place a barn as part of the farm, it just can't be developed as another residential lot. If they wished to get rid of that restriction they can come back and try another mechanism with a different zoning.

Commissioner Trecha made, and Chairperson Kurzejeski seconded a motion to approve the request by Lonnie Wright & Lorri Maher to rezone from Agriculture 1 (A-1) to Planned Agriculture 1 (A-1P) located at 9451 E Old Highway 124, Hallsville. Rocky Fork Township:

Eric Kurzejeski – Yes
Randal Trecha – Yes
Christy Schnarre – Yes
Ken Butler – Yes
Jeff McCann – Yes

Greg Martin – Yes
Robert Schreiber – Yes
Jeffrey Ehimuh – Yes
Joe LaRose – Yes

Motion to approve the rezoning request passes unanimously

Commissioner McCann made, and Chairperson Kurzejeski seconded a motion to approve the request by Lonnie Wright & Lorri Maher to approve a Review Plan on 10 acres located at 9451 E Old Highway 124, Hallsville. Rocky Fork Township:

Eric Kurzejeski – Yes	Greg Martin – Yes
Randal Trecha – Yes	Robert Schreiber – Yes
Christy Schnarre – Yes	Jeffrey Ehimuh – Yes
Ken Butler – Yes	Joe LaRose – Yes
Jeff McCann – 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, April 28, 2026 at 7:00 PM in the County Commission Chambers and the applicants need to be present for the hearing.

VI. PLATS

Plats 1 & 2 were placed on consent agenda:

1. **Clearview Heights. R-M. S24-T49N-R13W. Hinkson Avenue Properties LLC, owner. James Patchett, surveyor. Missouri Township.**

The following staff report was entered into the record:

This property is on the west side of Clearview Drive approximately 3000 feet as-the-crow-flies southwest of the Hwy 763-State Hwy VV-Prathersville Rd-Wagon Trail Road roundabout. The current property consists of four parcels totaling 5.79 acres. Two of the lots are currently part of Clearview subdivision; each will be replatted along with a portion of right-of-way for Autumn Ct that has received conditional approval from the County Commission to be vacated. The other two tracts comprise an almost 5-acre parcel of raw land and a small triangle that was deeded to the County and which must be obtained by the developer prior to final plat approval/plat finalization.

Harold Ct. currently ends at the northern line of this development and will be extended into and terminated with a proper cul-de-sac bulb as part of the proposed development.

The current zoning of the subject property is R-M (Residential Moderate Density). The 5- acre tract is vacant. There are houses on the two lots in Clearview subdivision. A conditional use permit was requested to site a mobile home on this tract in 1988, but that request was denied. The surrounding properties were rezoned to R-S from R-M as part of other rezoning requests in Clearview subdivision in 1992.

The aforementioned small triangle deeded to the county will be quit-claimed to the developer for purposes of it being dedicated as part of the utility easement for this plat. In doing so, it will provide resolution to a longstanding strange ownership and use inconsistency.

This plat offers direct access for proposed lots 1-6 on to Clearview Drive and on the extension Harold Court for proposed lots 7-11. Lots 54A & 55A have direct access Autumn Drive; Columbia Water & Light will provide domestic water service & fire protection to this property. The Boone County Fire Protection District will provide fire protection services to this property. The Boone County Regional Sewer District will provide wastewater services to this property.

The property scored 81 points on the rating system.

Staff recommends approval of the final plat subject to the following condition:

1. The developer's agents continue to work with the County to secure the portion of the property contained within the proposed development that was previously deeded to the County.
2. **Whispering Ridge Estates. A-2. S35 & S26-T51N-R14W. Douglas & Terri Erickson, owners. Kevin Schweikert, surveyor. Bourbon Township.**

The following staff report was entered into the record:

The property is 16.24 acres along North Ridge Road, approximately 1 mile north of the intersection of North Ridge Road and West Coyote Hill Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is to subdivide the property into three lots.

The property has frontage along and direct access to North Ridge Road, a publicly maintained roadway. All three of the proposed lots will have direct frontage to the public road. The applicant has submitted a written request for a waiver from the traffic study requirement. Approval of a three-lot plat will likely have minimal impact on existing transportation resources. Granting a waiver from the traffic study requirement is appropriate in this case.

Boone Electric provides power service. Public Water Supply District #10 provides water service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 3.8 miles away.

An onsite wastewater plan was submitted with the plat showing potential lagoon locations to serve future single-family dwellings for each lot. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis. No publicly operated sanitary sewer system is nearby. Approval of a three-lot plat is unlikely to be economically feasible to support the creation of a new public sanitary sewer. Granting a waiver from 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.

Chairperson Kurzejeski made, and Commissioner McCann seconded a motion to approve Plats 1 & 2 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, April 28, 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 following staff report was entered into the record:

The rezoning request by Larry & Ruth Douglas was approved as recommended.

