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, July 16, 2026

I. CALL TO ORDER

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

II. ROLL CALL:

a. Members Present:

Gregory Martin, Secretary	Katy Township
Jeffrey Ehimuh	Columbia Township
Christy Schnarre	Bourbon Township
Ken Butler	Perche Township
Joe LaRose	Rocky Fork Township
Justin Angell	Centralia Township
Jeff McCann	County Engineer

b. Attending by Phone:

Robert Schrieber	Three Creeks Township

c. Absent:

Eric Kurzejeski, Chairperson	Missouri Township
Randal Trecha	Cedar Township
Vacant Seat	Rock Bridge Township

d. Staff Present:

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

III. ANNUAL ELECTION OF OFFICERS

Due to having no Chairperson or Vice-Chairperson present for this meeting and due to Annual Election of Officers taking place annually in July, election of officers is required to take place before the meeting can continue.

The floor was opened for nominations for Chairperson.

Commissioner Martin made, and Commissioner Schreiber seconded a nomination for Commissioner Kurzejeski to serve as Chairperson. No other nominations were made.

All members present voted for Commissioner Kurzejeski to serve as Chairperson.

The floor was opened for nominations for Vice-Chairperson.

Commissioner Butler made, and Commissioner Martin seconded a nomination for Commissioner Ehimuh to serve as Vice-Chairperson. No other nominations were made.

With Commissioner Ehimuh abstaining, all remaining members voted for Commissioner Ehimuh to serve as Vice-Chairperson.

The floor was opened for nomiations for Secretary.

Commissioner Butler made, and Commissioner Schreiber seconded a nomination for Commissioner Martin to serve as Secretary. No other nominations were made.

With Commissioner Martin abstaining, all other members voted for Commissioner Martin to serve as Secretary.

IV. APPROVAL OF MINUTES

The minutes from the June 18, 2026 meeting were approved by acclamation.

V. CHAIRPERSON STATEMENT

Vice-Chairperson Ehimuh read the following statement:

The July 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, July 28, 2026 at 7:00 PM in Room 214. 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 take place at a second reading; 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.

VI. REZONING REQUESTS

1. **Request by Sugartree Hill Properties LLC to rezone from Single-Family Residential (R-S) to Planned Single-Family Residential (R-SP) and to approve a review plan and preliminary plat for Sugartree Hill PRD on 4.9 acres located at 6151 W Ravens Rd, Columbia. Katy Township. (open public hearing).**

Planner, Uriah Mach gave the following staff report:

The property is approximately 1 mile south of the Midway exit on Interstate 70, on the south side of Highway UU. The property was platted as Sugartree Hill Subdivision in 1970 and is lots 22-43 of that plat and the right of way for Ravens Road and Mockingbird Lane. It is 4.90 acres in size and zoned Residential Single-Family (R-S) and has the following zoning around it:

North – Agriculture 2 (A-2)

South – A-2

East – Agriculture 1 (A-1)

West – R-S

This is all original 1973 zoning.

The proposal shows a rezoning for single-family detached (cottage) and single-family attached lots designed to be similar to the new design standards adopted in April 2026. The right-of-way for Ravens Road and Mockingbird Lane will also be reconfigured in a more consistent manner with current county road design standards, adapted where needed to fit in available and some newly dedicated right-of-way. 20 single-family attached lots and 2 single-family detached lots are proposed, along with one common lot.

The Boone County Master Plan identifies this area as Rural Preservation. Rural 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 in Consolidated Public Water Service District #1, the Boone Electric Cooperative, and the Boone County Fire Protection District. There is a Consolidated Water 6" water line that gets to the property, but extensions to serve the lots modified by this review plan and preliminary plat will be required, along with fire hydrants. The property has access to an existing central sewer under the jurisdiction of the Boone County Regional Sewer District. Boone Electric Cooperative can provide electrical service to the property.

