

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, August 20, 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
Jeffrey Ehimuh	Columbia Township
Christy Schnarre	Bourbon Township
Robert Schrieber	Three Creeks Township
Justin Angell	Centralia Township
Jeff McCann	County Engineer

b. Absent:

Gregory Martin, Secretary	Katy Township
Randal Trecha	Cedar Township
Ken Butler	Perche Township
Joe LaRose	Rocky Fork Township
Vacant Seat	Rock Bridge Township

c. Staff Present:

Jesse Stephens, Director	Thad Yonke, Senior Planner
Uriah Mach, Planner	Andrew Devereux, Planner
Paula Evans, Staff	Roy Kroeger, On-Site Wastewater Coordinator

III. APPROVAL OF MINUTES

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

IV. CHAIRPERSON STATEMENT

Chairperson Kurzejeski read the following statement:

The August 20, 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 & 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 2 Final Development Plans and six subdivision 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. The Commission may approve the plats on a consent agenda.

All items that are recommended approval are forwarded to the County Commission where they will consider the items on Tuesday, September 1, 2026, at 9:30 AM.

The Boone County Zoning and Subdivision Regulations are hereby made a part of the record of these proceedings.

V. PLANNED DEVELOPMENTS

The following Final Development Plans were placed on consent agenda

1. **Request by Sugartree Hill Properties LLC to approve a Final Development Plan in the pending Planned Single-Family Residential (R-SP) zoning district for Sugartree Hill PRD on 4.9 acres located at 6151 W Ravens Rd., Columbia. Katy Township.**

The following staff report was entered into the record:

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 property had a rezoning and review plan approved on the July 2026 Planning & Zoning Commission agenda, with it gaining approval on 11 August 2026 under Commission Order 389-2026. The review plan sets the stage for modifying the previously-platted lots and reconfigured the right-of-way to more closely function under current regulations.

The property scored 75 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 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 approval order (389-2026) identified four conditions that must be met as part of the approval of the rezoning.

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.
3. All units are required to have a covered front porch which cannot encroach into any utility easement.
4. All units will have roof overhangs where all roofs will extend a minimum of 12" from the supporting vertical wall under the roof. This standard is required for the entirety of the building.

In reviewing the Zoning Ordinance's criteria, this final development plan can meet the first two standards for approval. The third criteria is more complicated. The first two conditions for approval must be met and resolved prior to approval of any final plat. That approval will consist of discussions and agreements between the developer, their consultant, and county staff to determine what improvements will be necessary. At this time, there has been no discussion of how this development will meet the requirements of Conditions 1 & 2.

The vacation of the original plat is only tentatively approved and doesn't go into effect until the recording of an approved Final Plat that complies with an approved Final Plan. Conditions 1 & 2 will need to be worked out prior to submission of a Final Plat for the replat and approval of the way the conditions will be met must be finalized before any Final Plat will be allowed to be received and accepted by the County Commission. Platting of any elements of Sugartree Hill as described by this final development plan will be unable to be received and accepted until Conditions 1 & 2 of the review plan are met.

Staff recommends approval of the Final Development Plan with the recognition that a Final Plat will never be approvable until the details of Conditions 1 & 2 from the Review Plan approval are completed to the satisfaction of the Director of Resource Management and the County Engineer as outlined above.

2. Request by Mavrakis Investments, Inc to approve a Final Development Plan for Lot C3 Newtown Subdivision, Block 1 on 0.19 acres located at 1928 W. Union Ln., Columbia. Rock Bridge Township

The following staff report was entered into the record:

The property is approximately 0.18 acres in size located at the intersection of W Center Street, S Newtown Avenue, and W Union Lane. The previous zoning was Planned General Commercial (C-GP). The property was last rezoned in 1998 as part of the larger Newtown Planned Development to support creation of a restaurant.

The adjacent zoning is as follows:

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

This request modifies the previously approved final plan to change the zoning from C-GP to R-SP for the creation of a two-family dwelling on a single platted lot.

The proposal scored 68 points on the point rating system.

