

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, May 21, 2026

I. CALL TO ORDER

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

II. ROLL CALL:

- a. Members Present:
 - Kevin Harvey, Vice-Chairperson Rock Bridge Township
 - Gregory Martin, Secretary Katy Township
 - Randal Trecha Cedar Township
 - Christy Schnarre Bourbon Township
 - Joe LaRose Rocky Fork Township
 - Jeff McCann County Engineer
- b. Attending by Phone:
 - Robert Schrieber Three Creeks Township
 - Ken Butler Perche Township
- c. Absent:
 - Eric Kurzejeski, Chairperson Missouri Township
 - Jeffrey Ehimuh Columbia Township
 - Vacant Seat Centralia Township
- d. Staff Present:
 - Roy Kroeger, Interim-Director Thad Yonke, Senior Planner
 - Uriah Mach, Planner Andrew Devereux, Planner
 - Paula Evans, Staff

III. APPROVAL OF MINUTES

The minutes from the April 16, 2026 meeting were approved by acclamation.

IV. CHAIRPERSON STATEMENT

Vice-Chairperson Harvey entered the following statement into the record:

The May 21, 2026, meeting of the Planning and Zoning Commission is now called to order.

The Boone County Planning & Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes one Final Development Plan and four plats.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff. The Planning and Zoning Commission will then make a motion to either approve or deny the agenda item.

All items that are recommended approval are forwarded to the County Commission where they will consider the items on Tuesday, June 2nd at 9:30 AM.

Items V & VI below were placed on consent agenda and staff reports were entered into the record.

V. PLANNED DEVELOPMENTS

1. Request by Lonnie Wright & Lorri Maher to approve a Final Development Plan in the pending Planned Agriculture 1 zoning district on 10 acres located at 9451 E Old Highway 124, Hallsville. Rocky Fork Township.

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 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 review plan and rezoning request for this property was approved under Commission Order 223-2026 on April 30, 2026.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 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 Final Plan

The property scored 43 points on the rating system.

Staff review of the submitted final plan has, after resubmittal, shown that the final plan meets the above criteria and can be approved.

Staff recommends approval of the final plan.

VI. PLATS

1. **Cobb Subdivision. A-2. S9-T50N-R12W. Zane & Jessica Cobb, owners. Don Bormann, surveyor. Rocky Fork Township.**

The property is located at the intersection of E Winn Road and N Barnes School Road, approximately 220 feet southwest of the intersection of N Barnes School Road and N Route V. The proposal is to create two platted lots from a 10.18-acre parent parcel. Lot 1 will be 2.50 acres and undeveloped. Lot 2 will be 6.54 acres and contains the existing home, accessory sheds, and subsurface wastewater system already 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.

An existing driveway provides access to N Barnes School Road for proposed lot 2. A new driveway will be required for proposed lot 1 to access E Winn Road. Both roads are publicly maintained roads. The applicants have not submitted a request for a waiver from the traffic study requirement. Approval of the plat will result in the creation of only one new traffic source. Impacts to existing transportation infrastructure should be minimal. Granting a waiver to the traffic study requirement is appropriate in this case.

Public Water Supply District #1 provides water service. Boone Electric provides power in the area. The Boone County Fire Protection District provides fire protection service in the area. The nearest station, Station 3, is approximately 4.1 miles away.

An existing subsurface wastewater system serves the existing dwelling on lot 2. The applicant has provided an onsite wastewater plan showing compliant locations for wastewater lagoons for both lots. The applicant has not submitted a waiver from the sewer cost benefit analysis requirement. No public sanitary sewer service is available nearby. Creation of a two-lot minor plat is likely to be unfeasible to support a new public sanitary sewer system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 27 points on the rating system

Staff recommends approval of the plat and granting of waivers.

2. **Country Farms Plat 13. R-S. S33-T48N-R13W. Virginia H Rothwell Trust, owner. James Patchett, surveyor. Missouri Township.**

The property is located at the corner of Old Field Road and Harvester Road, about ¼ mile south of Vawter School Road. The property is 10 acres in size and was originally platted as part of Country Farms Subdivision. There is currently a house, accessory building, and on-site wastewater system present on the site and these are all found on proposed Lot 1. This proposal divides the property into two pieces, each a 5.01-acre lot. The property is zoned Residential Single-Family (R-S) and the surrounding zoning is as follows:

- North – City of Columbia and R-S

- South – City of Columbia and R-S
- East - City of Columbia
- West – R-S

The property has frontage on Old Field and Harvester Roads. These are both publicly dedicated, publicly maintained roads. The applicant has requested a waiver to the traffic study requirement. Noting that this proposal creates only one more traffic source, such a request is reasonable.