Transportation: The proposal will use Ravens Road and Mockingbird Lane for internal circulation, and Ravens Road to Blue Jay Way to Highway UU for movement outside the property. The new design in this review plan and preliminary plat is actually fewer lots than the original Sugartree Hill plat. Traffic needs should not exceed the capacity of the original design. The Missouri Department of Transportation has indicated that the approach to Highway UU should be evaluated for potential improvement as part of this proposal.

Public Safety: The subject property is in the Boone County Fire Protection District, with the nearest station being Station 9 on US Highway 40, approximately 2 miles away.

Zoning Analysis: The Master Plan's designation of this area as Rural Preservation is somewhat inconsistent with the particulars of the existing development activity at this site. The western half of the original Sugartree Hill subdivision was developed as proposed as a small lot residential development. This proposal can meet the sufficiency of resources test and can be redeveloped into an extension of the original neighborhood. The planned development was necessary to allow for the smaller lots in the proposal to be approvable along with other modifications to meet current standards. While not in step with the Rural Preservation designation of this area, it is consistent with the original zoning of the site and the adjacent development.

The property scored 75 points on the rating system.

Staff recommends approval of the rezoning request and the review plan/preliminary plat with following conditions:

1. That the Blue Jay Way connection to State Highway UU be examined by the Missouri Department of Transportation for possible improvements.

2. That off-site improvements to Ravens Road & Blue Jay Way will be required under County Permit as part of this development and this is at the developer's expense.

Present representing the request:

Andy Greene, Crockett Engineering, 1000 W Nifong Blvd, Bldg 1, Columbia

Andy Greene: The applicants are proposing a planned residential zoning plan which includes the rezoning, review plan and preliminary plat. The applicants are redoing the undeveloped east half of Sugartree Hill, it currently consists of 22 lots that have platted right of way frontage but that right of way is sub-standard; there are no roads now and while the lots exist they can't be developed or built on because there are no roads. The applicants can't build the roads with what is currently there because the right of way is inadequate. We have had a past client who tried to develop but had no success. We have essentially taken an eraser to the existing plat and wiped it clean and proposed this in its place. There will be 22 new structures across 12 lots, 10 of the units will be single-family attached with a shared driveway and there are two, smaller lots for single-family homes. The plan provides for new roads on the connection to the existing road and the applicants will be working with staff to ensure that any upgrades to public infrastructure that are deemed necessary will be made. We will be rebuilding the road up to Blue Jay Way because it is gravel. We are connecting to an existing right of way and upgrading the road to get to the development and we are putting back the same number of units allowed today. Before this the applicants went to the County Commission for a vacation hearing to vacate what is currently there, we received support and a general consensus with our concept of a replat. I think this a good replacement for what is there in addition to the streets and utilities needed to serve the units. Another benefit from this proposal is providing stormwater detention which will be located at the southeast corner of the property.

Commissioner Butler: Blue Jay Way connects to Highway UU.

Andy Greene: Blue Jay Way is an existing connection to Highway UU; this property has no other right of way connection to anywhere other than the current stub of Ravens Road which connects to Blue Jay Way. This is our only avenue to get to the back half of the property.

Commissioner Butler: Is that something the applicants are working with staff on? Is there community involvement? What is the impetus for this improvement?

Andy Greene: I have a client who purchased the property and after figuring out it couldn't be developed he is trying to build on it. I think there was an effort years ago by the individual who used to be involved in this to work with the neighbors to allow them to work together and make a plan that might be different than this one but we received no support from those four individuals. On the west side of the proposed road, those are four platted lots that are owned by people to the east and are basically big back yards; they are platted lots but they were not interested in allowing us to have driveways or redo any of it so we are working around those. We are not disturbing any part of them, they are getting a new road built to their property line so they could turn around and sell all of those lots. Those are existing lots that we are working around.

Commissioner Butler: I like to see when developers contribute to the process such as proposed condition 2. Does the applicants have an estimate of how much the contribution will be by the developer?

Andy Greene: No, it is subject to MoDOT review of the intersection of Blue Jay Way and Highway UU; they would look at it to see if any improvements need to be made. We will be working with the County Engineer to figure out whether the current roads need improvement.

Vice-Chairperson Ehimuh: What was it that the previous developer couldn't achieve prior that the applicants have been able to?