The Boone County Zoning Ordinance, Section 6.2.14, identifies 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.

Staff review of the submitted final plan has, after resubmittal, shown that all the required information is accurately portrayed on the plan, the final plan matches the corresponding review plan, and there were no conditions placed on the approval of the corresponding review plan.

Staff recommends approval of the final plan.

Chairperson Kurzejeski made, and Commissioner Ehimuh seconded a motion to approve the Final Development Plans, by consent:

All members voted in favor.

Chairperson Kurzejeski stated that these items will go before the County Commission on Tuesday, September 1, 2026 at 9:30 AM.

VI. PLATS

The following plats were placed on consent agenda:

1. **Highfield Acres Plat 2 Preliminary Plat. R-S. S11-T48N-R12W. Abek, LLC owner. David Butcher, surveyor. Columbia Township.**

The following staff report was entered into the record:

The property is located at the intersection of I-70 Drive Southeast and N Easter Lane. A single-family dwelling and several accessory buildings are present on the property. Should the future final plat be approved, all the buildings shown on the preliminary plat shall be removed. The property is zoned Residential Single Family (R-S). The surrounding zoning is as follows:

- East, south, west- R-S
- North, across Interstate 70 – City of Columbia Planned Development (PD)

The proposal is to subdivide lot 68 of Highfield Acres which was platted in 1968 and approximately 1.15 acres of unplatted property and create six lots for future residential development. Following the preliminary plat, a final major plat shall be submitted to divide the property.

The property has direct road frontage along I-70 Drive Southeast and N Easter Lane. Lots 201 and 202 shall have a paired driveway providing access to I-70 Drive Southeast and be under a driveway permit issued by MoDOT. Lots 203 through 206 shall take access off N Easter Lane, a county-maintained roadway. No request for a waiver from the traffic study requirement was submitted. However, the property is being developed for residential use with access to a MoDOT roadway carrying through traffic. Approval of a plat for six lots will likely have minimal impact on existing transportation resources.

Boone Electric provides power in the area. Public Water Supply District #9 provides water service. Adequate water infrastructure is available for fire hydrants. The Boone County Fire Protection District provides fire protection. The nearest station, Station 1, is approximately 5.3 miles away.

The Boone County Regional Sewer District shall provide sanitary sewer to each lot. A proposed 20' utility easement shall be granted offsite of the property being platted to accommodate connection to the public sanitary sewer. Engineered sanitary drawings will be required at the time of the final plat submission. All lots must have direct access to sanitary sewer and meet all the Sewer District's requirements to receive sanitary sewer service.

Lot 68 Highfield Acres shall require vacation. The applicant has proposed to vacate lot 68 by administrative approval by petitioning the Director for approval at the time of final plat submittal.

The property scored 73 points on the rating system

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

1. A request to vacate lot 68 of Highfield Acres shall be submitted concurrent to the submission of the final plat.
2. The offsite utility easement to provide sanitary sewer service to the proposed lots shall be secured no later than the final plat submission. Documentation that the easement is secured shall be provided with the final plat submission and is subject to the satisfaction of both the Boone County Regional Sewer District and the Director of Resource Management.
3. Engineered sanitary plans shall be submitted to the Boone County Regional Sewer District and the Director of Resource Management prior to or concurrent to the submittal of the final plat. Sanitary plans are subject to the satisfaction of the Boone County Regional Sewer District and the Director of Resource Management.
4. Access to lots 201 and 202 via the proposed paired driveway shall be secured from MoDOT. Written proof of approval of the proposed driveway location shall be provided to the Director at plat submittal.
5. All structures marked "to be removed" on the preliminary plat shall be removed from the property before any final plat is received and accepted by the County Commission.

2. Coats Lane Homes Plat 1. A-2. S19-T48N-R13W. Stevenson1 LLC, owner. James Jeffries, surveyor. Katy Township.

The following staff report was entered into the record:

The property is located approximately 1,400 feet south of the intersection of W Gillespie Bridge Road and S Coats Lane. The proposal is to subdivide two 2.50 acre lots from the 20.30 acre parent parcel. A corresponding administrative survey for the remainder of the parent parcel not included in the plat was submitted for review concurrent to the plat. The zoning is Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides.

