

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER – COMMISSION CHAMBERS
801 E. WALNUT ST., COLUMBIA, MO

AGENDA

7:00 P.M.

Thursday, September 17, 2026

TO ACCESS THIS MEETING BY PHONE CALL: 701-801-1211; ACCESS CODE 758-401-651

- I. Meeting called to order, Eric Kurzejeski, Chairperson.
- II. Roll call, Greg Martin, Secretary
- III. Review minutes of last meeting.
- IV. Statement by Chairperson.

V. CONDITIONAL USE PERMITS

1. Request by [Wendling Development](#) for a conditional use permit for a portable asphalt, cement or concrete plant used for a specific construction project in the Agriculture 2 (A-2) zoning district on 41.51 acres located at 9685 S Rte N, Columbia. Rock Bridge Township. **(open public hearing)**.

VI. REZONING REQUESTS

1. Request by [Concorde Plaza LLC](#) to rezone to Planned Light Industrial (M-LP) and to approve a Review Plan for Lot 1A of Concorde South Plat 1B on 4.86 acres located at 5755 S Tom Bass Rd, Columbia. Rock Bridge Township. **(open public hearing)**.
2. Request by [Hemme Construction](#) to rezone to Planned Agriculture-Residential (A-RP) and to approve a Review Plan and Preliminary Plat for The Cedars on 50.69 acres located at 2480 N Slickrock Dr, Columbia. Columbia Township. **(open public hearing)**.
3. Request by [Pat Carl & Alan R. Idle](#) to rezone from Planned Agriculture 2 (A-2P) to A-2 on 10.1 acres located at 1611, 1617 & 1695 N Doziers Station Rd, Columbia. Columbia Township. **(open public hearing)**.

VII. PLATS

1. Stewart Estate. A-2. S6-T47N-R12W. Thomas B & Cynthia Ann Stewart Trusts, owners. Kevin Schweikert, surveyor. Rock Bridge Township.
2. Pace Subdivision Plat 2. A-2. S3-T50N-R13W. 4C2AP LLC & Joshua & Morgan Sublett, owners. Kevin Schweikert, surveyor. Perche Township.
3. Clearview Subdivision Plat 6-A. R-S. S24-T49N-R13W. New Haven Custom Homes LLC, owner. David Borden, surveyor. Missouri Township.
4. County Downes Subdivision Block 3, Plat 1A. R-S. S11-T49N-R13W. Kenneth Pounds & Dale Pounds, owners. David Borden, surveyor. Perche Township.
5. Haver Acres. A-2. S34-T50N-R14W. William & Sally Enochs Revocable Trust, owner. Derek Forbis, surveyor. Perche Township.
6. Loy Martin Road Plat 1. A-2. S11-T46N-R12W. Simms Construction, owner. James Patchett, surveyor. Three Creeks Township.