Andy Greene: This current proposal erases what is there and creates something new. The previous client tried to build the 22 lots that are there now which is the main road but had three cul-de-sacs and the same 22 units with no common space or detention area. The previous client tried to build as it is today but the right of way is only 40-feet wide and the current standard is 50-feet so we can't put the road in that we need to. It is currently impossible to build it to current standards.

Open to public hearing.

Present speaking in favor of the request:

David Butcher, 8951 E Logan Rd, Columbia

David Butcher: I own the home on the north side of Ravens, you will probably hear from my tenant tonight, she is not happy about the proposal. I want to point out that I own the property and I do have some things to gain from this request. Currently the property has trees and is a property that looks nice and appealing but unfortunately it is platted for residential and someday something is going to go in there. I would like it to be improved as a planned district, it is going to give some improvements to Ravens which is gravel. I will give the developer right of way for the road and easements across my property in order to make this development happen. I know everyone has to live out there but I feel like I am going to be sacrificing a lot to make this happen for the developers; that's how important it is to me. It would be nice if the property stayed as woods and never developed but I am in the development business and I understand it is not realistic so if it is going to happen I want it to happen in a way that has control and this is a good plan. I spoke with the developer and the concession I asked him was to have all of the units to have porches with a cover over them and he agreed to do that. The developer presented me with a document to show me what his intentions are, he wants to be able to subdivide this in a way that each person can own their own unit, not duplexes that are rentals; not to say that someone couldn't buy it that way but it is more like Meadowbrook West where there are duplexes and half is owned by one person and half is owned by another, it is a very appealing place and I think this is what the developer's intentions are. As long as those restrictions are held I think I will continue to support it.

No one else spoke in favor.

Present with questions:

Deirdre Huenneke, 7 S. Blue Jay Way, Columbia

Deirdre Huenneke: Are the applicant's going to be working on an alternate access to Highway UU?

Thad Yonke: They will look at the current Blue Jay Way access to see if it needs to be widened.

Deirdre Huenneke: We have trouble getting through now with the vehicles that are there.

Thad Yonke: They will have to work with the County and MoDOT to figure out improvements that might be necessary to go in as well.

Present speaking in opposition:

Daniel Nowlin, 11 S. Blue Jay Way, Columbia

Daniel Nowlin: The development won't really affect me since I am at the end of Sugartree Hills. From what I understand they said it was going to be attached single-family, is that another name for a duplex? They will have a shared wall?

Thad Yonke: Yes.

Daniel Nowlin: That is a duplex.

Commissioner Martin: Each will be owned individually.

Daniel Nowlin: Is the developer talking about implementing a Home Owners Association?

Commissioner Martin: I don't know about that.

Daniel Nowlin: That is an issue, especially when they are talking about shared property, someone has to maintain it and that usually means an HOA. That is one reason I went to the county, to stay away from those. If you wanted to go with non-attached single-family for all of the lots I am fine with that. I think the main reason the previous developer couldn't get permission to get rezoned for 1 ½ story, the neighbors didn't want bigger houses.

Charles Price, 13601 Drake Ln, Rocheport

Charles Price: I own a property at 3 Blue Jay Way, one of the three eighteen homes that are not owner-occupied in Sugartree Hills. I have some concerns, while I support the right of an individual to develop his property as he sees fit, this will change the character of the neighborhood, it is predominately owner-occupied and for the most part, well maintained. Blue Jay Way is a 24-foot wide paved road with no shoulders and ditches on both sides. If someone parks on the street, which you mostly have to because the driveways are short, there is no passing two cars there. The intersection on that curve is hazardous, particularly in the winter time. I think the development will most likely be sold as lower priced duplexes and it will change the character of the neighborhood. If we come through with some free-standing homes I would be more inclined to support the request. I understand the concept of attached homes and the development at Meadowbrook West but I don't see that happening here. With the rental market the way it is I see these mostly being sold as rental duplexes and that would be my major concern, that and the traffic flow at the entrance because that is going to be a difficult situation on a 24-foot street.