Both lots will have direct access along S Coats Lane, a publicly maintained roadway. The applicant has not submitted a written request for a waiver from the traffic study requirement. However, creation of a two-lot minor plat will likely have minimal impact to the existing transportation resources in the area. A waiver from the traffic study requirement is appropriate in this case.

Boone Electric provides power. An overhead transmission line is present interior to the property without an utility easement. The plat notes that this overhead line is planned to be relocated. A relocation plan or easement for the line should be in place before the plat is to be recorded. Consolidated Water provides water service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 14, is approximately 3 miles away.

The applicant has submitted a wastewater exhibit and soils reports for engineered subsurface systems to serve future residential development. The applicant has not submitted a waiver from the sewer cost benefit analysis requirement. Creation of a two-lot minor plat is unlikely to be economically feasible in creation of a new sanitary sewer system. Granting a waiver is appropriate in this case.

The property scored 42 points on the rating system

Staff recommends approval of the plat with waivers subject to the following conditions:

1. The corresponding administrative survey shall be approved by the Director and recorded concurrently with the plat.
 2. An overhead transmission line relocation plan is proposed by the applicant and subject to the satisfaction of Boone Electric Cooperative and the Director of Resource Management.
3. **Walter Kirt Nichols Addition to Country Farms Plat 1. R-S. S33-T48N-R13W. Walter Kirt Nichols Revocable “Dispersal” Trust, owner. Jay Gebhardt, surveyor. Missouri Township.**

The following staff report was entered into the record:

The property is located on Vineyard Way, approximately ½ mile south of Vawter School Road, and adjacent to the city limits of Columbia to the west. This proposal intends to divide the property that was originally platted as Lot 16 of Country Farms in 1977 into three lots of approximately 3.3 acres each. The property is currently undeveloped. The property is zoned Residential Single-Family (R-S). The surrounding zoning is as follows:

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

The county zoning is all original 1973 zoning.

The property has direct access to Vineyard Way, a publicly-dedicated, publicly-maintained right-of-way. The applicant has requested a waiver to the traffic study requirement due to the limited increase in traffic generated by this development and staff concurs with this request.

The property is located in the City of Columbia’s service area for water but is served by a Consolidated Water #1 2” line. Any additional services will require City approval to connect to the existing Consolidated Water mains. Improvement to those lines will require City approval. Electrical service is via Boone Electric Cooperative.

The applicant desires on-site wastewater treatment using soil absorption systems. A cost-benefit analysis was done, and while City central sewer is proximate, engineered on-site systems may be permitted under County permit.

The property scored 56 points on the rating system.

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

4. Whitmarsh Subdivision Plat 2. A-R. S10-T49N-R13W. Kevin & Sharon Gillooly, owners. Donald Bormann, surveyor. Perche Township.

The following staff report was entered into the record:

The property is located on O'Neal Road, approximately ¼ mile south of Akeman Bridge Road, approximately 4 miles from the City of Columbia. This property has a house, an on-site wastewater system, and a shop present. The property was originally platted as parts of Whitmarsh Subdivision Plat 1 in 1997, but later transfers split lot 2 of Whitmarsh Subdivision between the owners of lot 1 & lot 3. That division outside the subdivision regulations rendered lots 1 & 3 ineligible for building permits. This plat resolves that issue for lot 1. Lot 3 is still ineligible for building permits. The property is zoned Agriculture-Residential (A-R), as is all of the surrounding property. This is all original 1973 zoning.

The property has an existing access to O'Neal Road. Due to this proposal not increasing traffic sources, the applicant has requested a waiver to the traffic study requirement and staff concurs with this request.

The subject property is in the Consolidated Water service area, Boone Electric's service area, and the Boone County Fire Protection District. Existing infrastructure serves the house and domestic needs of the property.

