

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, June 18, 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)
Ken Butler	Perche Township
Joe LaRose	Rocky Fork Township
Jeff McCann	County Engineer

- b. Attending by Phone:

Robert Schrieber	Three Creeks Township
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- c. Absent:

Christy Schnarre	Bourbon Township
Vacant Seat	Centralia Township

- d. Staff Present:

Roy Kroeger, Director	Uriah Mach, Planner
Andrew Devereux, Planner	Paula Evans, Staff

III. APPROVAL OF MINUTES

The minutes from the May 21, 2026 meeting were approved by acclamation.

IV. CHAIRPERSON STATEMENT

Chairperson Kurzejeski entered the following statement into the record:

The June 18, 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, June 30, 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 30th. 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 Mavrakis Investments, Inc to rezone from Planned General Commercial (C-GP) to Planned Single-Family Residential (R-SP) and to approve a review plan and preliminary plat for**

Lot C-3 New Town Subdivision, Block 1 on 0.19 acres located at 1928 W. Union Ln., Columbia. Rock Bridge Township. (open public hearing).

Planner, Andrew Devereux gave the following staff report:

The property is located at the intersection of W Center Street, S New Town Avenue, and W Union Lane, and identified as lot C-3 of Newtown Subdivision, Block 1. The property is 0.18 acres in size and is undeveloped. The property was rezoned from Agriculture 2 (A-2) to Planned General Commercial (C-GP) in 1998 with all uses permitted in a Neighborhood Commercial (C-N) zoning district. The surrounding neighborhood has developed into single family dwellings with commercial development to the east of the lot. The surrounding zoning is as follows:

- South, across W Union Lane, West, and North, across W Center Street, Planned Residential Single Family (R-SP).
- East, across S Newtown Avenue, C-GP.

The proposal is to rezone the property from C-GP to R-SP to utilize the density of the parent zoning district of the original Newtown Subdivision planned development to construct two single family attached dwellings on a single platted lot.

The Boone County Master Plan designates this area as being suitable for rural residential use. The Master Plan designates the “sufficiency of resources test” to determine if adequate transportation, utilities, and public safety resources are in place to support the change in zoning. Failure to pass the test should result in denial of the request. Passing the test should result in further analysis.

Transportation: Both attached single family dwellings will have direct access to W Union Lane, a publicly maintained roadway. Both dwellings will have a two-car garage to serve as off-street parking.

Utilities: The property is located within the Consolidated Water service area. A 12-inch water main is located along the southern property line. An existing fire hydrant is present at the intersection of Union Lane and Newtown Avenue. Boone Electric provides power. The Boone County Regional Sewer District provides sewer service. Sanitary sewer capacity is available for both dwellings.

Public Safety: The Boone County Fire Protection District provides fire protection in this area. The nearest station, Station 8, is approximately 1.9 miles away.

Zoning Analysis: This request is to modify the original Newtown development plan and allow lot C-3 to change from commercial use to single family attached residential. Existing infrastructure is in place to support two additional single-family dwellings. Approval of the request will match the surrounding neighborhood’s development of single family attached.

The proposal scored 68 points on the point rating system. Staff notified 106 owners about this request.

Staff recommends approval of the review plan and rezoning request.

Present representing the request:

Refaat Mefrakis, Representing the owner, 7351 E New Haven Rd, Columbia

Refaat Mefrakis: The owner is my brother. We are here to answer any questions, I believe this is a good project for the county and is consistent with the dwellings in the neighborhood, we are getting away from the commercial into residential to provide housing in the area.

Chairperson Kurzejeski: I believe it fits well with the surrounding lots.

Commissioner Butler: In 1998 the initial approval was given and with this one lot they have triggered this rezoning request, can staff explain that?

Andrew Devereux: The original plan that was approved in 1998 showed this lot as a commercial lot with limited neighborhood commercial uses. The owner of that property never developed it and when the current investment group took over the property, in order to change the use from neighborhood commercial to the residential they had to submit a new review plan for the property and now they are trying to just match the character of what is already developed in that area.

Refaat Mefrakis: The property sat for sale for a long time; it is hard to put a commercial building there.

Chairperson Kurzejeski: Has staff heard from any neighbors about this request?

Andrew Devereux: We did receive phone calls from the neighborhood but it was requests for more information, none indicated whether they were in favor or against the request.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

There were no additional questions from Commissioners.

