

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY MARCH 29, 2021
5:30 P.M. –VIA ELECTRONIC TELEPHONECONFERENCE

HTTPS://ZOOM.US/J/99097810220?PWD=DENXUEZXY0VUMJMDGxoZZNIRW1KQT09

MEETING ID: 990 9781 0220

PASSWORD: 846921

ONE TAP MOBILE

+13126266799,,99097810220#,,#846921# US (CHICAGO)

+19292056099,,99097810220#,,#846921# US (NEW YORK)

DIAL BY YOUR LOCATION

+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)

I. OPEN MEETING AND ROLL CALL

Shawn Bryant

Wayde Burkhart

Eric Crosman

Kay Rice

Marilyn Jordan

Jan Danilson

Adam Ostert

Kim Houlding

Nathan Cottington

Present: Shawn Bryant, Jan Danilson, Adam Ostert, Marilyn Jordan, Eric Crosman
Jan Danilson and Nathan Cottington, Kim Houlding

Absent: Wayde Burkhart and Kay Rice

Also Present: Shantal Sands, Chad Houston, Paul Peters and Don Lincoln

II. APPROVAL OF MINUTES

A. January 25, 2021

III. APPROVAL OF AGENDA

Marilyn Jordan moved to approve the agenda

Seconded by Shawn Bryant

Nathan Cottington—yes

Jan Danilson—yes

Marilyn Jordan—yes

Shawn Bryant—yes

Adam Ostert—yes

Eric Crosman—yes

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. None

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

A. None

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

Chairman Eric Crosman opened the public hearing at 5:31 p.m.

- A. Petition to amend Zoning District Boundaries # 2021-001 submitted by Paul Peters. Mr. Peters is wishing to rezone approximately 2 acres of land from A-1 (Agriculture Conservation) to C-1 limited Commercial to allow for a 4,500 sq. ft chiropractic building.

Chairman Crosman first asked for any comments from the applicant.

Paul Peters noted it had been stated he was going to build a 4,500 sq. ft building, he stated the building would be closer to 5,000 sq. ft. Peters asked if any of the members had questions for him which were not addressed in the application.

Eric Crosman questioned the issue of water and sewer.

Shawn Bryant asked Peters if he was aware of the cost of bringing a water line to the property. He stated if the city of Madrid would not connect the property to city water and sewer the waterline could cost \$16,000.

Peters noted his builder had been in contact with the city and that there should be no problem with connecting to the city water line. Peters also noted there maybe challenges with the sewer.

Bryant wanted to make sure Peters was aware that these services could possibly be an issue.

Bryant stated he had no issues with the proposal.

Eric Crosman questioned Peters as to the current land use of the proposed property.

Peters stated it was currently crop ground.

Discussion was held on the proposed location.

Chairman Crosman next asked for any comments from the planning staff.

Director Mike Salati stated he looks at rezoning applications and considers how the proposed rezoning would fit into the surrounding area and also looks at the comprehensive plan.

He noted the request was inline with the surrounding property uses and with the future land use map, stating he had no issues with the request.

Nate Cottington stated he had no issues with the request and felt the chiropractic office would fit into the area well. Cottington also questioned whether this area maybe annexed into the City of Madrid in the future.

Director Salati noted with the current growth in the area he would not be surprised if Madrid would wish to annex this area in the future.

Office staff also noted no concerns with the request from the public.

Paul Peters questioned whether Don Lincoln had any comments on the request.

Don Lincoln stated he believed this area could bring in future commercial development once people realize the area could possibly be used for commercial uses.

Shawn Bryant moved to recommend Board of Supervisors approval of application 2021-001 submitted by Paul Peters to rezone approximately 2-acres of land from A-1 (Agriculture Conservation) to C-1 (Commercial) to allow for a 5,000 square foot chiropractic office.

Seconded by Nathan Cottingham

Shawn Bryant—yes

Adam Ostert—yes

Marilyn Jordan—yes

Eric Crosman—yes

Jan Danilson—yes

Nathan Cottingham—yes

Kim Houlding—abstained

- B.** Petition to Amend Zoning District Boundaries # 2021-002 submitted by Chad Houston. Mr. Houston is wishing to rezone approximately 7.2 acres from C-1 (Commercial) to I-1 (Limited Industrial) to allow for an industrial manufacturing warehouse building, future office building with parking and outdoor storage area.

Chairman Eric Crosman began the public hearing by asking for comments from Chad Houston.

Chad Houston stated Kruck Plumbing was planning to expand their operation, not the area on 217th Rd would be a good place to do it. Huston stated they planned to starting fabricating sheet meet for duct work and need more space to do prefab manufacturing.

Houston stated he would be happy to answer any questions in regards to the request.

Shawn Bryant stated it was a great plan and that everything seemed to be in order.

Chairman Crosman questioned where the proposed site was located on the farm progress property.

Houston noted the proposed building site was next to highway 17 and just north of the existing anhydrous facility and directly south of the red Lister Building.

Eric Crosman asked if Houston had been in contact with any one from the Farm Progress show.

Houston stated he had been in contact and that the people with Farm Progress were excited about the project.

Nathan Cottingham questioned the access point onto Highway 17.

Houston noted they would us the road south of the Farm Progress site.

Chairman Eric Crosman next asked for comments from Director Mike Salati.

Director Mike Salati noted the future land use map showed the proposed area as being planned for both commercial and industrial growth.

Eric Crosman next asked for any public comments of which there were none.

Shawn Bryant moved to recommend Board of Supervisors approval for the Petition to Rezone # 2021-002 submitted by Chad Houston.

Seconded by Kim Houlding

Shawn Bryant—yes
Adam Ostert—yes
Marilyn Jordan—yes
Kim Houlding—yes
Eric Crosman—yes
Jan Danilson—yes
Nathan Cottington—yes

Motion Carried

- C. Petition to Amend Zoning District Boundaries # 2021-003 submitted by Shantel Sands. Ms. Sands is wishing to rezone approximately 1.88 acres from C-1 (Commercial) to A-1 (Agriculture Conservation) to allow the existing structure to be used for residential purposes.

Chairman Eric Crosman next asked for any comments from the applicant on her application.

Shantal Sands noted she had recently closed her physical therapy clinic and was wishing to sell the modular home to someone wishing to purchase an acreage.

Office staff again noted only one inquiry had been received by the planning office. A surrounding property owner was concerned if this would have any affect on her property taxes. It was noted the rezoning would have no affect on the surrounding property owners.

Chairman Eric Crosman next asked for any public comments of which there were none.

Shawn Bryant moved to recommend Board of Supervisors approval of the Petition to Rezone # 2021-003 submitted by Shantal Sands.

Seconded by Marilyn Jordan

Nathan Cottington—yes
Jan Danilson—yes
Marilyn Jordan—yes
Adam Ostert—yes
Kim Houlding—yes
Shawn Bryant—yes
Eric Crosman—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A. None

VIII. UNFINISHED BUSINESS

- A. None

IX. NEW BUSINESS

- A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

- A. Director's Report (Planning and Development Department)
None

IX. ADJOURNMENT
A. Meeting Adjourned

Respectfully submitted,

Wanda Cox