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

The following plats were accepted:

- Redbud Ridge Plat 1
- Hawkins Road Plat 1
- Schupp Subdivision

The Vacation Request by Sugartree Hills Properties LLC reported on last month to vacate lots 22-43 of Sugartree Hill Subdivision was approved. PZ Commission should expect a plat to be presented in the future.

VIII. NEW BUSINESS

1. Presentation & Discussion of Draft Watershed Management Plan for the Greater Bonne Femme Watershed.

Urban Hydrologist, Lynne Hooper presented a power point of an overview of the Greater Bonne Femme Watershed and proposed Plan which is attached at the end of these minutes.

Discussion was held.

Ms. Hooper stated she will meet with the Commission again at their May 9th work session.

2. Presentation & Discussion of On-site Wastewater Treatment Systems

On-site Wastewater Coordinator, Roy Kroeger gave a presentation regarding proposed changes to the On-Site Wastewater Regulations which is attached at the end of these minutes.

Discussion was held.

Mr. Kroeger stated that if any Commissioner's had questions, comments or ideas to please email or call him.

IX. ADJOURN

Being no further business, the meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 21st day of May, 2026

Greater Bonne Femme Watershed Return on Environment Study Shows Significant Financial Impact for Residents

Open spaces such as farmland, public parks, trails, and natural habitats in the Greater Bonne Femme Watershed generate over \$836 million each year in savings, earnings, and avoided costs. This figure comes from the Return on Environment Study, which examines the value of natural resources, ecosystem services, and community sentiment, converting these benefits into monetary values.

The Return on Environment Study supports the Boone County Master Plan's objective to guide future development in Boone County, providing a more balanced approach between growth and the preservation of farmland, rural character, and natural areas.



\$363 Million
Recreational Benefits



\$765 Million
In Preventing Flood
Damage



\$11 Million
Economic Tourism
Spending



\$460 Million
Avoided Healthcare and
Workplace Cost



\$2 Million
Gained in Tax Revenues
from Tourism



100+ Jobs
Supported by Tourism



\$20,000
Added Property Value

The findings from the Return on Environment Study will help shape the development of the Watershed Management Plan for the Greater Bonne Femme Watershed, which outlines a path forward for restoring and protecting water resources within the Greater Bonne Femme Watershed for future generations.

Return on Environment Study for the Greater Bonne Femme Watershed

Greater Bonne Femme Watershed

The Greater Bonne Femme Watershed (GBFW) encompasses an area from southern Columbia to northern Ashland and extends to the Missouri River. The watershed is home to many notable features, including Rock Bridge Memorial State Park, Three Creeks Conservation Area, Outstanding State Resource Waters, caves, and agricultural lands.

Return on Environment Study (ROE)

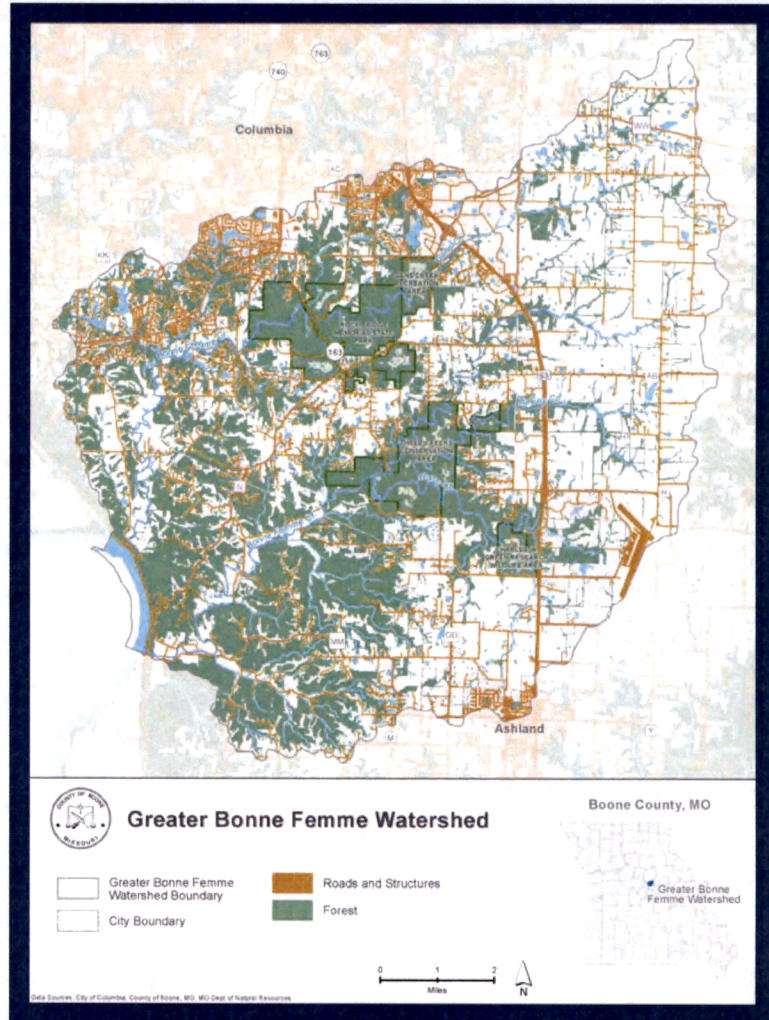
The Return on Environment Study (ROE) estimates the current value of ecosystem services and natural resources within the Greater Bonne Femme Watershed.