Commissioner Harvey made, and Commissioner Trecha seconded a motion to approve the request by Mavrakis Investments, Inc to rezone from Planned General Commercial (C-GP) to Planned Single-Family Residential (R-SP) on 0.19 acres located at 1928 W. Union Ln., Columbia:

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

Motion to approve the rezoning request passes unanimously

Chairperson Kurzejeski made, and Commissioner Harvey seconded a motion to approve the request by Mavrakis Investments, Inc to approve a review plan and preliminary plat for Lot C-3 New Town Subdivision, Block 1 on 0.19 acres located at 1928 W. Union Ln., Columbia:

Eric Kurzejeski – Yes	Greg Martin – Yes
Randal Trecha – Yes	Kevin Harvey – Yes
Robert Schreiber – Yes	Jeffrey Ehimuh – Yes

Ken Butler – Yes
Jeff McCann – Yes

Joe LaRose – Yes

Motion to approve the Review Plan and Preliminary Plat passes unanimously

Chairperson Kurzejeski informed the applicant that this request would go before the County Commission on Tuesday, June 30, 2026 at 7:00 PM and the applicants need to be present for the hearing.

VI. PLATS

Plats 1, 3 & 4 were placed on consent agenda

1. **Haven at Mt. Zion. A-2. S31-T50N-R11W. David & Jessica Hagenhoff, owners. Kevin Schweikert, surveyor. Rocky Fork Township.**

The following staff report was entered into the record:

The property is located off E Mount Zion Church Road, approximately ½ mile east of the intersection of N Hecht Road and E Mount Zion Church Road. The property is undeveloped and contains significant stream buffer and FEMA designated floodplain. The property is located within an Agriculture 2 (A-2) zoning district and is surrounded by A-2 zoning on all sides. The proposal is to subdivide 7 acres from the 38.85-acre parent parcel via minor plat.

The proposed lot has frontage along E Mount Zion Church Road, a publicly maintained roadway. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of a one lot minor plat is unlikely to have significant impacts on existing transportation infrastructure. Granting a waiver to the traffic study requirement is appropriate in this case.

Public Water Supply District #9 provides water service. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 3, is approximately 6.3 miles away.

The applicant has submitted an onsite wastewater plan showing an intended location for an onsite wastewater lagoon. The applicant has submitted a request from the sewer cost benefit analysis. No public sanitary sewer is available nearby. Approval of a one lot minor plat is unlikely to be economically viable in the creation of a new public sanitary sewer. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 19 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

2. **Sage Pointe. A-2. S16-T50N-R11W. BLHS Investments. Kevin Schweikert, surveyor. Rocky Fork Township.**

The following staff report was entered into the record:

The subject property is located on Owens School Road, near the intersection with Davenport Road, approximately 2 miles west of the County line. The property is zoned Agriculture-2 (A-2), and the surrounding zoning is as follows:

North – A-2
South – Agriculture-1 (A-1)
East – A-2
West – A-2

This proposal splits three lots, 6.00 acres, 5.00 acres, and 5.11 acres in size, from the parent 117.60-acre parcel. Two lots are set one behind the other, the other lot sited to the east. There are several structures present on and around Lot 2, the 5.11-acre lot which lacks frontage on a public road. These structures are all identified as 'to be removed'. This removal will be required to occur before County Commission approval of the plat.

Lots 1 and 3 have direct access to Owens School Road, a publicly dedicated, publicly maintained road. Lot 2 has access to Owens School Road using an access easement across Lot 1. The applicant has filed a request to waive the traffic study requirement. Given that the proposal only generates three additional traffic sources, such a waiver is justified.

The subject property is in Public Water Service District #4. Typically, District #4 does not allow for the off-site placement of meters in a utility easement for properties without public road frontage. This may restrict the ability of Lot 2 to gain access to public water.

All three lots are proposed to use on-site wastewater systems. The applicant has submitted a wastewater plan for the lots and a waiver for the centralized sewer cost-benefit analysis. Given the location of the property connection to a central system is impractical, we recommend the approval of that waiver.

The property scored 12 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers with the following condition:

1. That the buildings at the northern end of Lot 2 be removed prior to final approval and recording of the plat.

Chairperson Kurzejeski made, and Commissioner Trecha seconded a motion to approve Sage Pointe with the following condition:

1. That the buildings at the northern end of Lot 2 be removed prior to final approval and recording of the plat.

All members voted in favor, none opposed.