VIII. OLD BUSINESS

1. Update on Commission action.

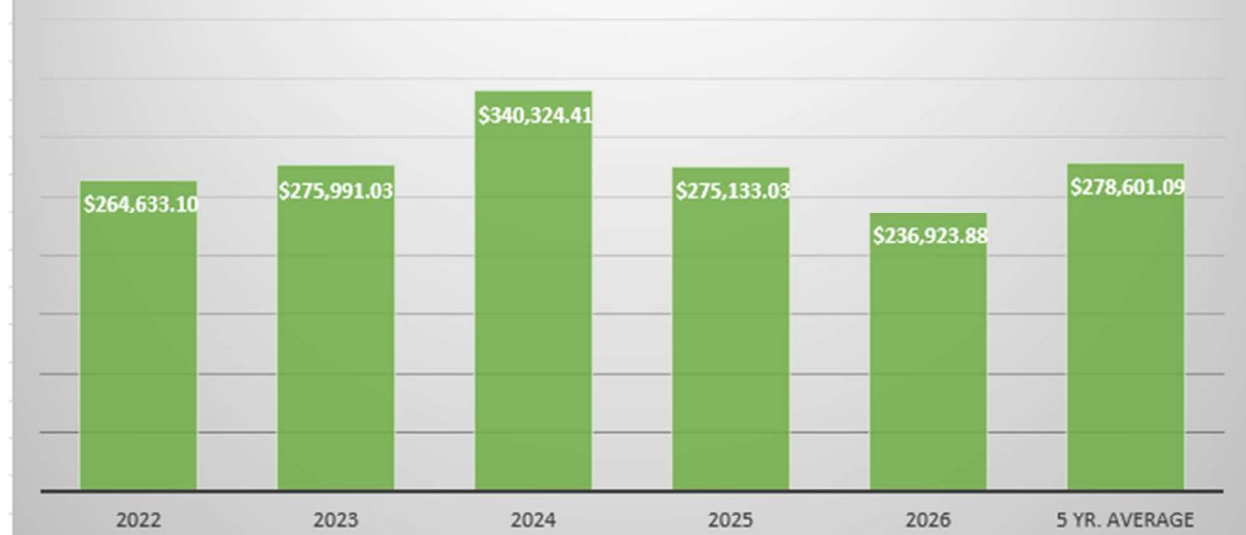
IX. NEW BUSINESS

X. ADJOURN

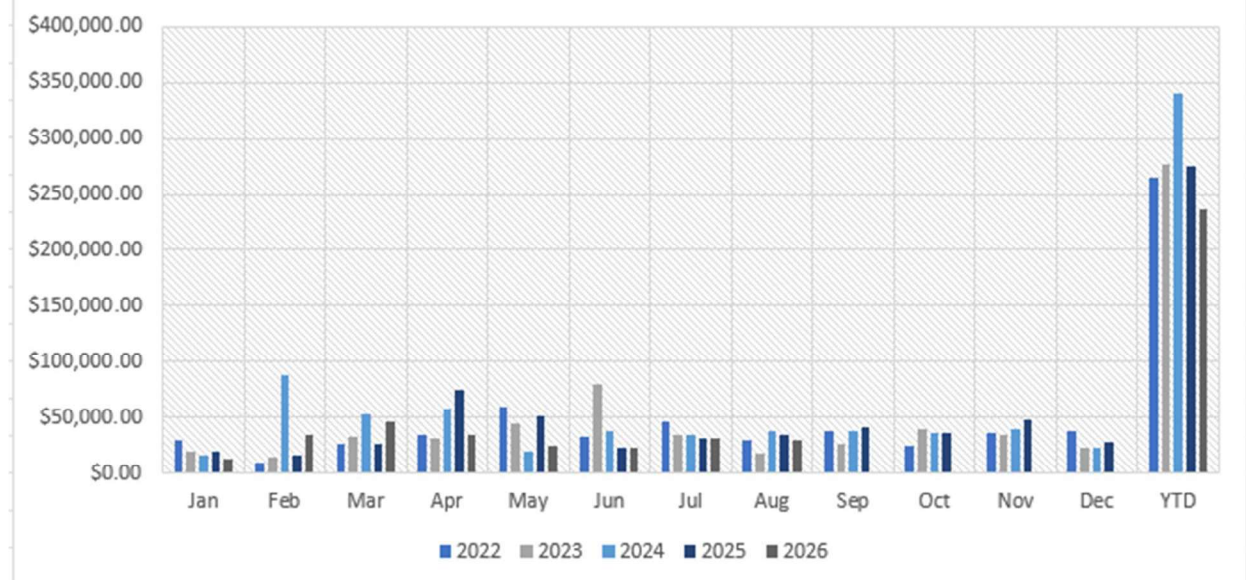
Agenda subject to change, please check with the Planning Office to verify an item is still on the agenda. For multi-media support please make arrangements with staff 24 hours in advance of the meeting date. A hard copy of any presentation, including photos and drawings must be given to staff for the permanent record. For more information about the above requests go to:

<https://www.showmeboone.com/resource-management/planning-zoning/land-use-requests/>