This property is in the City of Columbia water service area, but also has infrastructure controlled by Consolidated Water. There is currently a 4” Consolidated line serving the property. Domestic service can be provided, but fire flows under the current fire code cannot be met by the Consolidated waterline. The City of Columbia does have fire hydrants on its waterline located on Old Mill Creek Road at the eastern edge of the overall subdivision.

There is an existing wastewater system on the developed lot serving the house. The other lot is vacant, and wastewater treatment will be determined at the time of construction. A waiver to the cost-benefit analysis related to connection to the central public sewer has been requested. It can be granted in this instance to allow for platting, but connection to the central sewer may actually be the system chosen later as part of home construction on the vacant lot.

The property scored 73 points on the rating system.

Staff recommends approval of the plat

3. Douglas Highway 124 Plat 1. A-2. S16&17-T50N-R12W. Larry Douglas & Ruth Ann Douglas Trusts, owner. James Patchett, surveyor. Rocky Fork Township.

The property lies on the south side of Highway 124, west of Hallsville, between Robinson Road and Caldwell Road. The property is 44.82 acres in size and zoned Agriculture-2 (A-2). This proposal creates seven lots, all with frontage on Highway 124. On lot 7, there is a house, a shop, and several sheds. On lot 5, there is a shed in the southeastern corner. The other five lots are undeveloped.

The property was rezoned to Agriculture-2 (A-2) on the March 2026 agenda to allow for this development.

All lots either have (in the case of lot 7) or will have direct access on to Highway 124, a publicly dedicated, publicly maintained road. Driveways will be permitted by the Missouri Department of Transportation. The applicant has requested to waive the traffic study requirement.

The subject property is located in Public Water Supply District #4. Fire hydrants will be required to be installed at 500’ intervals.

On-site wastewater treatment systems are proposed for the seven lots, with lot 7 having an existing on-site system. The applicant has submitted soils data for consideration and review as part of this proposal. The applicant has also submitted a request to waive the cost-benefit analysis for comparing providing central public sewer.

The property scored 38 points on the rating system.

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

4. J & J Oslund Plat 1, A-2. S13-T46N-R12W. Jason Oslund & Jacqueline Oslund, owners. James Jeffries, surveyor. Cedar Township..

The property is located along S Hagans Road, approximately 1,300 ft south of the intersection of E Route Y and S Hagans Road. The property is 3.70 acres in size and contains a house, onsite wastewater lagoon, and several accessory structures. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. Approval of the plat will combine two existing deeded tracts into a single platted lot.

An existing driveway provides access to S Hagans Road, a publicly maintained roadway. The applicants have not submitted a request for a waiver from the traffic study requirement. However, approval of the plat will not create any additional traffic sources. Granting a waiver to the traffic study requirement is appropriate in this case.

Consolidated Water provides water service in this area. Ameren Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, Station 17, is approximately 1.8 miles away.

An existing onsite wastewater lagoon is present on the property. The applicant has submitted an onsite wastewater plan showing a complaint location for a new lagoon should the existing system require a replacement. The applicant has not submitted a waiver from the sewer cost benefit analysis. No publicly operated sanitary sewer system is available nearby. A single platted lot is unlikely to be economically feasible to support a new public sewer system. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

The existing home is located within the 50' front setback of the A-2 zoning district. The applicant has requested an Administrative Allowance by the Director for an existing home within the 50' setback. The required notes stated in section 1.9.2.1 of the *Subdivision Regulations* are present on the plat. The Director has agreed to grant Administrative Allowance for the existing home shown on the plat.

The property scored 55 points on the rating system

Staff recommends approval of the plat and granting of waivers.

Chairperson McCann made, and Commissioner LaRose seconded a motion to approve the items on consent agenda with the recommended waivers by consent:

All members voted in favor, none opposed.

Vice-Chairperson Harvey stated that the items that are eligible will go before the County Commission on Tuesday, June 2, 2026 at 9:30 AM.

VII. OLD BUSINESS

1. Update on Commission Action

Senior Planner, Thad Yonke updated the Commission on the actions taken by the Boone County Commission.

The rezoning request by Lonnie Wright & Lorri Maher was approved as recommended.

The following plat was accepted:

- Whispering Ridge Estates

VIII. NEW BUSINESS

None.

IX. ADJOURN

Being no further business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 18th day of June, 2026