Staff indicated that this plat would not move forward to the County Commission on June 30th due to the requirement of removal of the buildings.

3. Jensen Subdivision. A-R. S10-T50N-R12W. Brenda Jensen, owner. Kevin Schweikert, surveyor. Rocky Fork Township.

The following staff report was entered into the record:

The subject property is located off N Route V, approximately 750' west of the intersection of N Route V and N Anchorom Road. A single-family dwelling, detached garage, and onsite wastewater lagoon are present on an existing 10-acre administrative survey tract. The proposal is to subdivide the portion of the property that contains the house, garage, and lagoon onto a 3.96-acre lot. The remainder of the 10 acres not included within the subdivision shall be combined with the 30-acre farm to the west by boundary survey. The property is zoned Agriculture-Residential (A-R). The surrounding zoning is as follows:

- North, across N Route V, Agriculture 2 (A-2).
- East, South, West, A-R.

The property has direct road frontage along N Route V, a publicly dedicated roadway. An existing driveway entrance provides access to/from the public road. The applicant has submitted a request for a waiver from the traffic study requirement. Approval of the one lot plat will not result in the creation of new traffic sources as the site is already developed. Granting a waiver to the traffic study is appropriate in this case.

Public Water Supply District #4 provides water service. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 3, is approximately 3.6 miles away.

An onsite wastewater lagoon is present on the property. The applicant has submitted an onsite wastewater exhibit showing a compliant location for a replacement lagoon. The applicant has also submitted a waiver from the sewer cost benefit analysis. No public sanitary sewer system is available nearby. Creation of a single platted lot is unlikely to be economically viable to support the creation of a new public sanitary sewer system. Approval of the waiver from the sewer cost benefit analysis is appropriate in this case.

The property scored 33 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

4. Meyer Place Subdivision. R-S. S34-T49N-R12W. Richard & Michelle Meyer & Joel D Haden Trust, owners. Kevin Schweikert, surveyor. Columbia Township

The following staff report was entered into the record:

The subject property is located on the south side of Mexico Gravel Road, west of the intersection with Lake of the Woods Road. The property was originally 1 acre in size, but this proposal expands the property to 2.44 acres in size. There are currently a house and a shed present on the property. The property is zoned Residential Single-Family (R-S) and is surrounded by R-S zoning. This is all original 1973 zoning.

The property has direct access on to Mexico Gravel Road. This is an existing access shared with the property to the east. The applicant has requested a waiver to the traffic study requirement. Given that there is no change in activity due to increased development, approval is justified and should be granted.

The subject property is located in the City of Columbia water service area. Existing service is sufficient to meet the needs of this proposal.

The house is connected to the City of Columbia's centralized wastewater treatment system.

The property scored 68 points on the rating system.

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

Chairperson Kurzejeski made, and Commissioner Harvey seconded a motion to approve Plats 1, 3 & 4 with the recommended 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, June 30, 2026 at 7:00 PM.

VII. OLD BUSINESS

1. Update on Commission Action

Director, Roy Kroeger updated the Commission on the actions taken by the Boone County Commission.

The Final Development Plan for Lonnie Wright & Lorri Maher was approved as recommended.

The following plats were accepted:

- Cobb Subdivision
- Country Farms Plat 13
- J & J Oslund Plat 1

VIII. NEW BUSINESS

Chairperson Kurzejeski stated that a new Commissioner for Centralia Township may be appointed on Tuesday, June 30, 2026.

Chairperson Kurzejeski stated there was a discussion at the worksession about the possibility of staff offering some short targeted training sessions to the Commissioners and asked the Commission if there was any interest in doing that, we don't want to waste staff's time if no one showed up. Commissioner Butler stated he would appreciate that type of education and information. Other Commissioners agreed. The Commission requested this training take place before a regular meeting. Send an email to Commission and Director Kroeger of topics. Paula reminded the Commission to copy her in any emails that included a quorum of members for the record.

Commissioner Butler asked for an updated list of Commissioner's and their contact information as well as a list of Resource Management staff.

Next month is the annual election of officers. This is Commissioner Harvey's last meeting as he is moving out of Boone County.

Director Kroeger announced that Jesse Stephens will be the new Director for Resource Management, he will begin in August.

The Commission asked Director Kroeger to get feedback from the County Commission what role the Planning & Zoning Commission would have with regard to data centers.

IX. ADJOURN

Being no further business, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 16th day of July, 2026