Noah Phillippe, 2 S Blue Jay Way, Columbia

Noah Phillippe: I have resided at my property for the past seven years. I live directly adjacent to the proposed development, I am asking that the Commission deny this proposal. This neighborhood is more than just a place to lay my head at night, we chose this area because it is quiet, secluded, peaceful and has a distinct rural atmosphere and that is becoming harder to find close to Columbia. My primary concern is the scale and density of the project, which I believe is incompatible with the existing surrounding homes. Cars park on the road and it is already a tight squeeze. If approved this subdivision will disrupt our community with the immediate impact of construction, extended use of heavy equipment, dust and debris, constant noise and it will be right in my backyard. Our local roads aren't designed to handle the massive influx of vehicles that this density is going to bring. We are replacing a serene natural buffer with high density housing which will permanently erase the rural charm of this pocket of the county. Growth is inevitable but I believe it should be responsible, development should respect the established footprint of a community, not overwhelm it. I am asking the Commission to vote no on this proposal.

Robert Hostetter, 10 S Blue Jay Way, Columbia

Robert Hostetter: I have seen attempts to develop this property three times. I work for Boone County Road and Bridge so I push snow in that area and MoDOT doesn't care about that hill in the winter. I went to go to work in the morning and there were nine cars in the ditch. In a 24-foot right of way you aren't going to get traffic through there unless they totally redo the intersection. It is a close-knit community and we have grown together there. I moved to this property in 1993; I had a corn field in front of me and a bean field and the woods behind me that I mowed to the floodplain. When the last guy came in to subdivide the property he tore out all the trees and left it to where it can't be maintained. That is not a suitable place for that many more homes, I like it the way it is.

Roberta Hostetter, 10 S Blue Jay Way, Columbia

Roberta Hostetter: I would like the Commission to consider the safety of the roadways. We have a few very elderly neighbors, one of them has severe health issues and relies on an ambulance. On two different occasions, the ambulance had been called and the ambulance couldn't make it down the street, the paramedics had to park at the end of Blue Jay Way next to Highway UU and bring a gurney halfway down the subdivision to the persons home. There is not going to be enough room on Highway UU to handle all the traffic if they are building as many units as they claim, that is at least 22 additional cars. How does that work on a road that is 24-feet wide? MoDOT has realized that it is smart to shut down Highway UU and allow no traffic during the winter. Before they did this, in the span of five hours there were 18 cars that slid off the road, one of them was a tow truck trying to pull out a car. You can't have 44 additional cars traveling on Highway UU in the winter. When it comes time to address the widening of the road, that is great if they can figure out a way to do it, but that is also a road that has heavy traffic. It is also a road where busses stop on Highway UU. Does this subdivision make good financial sense for the county? Does it make good safety sense for the citizens of the county? If they can make it a smaller development with less people maybe that will work but for the amount of people they are trying to put in these units the amount of traffic is going to overload and you are going to have a lot of problems. We have a fire district house two or three miles away, it is not manned 24-hours a day. If there is a fire at 3:00 AM, we have to wait for a first responder to get to the fire house and load up and come out; that is valuable time that someone could lose property or a life. If there is a robbery or crime of any type, how long is it going to take for the Boone County Sheriff to respond out there? Along with more people comes more crime. I am also concerned about wildlife in the area; we have deer and blue birds in the area and I would like to see them stay there. We are next to a floodplain, it doesn't flood every year but it could; some of those homes will be right on the edge of a floodplain. The previous developer had contacted all of the homeowners and asked everyone if we would donate 15-feet of our property and just give it to him so that he could build the property. Commissioner Ehimuh had asked what the previous developer couldn't get done; the previous developer wanted 15-feet out of each of our properties to be given to him so he could have widened roadways to build the property. We all felt that we should be compensated but the developer didn't; he felt like he should shame us into giving it to him. We didn't give him the property and he couldn't develop it so he sold it to the next developer. It was stated that the current developer came to all of the property owners and tried to work with them to get a plan together. That is not 100% correct; the developer came to the homes and knocked on the door, introduced himself and told us what he wanted to do. He said he would like to come back and sit down with the homeowners and show them the plan and listen to our ideas. We told him we would like to that, but we never heard from him again. If that is the way he wants to do business, how can we trust that he is going to be honest and do exactly what he says he is going to do.