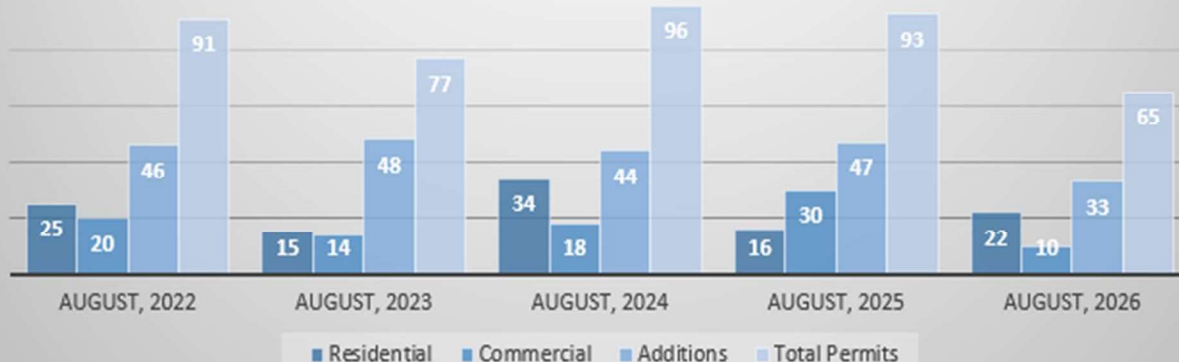
Building Permit Revenue Year to Date Comparison August 31, 2022-2026



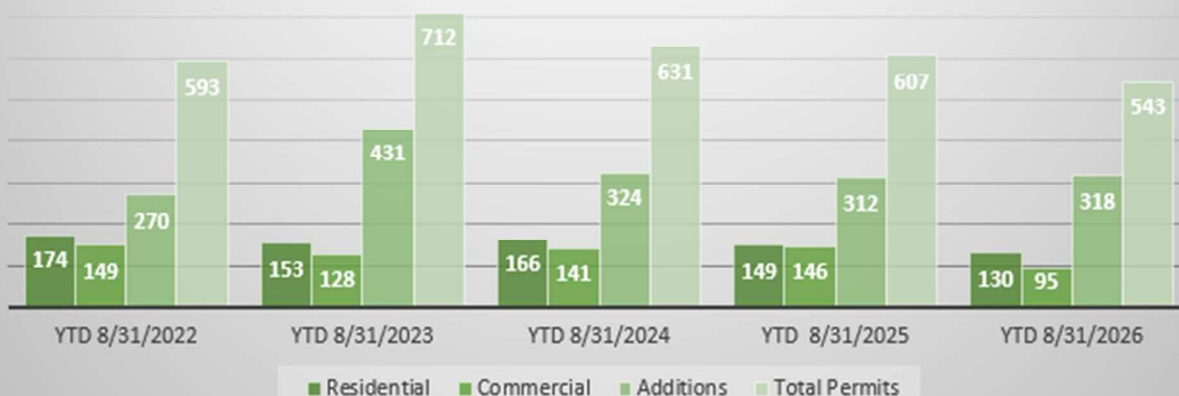
Monthly Building Permit Revenue Comparison January 1 - December 31, 2022-2026



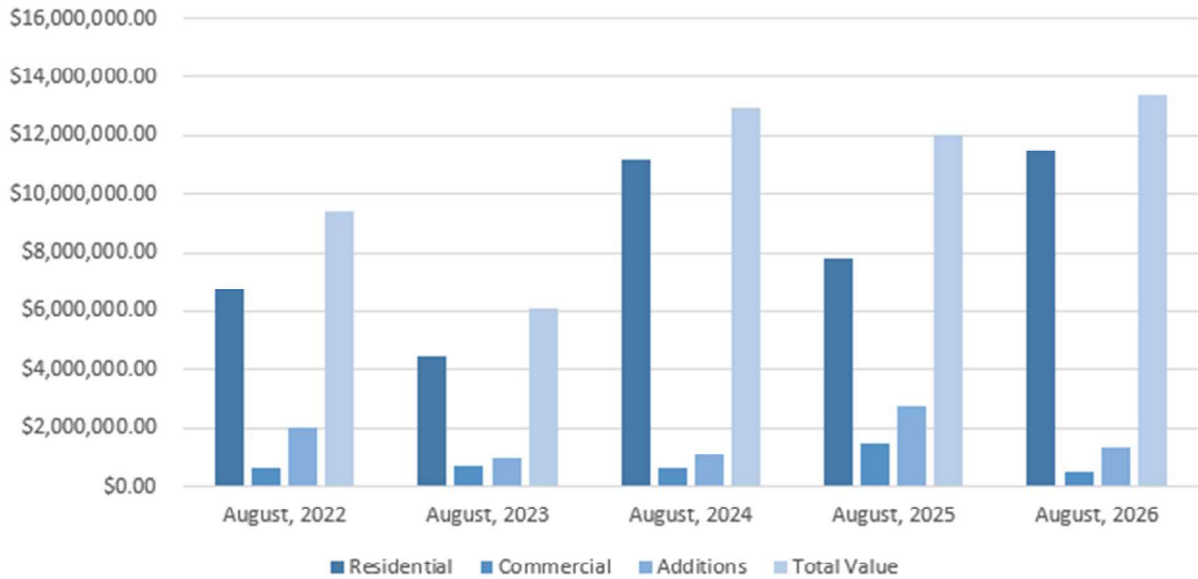
Monthly Building Permit Comparison by Number of Permits August 2022-2026



