

Christian County Commission

December 29, 2008

Convene

Presiding Commissioner John Grubaugh called the meeting of the County Commission to order at 9:00 a.m. on December 29, 2008 at the County Commission Office. Attendance: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present. County Clerk, Kay Brown is taking the minutes.

9:00 a.m. County Auditor Sam Yarnell -- Re: Budget 2009

Those present for the meeting were Commission Secretary Julia Maples.

The Commission met with County Auditor Yarnell to review the budget 2009. The Health Department budget will be adjusted by \$ 14,500 and the Assessor has an employee that went from part-time to full-time employment and these budgets will be adjusted to reflect the amendments. In 2008, the CART Fund revenues were down by \$ 5,000.00 and the E-911 budget may need to be adjusted and the Auditor will monitor their budget.

Motion/Vote - Approve the 2009 Budget

Eastern Commissioner Tom Huff made a motion to approve the 2009 budget with the changes to the Health Department and the Assessment Department. Bill Barnett seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes).

9:45 a.m. Planning and Zoning Commission Apointments

Those present for the meeting were Commission Secretary Cindi Childress.

The Commission discussed the appointments to the Planning and Zoning Board. The Commission decided to reappoint the four members that are due to expire December 12, 2008. The four members for the Planning and Zoning Commission are: Allen Bishop -Chadwick, John Uhrig- Cassidy, Charlie Rogers-McCracken and Joe Rozell- Garrison.

Motion/Vote - Reappointments to the Planning and Zoning Commission

Western Commissioner Bill Barnett made a motion to approve the reappointment of the following members to the Planning and Zoning Commission for a four year term beginning January 1, 2009: Allen Bishop of Chadwick Township, John Uhrig of Cassidy Township, Charlie Rogers of McCracken Township and Joe Rozell of the Garrison Township. The four year term begins January 1, 2009 and expires December 31, 2013. Tom Huff seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes).

10:00 a.m. Planning and Zoning Unified Development Code Amendments

Those present for the meeting were Commission Secretary Cindi Childress, Lou Lapaglia, Planning and Zoning Commission, County Consultant Jim Bresee and Donna Osborn from the Christian County Headliner.

Presiding Commissioner John Grubaugh convened the hearing for the Unified Development Code (UDC) Amendments. Acting Administrator, Bob Atchley and Senior Planner Todd Wiesehan presented the code changes.

Section 3-40 Standards for Subdivision & Development within a Tier 1 USA

Currently the UDC states that "No Division I, II, or III subdivision application shall be allowed proposing lots of record less than ten (10) acres in size." The amendment would allow the County Planning and Zoning Department to proceed with their regular application process if a written recommendation from the municipality has been provided. According to Mr. Atchley, there are some parcels of land that are within the Tier 1 Urban Services Area of the City of Ozark or the City of Nixa where the municipalities may not be able to provide municipal services.

Motion/Vote-- Section 3-40 Standards for Subdivision & Development within a Tier 1 USA
Eastern Commission Tom Huff made the motion to accept the new language that has been inserted in paragraph B. Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

Motion/Vote -- Section 4-52 Planning and Zoning Commission and County Commission Consideration of Proposed Amendments

Western Commissioner Bill Barnett made the motion to accept the change in verbiage in first paragraph of section 2 to read as follows "However, if the Planning and Zoning Commission is not prepared to make recommendations at the public hearing, it may not be referred to the County Commission ." Eastern Commissioner, Tom Huff seconded the motion. The motion passed by vote: (Yes) John Grubaugh, (Yes) Eastern Commissioner, Tom Huff and (Yes) Western Commission Bill Barnett.

Section 4-80 Plat Contents H. Endorsements for Major Subdivisions Final Plats

There was a change made under Subsection H - 1. The Certificate of Approval had wording that was removed and inserted into the Certificate of Ownership concerning the installation and completion of infrastructure. The phrase (If covenants or restrictions are proposed;) Restrictions and or Covenants recorded in Book ___ Page ___, in the Christian County Recorder's Office was also added.