Commissioner Butler: I would like to hear more about the ambulance issue.

Roberta Hostetter: We have a senior citizen on our street who has had multiple strokes; they were having an issue and called 911, the ambulance came and couldn't get down the street because our driveways are

very short so cars were parked in the street and the ambulance couldn't get through. There have been a lot of times that because of the cars, the snow plow couldn't get all the way down the road to push the snow so we are stuck with a partially plowed road.

Rebecca Price, 6251 W Ravens Rd, Columbia

Rebecca Price: Mr. Butcher is my landlord. I have lived at my home for ten years and the neighborhood means a lot to me. You say they are not going to be duplexes, but if they are going to be two-family and they share a wall to me that is a duplex even if it is two separate owners. I have rented a duplex in the north Columbia area that had two separate owners and we shared a wall. If they are two-family units in one building, to me that is still a duplex even if you want to call it a two-family. What if all of these became rental properties? That will lower the price of the existing neighborhood if you have rental property that isn't maintained to a proper standard. We would like to keep our neighborhood nice and clean. If they are turned into rental properties how well will they be maintained and cared for? I am concerned about the widening of Ravens Road, it is a gravel road that goes up to the woods; they want to make that the main entry into the new subdivision. Highway UU is also a big concern, there will be more cars coming in and out. During the winter it is a nightmare and you can't get down Highway UU. We need nice, safe access for emergency services to get down our street. I am against any development in the area, we have the woods and quiet serenity, I don't want the long-term problems this will bring down the road.

Dee Dokken, 804 Again St, Columbia

Dee Dokken: The County needs housing, they need denser housing than people are comfortable with. The Master Plan suggested that this kind of housing happen more in Columbia or closer to Columbia. The same thing happens in town and on the edge of town and everyone hates to lose what they have. There are always traffic concerns and loss of green space; it is always painful but the fact remains that the County and City need housing. I think, unless this is already grandfathered in, we should be following the Rural Preservation designation of this from the Master Plan. This subdivision that already exists is an anomaly there, it is grandfathered in and they get the benefits of that. Should we be adding to that? Will this set any precedent for another subdivision next to it? I would like to see protection of the Rural Preservation designation.

Closed to public hearing.

Andy Greene: It was asked if there would be an HOA involved and there will be to do maintaince on the stormwater common lot. The HOA will not be involved in maintenance of the structure or parking lots or driveways because it is a privately owned lot. All homes will be privately owned, they are single-family attached and they might look like a duplex on the outside but they are two separate halves with two separate owners; they are two lots, they just share a wall. The Boone County Master Plan does support denser development and this proposal is about as close as we can come to what is currently there. There are currently 22 lots there even though they are undeveloped but those are lots that exist today, had a road already been constructed then homes would exist there today. Just because that never got done doesn't mean that this property wasn't already planned to have the exact number of homes that are proposed here. If MoDOT and/or the County determines that improvements are to be made to the roads then the developer will improve them before the project goes forward; they will not give us a permit without satisfactory public infrastructure.

Andy Greene stated that it was mentioned that emergency services wasn't able to get down the road and asked staff if there was any correspondence from the Sheriff's Office or Fire District. Mr. Greene stated he was not made aware of any comments from them. This project would have been sent to them for review.

Staff did not respond. It was later determined that Staff did not receive any comments from the Sheriff's Department or Fire District.

Andy Greene: To alleviate the issue of emergency services not being able to get down the road, "No Parking" signs can be placed along the road.

Commissioner Martin: How big are the attached homes on each side?

Andy Greene: They are 1500 square-feet.

Commissioner Martin: Single level?

Andy Greene: It could be either.

Commissioner Angell: Did I understand that Blue Jay Way needs to be 50-feet wide?

Andy Greene: The current standard right of way width is 50-feet; the existing right of way is 40-feet. Everything that we are proposing new will be 50-feet, we make connection through two existing roads which have current roads with a 40-foot right of way.