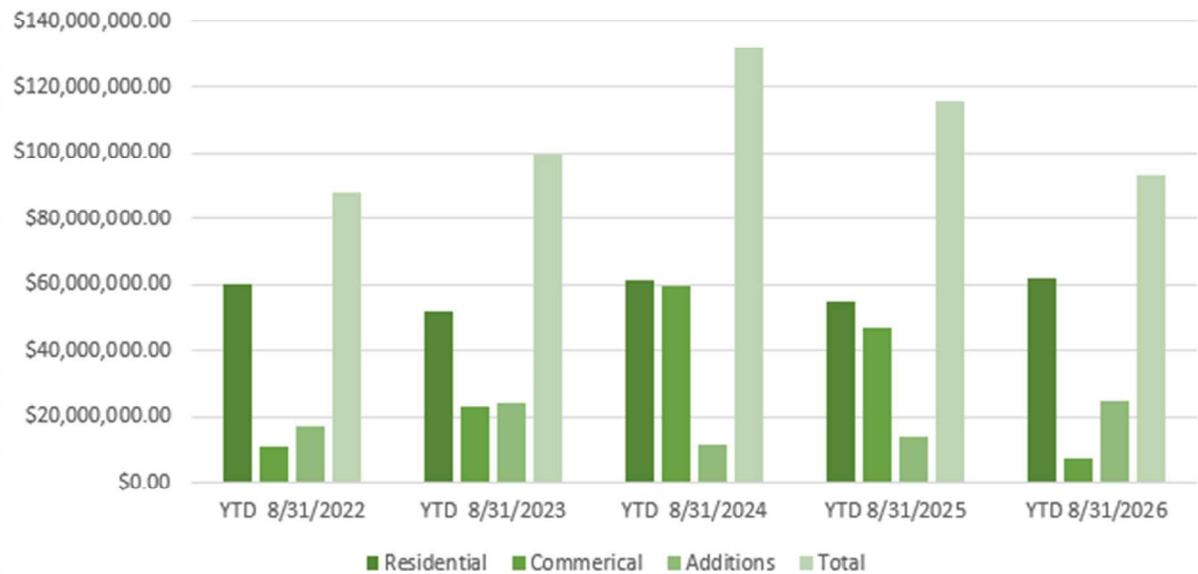
Year to Date Building Permit Comparison by Number of Permits August 2022-2026