There is an existing on-site wastewater system serving the house. The applicant has requested a waiver to the wastewater cost-benefit analysis. As there are no central systems in the area and creation of one for this plat is impractical, staff concurs with this request.

The property scored 38 points on the rating system.

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

5. Serene Sunrise Acres. A-2. S22-T46N-R12W. Ruth & Danny Peterson, owners. Kevin Schweikert, surveyor. Cedar Township.

The following staff report was entered into the record:

The property is located at the northwestern corner of the Old Highway 63/Bullard Road intersection. The parent parcel is 54.75 acres in size, and this plat divides off 10 acres in two lots, one at 5.11 acres, the other at 5.12 acres. There is a small shed at a lake on the southern lot, with the shed receiving an administrative allowance for its location inside the front yard setback. The property is zoned Agriculture-2 (A-2) and the surrounding zoning is as follows:

- North – City of Ashland
- South – A-2
- East – City of Ashland
- West – A-2

The A-2 is original 1973 zoning.

Lot 1 has direct access to Bullard Road and Old Highway 63. Lot 2 has direct access to Old Highway 63. The applicant has requested a waiver to the traffic study requirement. As a two lot plat staff concurs with this request.

The property is served by Consolidated #1 for water, Boone Electric for electrical service, and the Southern Boone County Fire Protection District for fire protection. The water service is off of existing 8" and 4" lines on the west side of Old Highway 63, with any service coming off the 8" line.

Central sewer is available on the east side of Old Highway 63, inside the city limits of Ashland. However, the applicant has decided to make use of on-site wastewater systems rather than annex into the City of Ashland. A cost-benefit analysis was provided that supported annexation for optimal service and public health benefit.

The property scored 71 points on the rating system.

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

6. Willow Creek East Plat 1. R-SP. S6-T48N-R11W. D & D Investments, owner. David Borden, surveyor. Columbia Township.

The following staff report was entered into the record:

The property is at the northwestern corner of Route Z and St. Charles Road. The proposal covers the first phase of the Willow Creek East development, which consists of 48 lots, 1 common lot, and covers 17.96 acres. This site was rezoned in June of 2025, updating a prior Planned Residential Single-Family (R-SP) development, with the final development plan being approved in April of 2026, under Commission Order 181-2026. The surrounding zoning of the property is as follows:

- North – R-SP
- South – Agriculture-Residential (A-R)
- East – R-SP
- West – R-SP

This phase has Tribeca Drive as its sole contact to St. Charles Road. Impreza Drive, Sol Terra Court, Vivo Drive, and Elwood Arms Lane all feed to St. Charles using Tribeca Drive in this phase. Transportation needs for this proposal were a part of the Northeast Area Transportation Study.

The property is located in Public Water Supply District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

This development is served by a connection agreement between the City of Columbia and the Boone County Regional Sewer District. The property will be required to develop to City standards, but the lots will be BCRSD customers.

This property is subject to a development agreement recorded in book 6140, page 13, that dictates a per lot fee of \$3,099.39. This per-lot development fee is a product of the Northeast Area Transportation Study and documented in the development agreement.

The property scored 70 points on the rating system.

Staff recommends approval of the plat.

Chairperson Kurzejeski made, and Commissioner Schreiber seconded a motion to approve the Plats on consent agenda with the recommended conditions and waivers, by consent:

All members voted in favor.

Chairperson Kurzejeski stated that eligible items will go before the County Commission on Tuesday, September 1, 2026 at 9:30 AM.

VII. OLD BUSINESS

1. Update on Commission Action

Director, Jesse Stephens updated the Commission on the actions taken by the Boone County Commission.

The requests by Sugartree Hill Properties LLC to rezone from R-S to R-SP and to approve a review plan and preliminary plat were approved

The following plats were accepted:

- Akmore Subdivision
- Douglas Highway 124 Plat 1

VIII. NEW BUSINESS

The Commission welcomed Jesse Stephens as the new Director of Resource Management.

IX. ADJOURN

Being no further business, the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Secretary

Minutes approved on this 17th day of September, 2026