Commissioner Angell: Ravens and Blue Jay Way are 40-feet.

Andy Greene: They have 40-feet right of way, the pavement is inside the right of way and I think the width of the pavement is 24-feet.

Commissioner Angell: For this to be approved by MoDOT…

Andy Greene: MoDot only has input on the connection to Highway UU; once we get off Highway UU it is all Boone County.

Commissioner Angell: For this to get done Blue Jay Way will have to be 40-feet wide?

Andy Greene: We aren't proposing any changes to the right of way on Blue Jay Way; if the County Engineer and county staff determines that the road needs to be widened to support this project through some kind of traffic study then we will have to do that to move forward with the project. One of the suggested conditions is that off-site improvements to Ravens Road and Blue Jay Way will be required under county permit as part of this development and this is at the developers expense. What those improvements are we don't know. The County provided no direction to the applicants on anything that was needed to be shown on the plan.

Vice-Chairperson Ehimuh: Has a traffic study been conducted?

Andy Greene: No, because legally there are 22 lots there right now, they just don't have homes on them. The traffic number was always expected to be the exact same as we are proposing.

Thad Yonke: The applicants will have to work with staff to figure out what improvements need to be made there. Even though there is a 40-foot right of way that normally would have to be a 50-foot under current circumstances; that isn't the pavement, the pavement would be 30-foot. A 30-foot roadway can fit in a 40-foot right of way so it is possible for them to construct a public road that can meet our requirements with everything except the right of way and that is what they have to work out with the County Engineer and

staff. There would be road improvements that would make the road wider as part of the development which would allow emergency services to get into the subdivision if that is the concern.

Vice-Chairperson Ehimuh: How much input have the applicants received when they reached out to the neighborhood?

Andy Greene: I didn't do any, that was all the developer.

Vice-Chairperson Ehimuh: Does the developer live in Missouri?

Andy Greene: Yes.

Vice-Chairperson Ehimuh: Have they been getting in touch with them as well?

Andy Greene: It is my understanding that attempts were made and nothing was coming of it so we had to move on.

Commissioner Butler: At the worksession it was made pretty clear that the developer had reached out to the community. I am seeing a lot of issues here, we aren't here to just jam something down the communities throat, not that this is what the developers are doing. I thought I heard during the worksession that these weren't duplexes. When I first moved here I lived in a duplex in Old Hawthorne and I don't have a problem with duplexes; they didn't devalue Old Hawthorne. I think there is an issue with the community and I think the developer of this project needs to get together with them and work things out.

Andy Greene: Respectfully, they don't want any development there. They want the woods.

Commissioner Butler: I think we need to step back and let the developer begin a conversation with the neighbors and work things out. Hearing from some people I don't think they want to stop this but there needs to be accommodation for concerns. My thought would be to table the request until next month and have the developer work things out with the neighbors before the Commission moves forward.

Commissioner Butler stated that this development was in Commissioner Martin's township and asked his thoughts.

Commissioner Martin: We have already had the public hearing, it is the Commission's turn to make the decision. Commissioner Butler can approve or deny the request and it will move forward. If it is denied, the applicant has to appeal the decision and it will move forward to the County Commission. Or we can approve the requet and it moves forward. This is the point where we make the decision, tabling it can be a never ending thing because it may never come to a resolution. We make those decisions using all of your thoughts and knowledge.

Commissioner Butler: Can we move this ahead with a previso that the developers are going to meet with the community and try to work things out?

Commissioner Martin: My position is if you feel that concerned about the proposal then vote to deny the request.