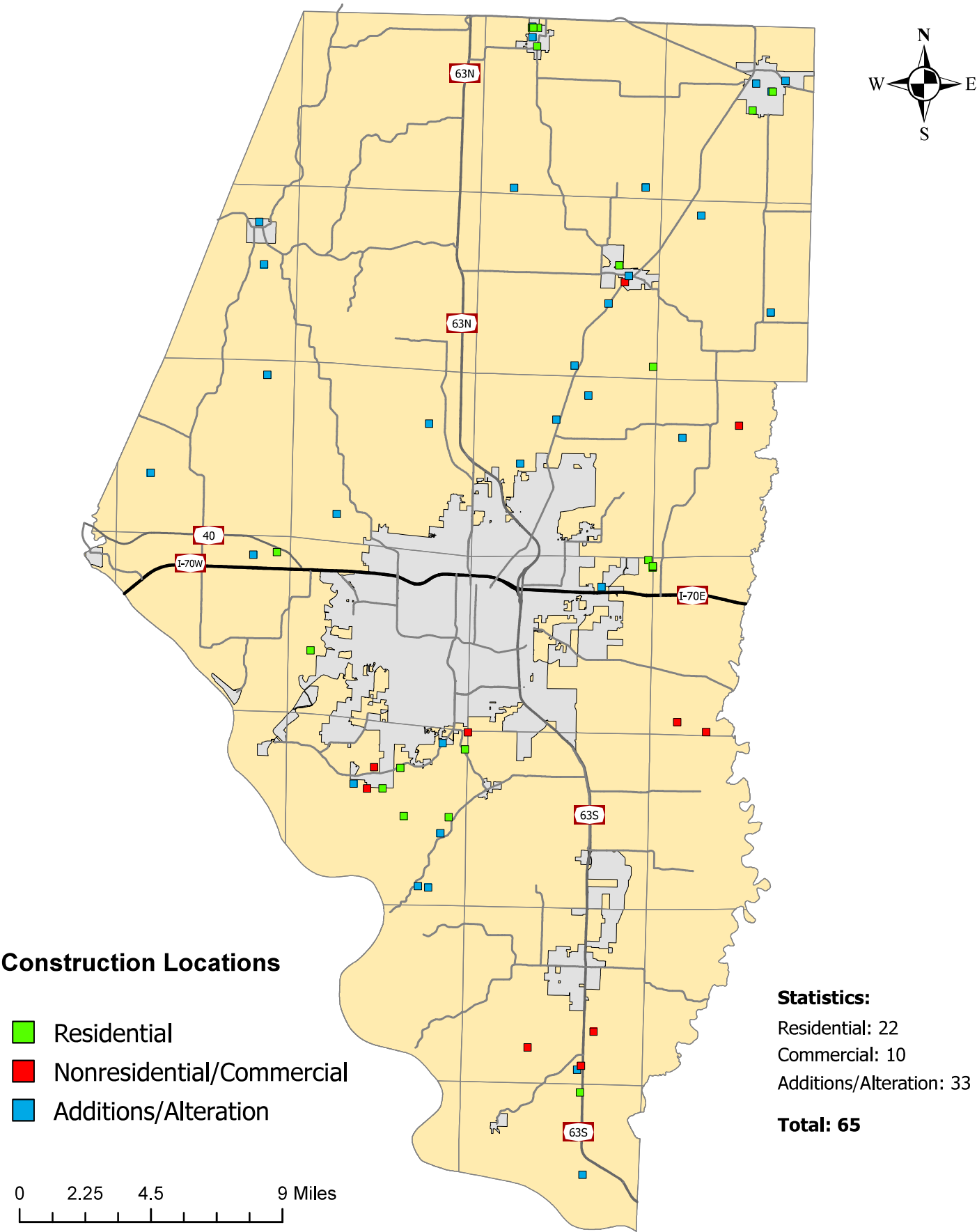
MONTHLY BUILDING PERMIT COMPARISON BY VALUATION AUGUST 2022-2026



YEAR TO DATE BUILDING PERMIT COMPARISON BY VALUATION AUGUST 2022-2026



CONSTRUCTION LOCATIONS FOR 2026 - AUGUST





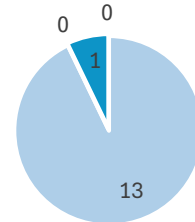
Onsite Wastewater Program Report

August 2026

Total Applications Received

New Permits	13
Repair Permits	0
Exisitng Permits	1
3rd Party Insp	0
	14 Total:

Applications



Total Pending Permits

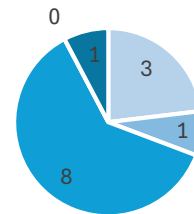
202

Permits Written/Approved

New Permits:

Lagoon	3
Lagoon w/Tank	1
Engineered	8
Conventional	0
Septic Tanks	1

New Permits



Repair Permits

Lagoon	0
Lagoon w/ Tank	0
Engineered	0
Conventional	0
Septic Tanks	0

Repair Permits

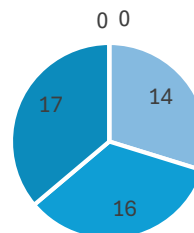
OWTS Complaints Received

0

Number of OWTS Inspections

Presite	0
Site	14
Construction	16
Final	17
Complaint	0
	47 Total Insp:

Inspections



WASTEWATER PERMITS LOCATIONS FOR 2026 - AUGUST