The ROE doesn't aim to replace the emotional value we attach to nature. Instead, it assigns monetary value to natural services, creating a shared language for broader understanding. This tool will help guide decisions on land use, economic growth, safety, and utility costs, influencing the well-being of future generations by revealing the hidden value in our environment.

Increasing and Maintaining the Return on Environment

To ensure the long-term health of the GBFW, public surveys and stakeholder feedback informed essential conservation practices. These practices aim to preserve watershed benefits, protect natural resources, and promote ecological balance. Key practices include:

- Planting Native Plants
- Restoring and Protecting Wildlife Habitats
- Regenerative Agricultural Practices
- Maintaining On-Site Wastewater Systems
- Community Engagement



Explore the Return on Environment Study and discover the Greater Bonne Femme Watershed Initiative by checking out

Cavewatershed.org



Presentation & Discussion of On-site Wastewater Treatment Systems

The current Boone County Onsite Wastewater Regulations (Chapter 4 of the Boone County Health Ordinance) were originally adopted in 1992 and took effect in 1993. Aside from minor updates—such as adding a definition for “Soil Scientist” in 2005 and adjusting fees—the core of these regulations has remained largely unchanged for over 30 years.

Since that time, our understanding of wastewater treatment and its impact on public health and the environment has advanced significantly. Many neighboring counties have updated their regulations to reflect these improvements and to better protect their communities.

As the Boone County Wastewater Coordinator, I have begun reviewing our current code and identified several areas where updates may strengthen public health protections and water quality. Before drafting formal revisions, I am seeking input from key stakeholders.

Given your role in the development process, your perspective is especially valuable. I encourage you to review the attached materials and be prepared to share your insights. My goal is to work collaboratively to ensure our regulations reflect current knowledge while supporting responsible growth in Boone County.

A handwritten signature in black ink that reads "Roy Kroeger". The signature is written in a cursive, flowing style.

Roy Kroeger, MPH, REHS
Boone County Wastewater Coordinator
Boone County Resource Management



Boone County Onsite Wastewater What Can We Do Better?

Roy Kroeger, MPH, REHS

April 2026



Code Additions

- Add additional definitions
 - No lagoons on steep slopes
 - Discharging systems prohibited in Environmental Sensitive areas
 - Lagoons to include a septic tank
 - Require O&M Operation agreements & permits for adv treatment systems
 - Require unused tanks to be abandoned
 - Remove perc test information from the code
 - Change authority from the Heath Department to Resource Management
-

Definitions

Design

Failure

Grey Water

Lagoon (Wastewater Stabilization Pond)

Malfunction

Minor Repair

Non-conforming bedroom

Onsite Wastewater system

Operation & Maintenance

Record Drawing


Renewal

Sensitive Area

Soil Treatment Area

Steep slope

Transfer of Title



Discharging Systems prohibited in Env. Sensitive areas

- Effluent is often discharged to the surface
- Lagoons do not remove chemical contaminants from sewage and only reduce E Coli.
- Chemical concentrations can be higher because water evaporates off leaving behind the contaminant.
- Many lagoons are neglected increasing concerns
- Organic overloading can lead to algae and sulphur bacteria discharge to the environment
- Lagoons are more susceptible to failure due to weather and natural disasters.

Lagoons shall not be built on steep slopes

Lagoons shall not be installed on slopes of greater than 15%.

Current code says steep slopes should be avoided. It is difficult to enforce “should”



Tank before lagoon

- Lagoons are the only approved system that discharges sewer to the surface
- Tanks can improve discharged effluent.
- Already required by neighboring counties. Examples are Audrain, Calloway, Randolph and Greene. Clay & Cass County put ATU's in front of lagoons.





Tank before lagoon

- Benefits to Homeowner
 - Extended lagoon life
 - Reduced odor
 - Lower maintenance cost on the lagoon
 - Improved aesthetics
 - Enhanced performance



Tank before lagoon

- Benefits to the Community
 - Public Health Protection
 - Improved compliance
 - Reduces nuisances
 - Improved aesthetics
 - Greater system consistency



Tank before lagoon

- Benefits to Environment
 - Reduced nutrient loading
 - Improved effluent quality
 - Groundwater protection
 - Resilience to climate variability



Require O&M Agreements & Permits

Common practice nationwide and becoming so in Missouri

Systems are much more sophisticated than before.

Failure to maintain can cause a failure to work properly.

Clogged filters can cause system to backup and become a discharging system.

Systems are very expensive to relace or repair
30K+

Failures can be easily overlooked or even ignored until too late.

Abandoning old tanks

- Safety hazard





Administrative Changes

Change administrative
authority from Health
Department to
Resource Management

Remove Perc Test
language