Thad Yonke: As a planned development, even if the request is tabled, the applicant cannot change the design of the plan. The only reason you can table is if there are unknown issues within the context of what is being proposed where you don't have enough information to make a decision. That doesn't allow for redesigning the development. If Commissioners have concerns then they should vote to deny the request

because in order to redesign the plan in conjuncetion with the neighborhood, that would require a new plan, the zoning already exists for single-family residential, they have asked for single-family planned which is why it is in a public hearing because that is a rezoning request. The subdivision portion of this is not really generally a public hearing item. If they can come back with a request that was just the subdivision portion with however many units they were proposing, including single-family attached, with just a subdivision that complies with R-S zoning district there would be no public hearing aspect to this. It would just be the development plan would get approved or not. They are here attempting to do it as a planned development, which allows us to put conditions on it and have aspects of it that can be controlled. The applicants could propose a subdivision just on its own. Tabling this request is not appropriate, the Commission probably has enough information to make a yes or no decision.

Commissioner Butler: When I first came on to the Commission I asked that it be identified who represents that area and Commissioner Martin represents this area, I am asking Commissioner Martin his position? Do you want to move this forward?

Commissioner Martin: I want you to make your own decision, not what I want to subject this group to. I have different thoughts about this request because I do run the fire out there but I also know what development is. When it becomes a planned development that gives me some comfort in knowing they can't change it without coming back through this process. Commissioner Butler should go with what he believes and let the chips fall where they may.

Vice-Chairperson Ehimuh: If we approve this is the developer going to follow through will all of the conditions and make sure they can follow through with what the previous developer couldn't?

Andy Greene: If the zoning is approved then we still have to go through the construction plan process and permitting which the plans would be contingent on meeting all of the requirements of the zoning which includes off-site improvements. We can't get a permit without satisfying those requirements.

Vice-Chairperson Ehimuh: What if they are unsatisfactory?

Andy Greene: Then we don't get a permit. That is one of the good things about going planned, the county has the option of giving us those conditions.

Commissioner LaRose: What changes can the applicants make that wouldn't require a rezoning to planned?

Thad Yonke: If they propose a subdivision that meets the mininmum lot sizes with the right of way that they have now proposed as it is shown then that could be done just as a straight rezoning request. What they have proposed that requires this to be a planned rezoning is the cottage lots and some of the others are somewhat smaller than what they would have to do under the regular subdivision plat where you just propose them and if it meets the standards they have to be approved. The zoning is already there for the density requested. The density is already fixed.

Commissioner Angell: For this to be approved they have to fix the roads?

Thad Yonke: They have to make improvements to the roadway from the state roadway in to where Ravens would connect and then all of Ravens because it was never constructed to proper standards as it was supposed to be so it will have to be brought up to current standards being the pavement and the way it is constructed. The right of way itself is not necessarily the requirement that is binding. The fact that it doesn't have a 50-foot right of way doesn't mean they can't build a road to current standards within the

right of way. All of that has to be done before any lots can be constructed because they have not proposed any form of bonding.

Commissioner McCann: Someone had asked about a Homeowner's Association. The HOA will only apply to the new portion of the development; it will not impact or be imposed upon the current homes.

Vice-Chairperson Ehimuh: Does the developer have renderings of how the homes might look?

Andy Greene: I have seen a concept but it was two years ago, I didn't bring any with me tonight.

Commissioner Schrieber made, and Commissioner Angell seconded a motion to approve the request by Sugartree Hill Properties LLC to rezone from Single-Family Residential (R-S) to Planned Single-Family Residential (R-SP) on 4.9 acres located at 6151 W Ravens Rd, Columbia. Katy Township.:

Jeffrey Ehimuh – Yes	Greg Martin – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Ken Butler – NO	Joe LaRose – Yes
Justin Angell – Yes	Jeff McCann – Yes

Motion to approve the rezoning request passes 7 YES 1 NO

Commissioner Martin made, and Commissioner LaRose seconded a motion to approve the request by Sugartree Hill Properties LLC to approve a review plan and preliminary plat for Sugartree Hill PRD on 4.9 acres located at 6151 W Ravens Rd, Columbia. Katy Township with the following condtions:

1. That the Blue Jay Way connection to State Highway UU be examined by the Missouri Department of Transportation for possible improvements.
2. That off-site improvements to Ravens Road & Blue Jay Way will be required under County Permit as part of this development and this is at the developer's expense.

