**Boone County Area Plan Commission**

**December 6, 2023 - 6:00 PM**

**Lamar Meeting Room – Boone County Government Building**

**Members Attending:** Dan Fry, Dustin Plunkett, John Merson, Tad Braner, Carol Cunningham, Jay Schaumberg, and Kasey Copeland

**Members Absent:** None

**Staff Attending:** Stephen Elkins (Executive Director), Bob Clutter (Attorney for the Boone County BZA and APC) and Kaylee Jessie (Executive Administrator for the Boone County Commissioners)

**A. Administrative Issues**

**1.** John Merson opened the meeting at 7:00pm by leading the Pledge of Allegiance.

 Introductions followed.

**2. Determination of Quorum:** 7 of 7 members present

**3.** **Approval of the Agenda:**

Stephen Elkins, Executive Director, recommends that the Area Plan Commission consider listening to the “New Business” hearing before the “Old Business” hearing. He made this recommendation because the Denney Minor Plat was advertised to be heard at 7 p.m.

**4. Approval of Minutes for November 1, 2023:**

 Dan Fry made a motion to approve the minutes from November 1, 2023, meeting.

 Jay Schaumberg seconded the motion. Motion carried 7-0.

**A. Old Business Public Hearings:**

1. Consideration of Major Thoroughfares Overlay District including Test Amendments to the Zoning Ordinance, Official Map Amendment (rezoning) to the Official Zoning Map to implement the Overlay District, and an associated amendment to the Comprehensive Plan; Text Amendments to the Zoning Ordinance.

Stephen Elkins read the staff report.

Cynthia Bowen and Daniel Liggett with REA (Rundell Ernstberger Associates, LLC) came forward on behalf of this Project. John Merson opened the hearing to public comment. Multiple people came forward with their feedback including questions and concerns. Attorney Bob Clutter, Cynthia Bowen and Daniel Liggett answered and clarified their questions and concerns.

The Commission explained their thoughts of the negative and positives and stated no one knows the unknown and what could happen in the future and approving this will hopefully benefit the future of Boone County.

Tad Braner made a motion to adopt the amended language to the Comprehensive Plan.

Jay Schaumberg seconded the motion. Motion carried 7-0.

Jay Schaumberg made a motion to adopt the Overlay Plan (text amendments to the Boone County Zoning Ordinance) with the approval that the consultants and Stephen Elkins be able to make minor adjustments prior to the submission to the Boone County Commissioners for the approval with a favorable recommendation.

Tad Braner seconded the motion. Motion carried 7-0.

Kasey Copeland made a motion to approve the official map amendment (rezoning) to implement the overlay district on the Official Zoning Map of Boone County.

Tad Braner seconded the motion. Motion carried 7-0.

The chairman called for a 5-minute break because the Denney petition was advertised at 7 p.m. in its legal notice. Member Kasey Copeland left the meeting at this time.

**B. New Business Public Hearings:**

**1. 23SC-7M-350 Chad and Mary Denney; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

Chad Denney came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Commission members.

Carol Cunningham made a motion to approve 23SC-7M-350 with the conditions stated in the staff report. Dustin Plunkett seconded the motion. Motion carried 7-0.

**C. Violations Report:**

None at this time.

**D. Administrative Matters:**

None at this time.

With no further business, Dustin Plunkett made a motion to adjourn at 7:49pm.

Tad Braner seconded the motion. Motion carried 7-0.