Motion/Vote- Section 4-80 Plat Contents H. Endorsements for Major Subdivisions Final Plats

Eastern Commission Tom Huff made the motion to accept the new language that has been removed from the Certificate of Approval inserted into the Certificate of Ownership in section 2 which includes (If covenants or restrictions are proposed;) Restrictions and or Covenants recorded in Book ___ Page ___, in the Christian County Recorder's Office. Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

Section 6-10 -- Division II Permit Procedure

According to Mr. Atchley, currently Chapter 19 Section 10 D of the UDC, requires a storm water and erosion control plan. This amendment would allow an exception for tracts of land greater than or equal to 20 acres that a storm water analysis would not be required if the increase in impervious area is less than two acres unless it is deemed necessary due to the existence of certain topographic features such as streams and waterways. "For tracts less than 20 acres, a stormwater analysis shall not be required if the increase in impervious area is less than 10 percent of the tract area."

Motion/Vote Section 6-10 -- Division II Permit Procedure

Eastern Commission Tom Huff made the motion to accept the new language that is stated in Chapter 19 Section 19-10 (D Exceptions) that has been inserted in paragraph B. Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

Section 12-25 Public Improvements

Public Improvements would require developers to complete a standardized letter of credit and a Standard Security Agreement provided by the Planning and Zoning Department with an itemized cost estimate for all public improvements to be made to the property. The final plans and a Letter of Credit and Standard Security Agreement would be submitted to Great River Engineering for review . The letter of credit would be required plus 10% under item 2. If the developer chooses not to submit plans and drawings they will be

required to give two estimates plus 40%. The county attorney would also review the letter of credit for a proper amount and the covenants and restrictions.

Motion/Vote Section 12-25 Public Improvements

Western Commissioner Bill Barnet made the motion to accept the change in the standardized letter of credit with the required 10% and or two estimates plus 40% if the developer chooses not complete the standardized letter of credit. Eastern Commissioner, Tom Huff seconded the motion. The motion passed by vote: (Yes) John Grubaugh, (Yes) Eastern Commissioner, Tom Huff and (Yes) Western Commission Bill Barnett.

Motion/Vote Chapter 19 Section 19-10 General Provisions

Western Commissioner Bill Barnet made the motion to accept the change in the verbiage as alluded to in the amendment to Section 6-10 of the UDC. Eastern Commissioner, Tom Huff seconded the motion. The motion passed by vote: (Yes) John Grubaugh, (Yes) Eastern Commissioner, Tom Huff and (Yes) Western Commission Bill Barnett.

Motion/Vote Chapter 19 Section 50 D Section 3 Procedure

Eastern Commission Tom Huff made the motion to accept the amended language "The County Engineer will coordinate review of the request with County staff. If the County Engineer and staff determines the request is justified the Planning & Zoning staff will notify the applicant or his representative of the approval." Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

Motion/Vote Chapter 19 Section 50 D Section 3 Procedure

Eastern Commission Tom Huff made the motion calling for an effective date of January 15th, 2009, for the changes to be made to the Unified Development Codes and that the entire code book be placed on the county web site. Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

Motion/Vote Section 4-53 County Commission Consideration of Proposed Amendments

Western Commissioner Bill Barnet made the motion to accept the revised verbiage in paragraph B under Time Period "The County Commission is required to take final action on a proposed amendment, within a reasonable time." Eastern Commissioner, Tom Huff seconded the motion. The motion passed by vote: (Yes) John Grubaugh, (Yes) Eastern Commissioner, Tom Huff and (Yes) Western Commission Bill Barnett.

10:35 a.m. Motion/Vote Adjourn the Hearing

Eastern Commission Tom Huff made the motion to adjourn the meeting. Western Commissioner Bill Barnett seconded the motion. The motion vote passed by (Yes) John Grubaugh (Yes) Bill Barnett and (Yes) Tom Huff.

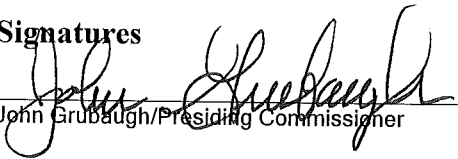
1:30 p.m. Building Inspection Administrator Sam Proffer Re: Fremont Hills

Agreement

Those present for the meeting Commission Secretary Cindi Childress.

The Commission met with Building Inspection Administrator Sam Proffer and City Inspector Project Manager Paul Lewis from the City of Fremont Hills to sign an intergovernmental agreement with the City of Fremont Hills to provide building inspections for the City of Fremont Hills. The City of Fremont Hills signed an ordinance to contract with the County to perform all building inspections and the permit fees will be obtained and paid to the Christian County Building Inspection Department. The agreement was signed and attested to by County Clerk, Kay Brown

Signatures



John Grubaugh/Presiding Commissioner