Jeffrey Ehimuh – Yes	Greg Martin – Yes
Robert Schreiber – Yes	Christy Schnarre – Yes
Ken Butler – NO	Joe LaRose – Yes
Justin Angell – NO	Jeff McCann – Yes

Motion to approve the Review Plan and Preliminary Plat passes 6 YES 2 NO

Vice-Chairperson Ehimuh informed the applicant that these requests would go before the County Commission on Tuesday, July 28, 2026 at 7:00 PM in Room 214 and the applicants need to be present for the hearing.

VII. PLATS

1. Akmore Subdivision. A-2. S29-T50N-R13W. Tim & Susie Akins Family Trust, owner. Don Bormann, surveyor. Perche Township.

The following staff report was entered into the record:

The property is located along State Route YY, approximately less than a quarter of a mile north of the intersection of W Red Rock Road and State Route YY. The proposal is to create a single 7.98-acre lot containing a single-family dwelling, accessory shed, and an onsite wastewater lagoon. The 30.94-acre parent is comprised of two tracts each of which is currently considered a legal lot of record, with the proposed lot being created out of a portion of each of the existing tracts. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

The property has frontage along State Route YY, a publicly maintained roadway. An existing driveway provides access to the public road. The applicant has not submitted a written request from the traffic study requirement. Approval of the plat is unlikely to impact existing transportation resources. Waiver of the traffic study requirement is appropriate in this case.

Consolidated Water provides water service. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 6 miles away.

The property utilizes an onsite wastewater lagoon to serve the existing property. The applicant has not submitted a waiver from the sewer cost benefit analysis. No public sanitary sewer system is available nearby. Creation of a one lot minor plat is unlikely to be feasible in the creation of a new public sewer system. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

Both remainder tracts after the subdivision of the 7.98-acre tract will result in tracts sized less than 20 acres each. The applicant has proposed a Trustee's Deed to combine the remainder of both tracts into a 20 acre plus single tract. The new deed must be recorded concurrent to the subdivision plat to be compliant with the subdivision regulations.

The property scored 28 points on the rating system

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

1. A corresponding deed with an updated legal description that describes the remainder of both parent tracts as a single legal tract is submitted for review and subject to the satisfaction of the Director of Resource Management. The corresponding deed must be recorded concurrent to the recording of Akmore Subdivision.

<u>Commissioner Martin made, and Commissioner Butler seconded a motion to approve Akmore Subdivision with the following condition by consent:</u>

1. A corresponding deed with an updated legal description that describes the remainder of both parent tracts as a single legal tract is submitted for review and subject to the satisfaction of the Director of Resource Management. The corresponding deed must be recorded concurrent to the recording of Akmore Subdivision.

All members voted in favor.

Vice-Chairperson Ehimuh stated that, if eligible, this item will go before the County Commission on Tuesday, July 28, 2026 at 7:00 PM.

VIII. OLD BUSINESS

1. Update on Commission Action

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

The request by Mavrakis Investments to rezone from C-GP to R-SP and to approve a review plan and preliminary plat was approved as recommended.

The following plats were accepted:

- Haven at Mt. Zion
- Jensen Subdivision
- Meyer Place Subdivision

IX. NEW BUSINESS

Director Kroeger stated that we talked about training topics at the last meeting.

Thad Yonke: At the worksession we spoke with the Commissioners present and the discussion was that it seemed that the Commission was leaning to doing a half-hour worksession prior to a regular meeting at 6:30 PM. If that is what the Commission decides we will start that at the August meeting. There was concern because not everyone was going to be able to make the August meeting; staff is proposing to do the training in August and repeating the same training in September for those who aren't able to attend the August meeting. If additional training is needed we can continue doing that.

Vice-Chairperson Ehimuh would like to see an outline of the lesson plan.

Thad Yonke stated it was going to be basic of planning, it will not be the more in depth stuff. Staff will hand out the intended presentation at the worksession so they can review it before the regular meeting.

The Commission agreed to hold training sessions 30 minutes before a regular meeting.

X. ADJOURN

Being no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Secretary
Greg Martin, Secretary

Minutes approved on this 20th day of August, 2026