

HEARING 5/11/2016

1 FRANKLIN COUNTY PLANNING AND ZONING
2 FRANKLIN COUNTY COMMISSION
3 FRANKLIN COUNTY GOVERNMENT CENTER
4 SECOND FLOOR COMMISSION CHAMBERS
5 400 EAST LOCUST STREET
6 UNION, MISSOURI 63084

7
8
9
10 TRANSCRIPT OF PROCEEDINGS

11
12 PUBLIC HEARINGS

13
14 MAY 11, 2016

15
16 (Commencing at 1:30 p.m.)

17
18
19
20
21
22
23 Reported by:

24 Amanda N. Farrar, C.C.R.

25 Midwest Litigation Services

1	I N D E X	
2	PROCEEDINGS	PAGE
3	Call to Order and Roll Call	5
4	Reading of Hearing Procedures by Ms. Eagan	7
5	H E A R I N G S	
6	FILE NO. 160047 - JACQUELINE & NATHANIEL PHILLIPS:	
7	Presentation by Ms. Eagan	8
8	Presentation by the Applicant	11
9	Opposition	13
10	Support	19
11	Rebuttal by the Applicant	22
12	FILE NO. 160028 - ROBERT SMITH:	
13	Presentation by Ms. Eagan	24
14	Presentation by the Applicant	27
15	Opposition	31
16	FILE NO. 160033 - KEVIN ALLMEROOTH	
17	Presentation by Ms. Eagan	37
18	Presentation by the Applicant	40
19	Opposition	51
20	Rebuttal by the Applicant and Discussion	73
21		
22	Adjournment	86
23	Certificate of Reporter	87
24		
25		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A P P E A R A N C E S

COMMISSION MEMBERS:

Mr. John Griesheimer, Chairman

Mr. Timothy Brinker, Commissioner

Mr. Jeff Maune, Commissioner

LEGAL COUNSEL AND STAFF:

Mr. Mark Vincent, Attorney

Ms. Scottie Eagan, Planning Director

MIDWEST LITIGATION SERVICES:

By: Amanda N. Farrar, CCR

711 North Eleventh Street

St. Louis, Missouri 63101

(314)644-2191

1 P R O C E E D I N G S

2 (The proceedings commenced at 1:30 p.m.)

3 CHAIRMAN GRIESHEIMER: Good afternoon.

4 For those that don't know, I'm presiding

5 Commissioner John Griesheimer. To my right is

6 Commissioner Jeff Wilson -- excuse me. Jeff Wilson.

7 I've already screwed up. All right. Jeff Maune.

8 Sorry, sorry.

9 Trust me, it's been that kind of a day.

10 I darn near had wrecked a PNC vehicle this morning,

11 too. Not my fault. The tractor-trailer decided he

12 wanted my lane, too.

13 Anyway, and this to my left is

14 Commissioner Tim Brinker.

15 I want to welcome everybody to the

16 public hearings this afternoon. I'll kind of go

17 over a couple things before we get started.

18 First of all, some of these -- sometimes

19 these public hearings can get contentious and we

20 understand that, but, however, there is a decorum to

21 be adhered to. And so, all we ask you to do is to

22 state your case, but be respectful. And I know, as

23 I say, emotions run high sometimes. We understand

24 that, but however, again, there is a decorum to be

25 adhered to and we demand that. So, we ask that you

1 be respectful in your comments and state your case
2 and that's fine and they will be recorded in the
3 record.

4 One thing I do want to also say, on the
5 file that -- the rezoning by Kevin Allmeroth, I
6 hope -- I guess that's -- I hope I pronounce that
7 right. We have said that what we will do is
8 those -- for those that could not attend the hearing
9 today, we will hold the file open for written
10 comments. We will hold that file open until next
11 Wednesday, at the closing of next Wednesday. So, we
12 will hold that file open a week from today so those
13 that maybe couldn't attend today, but want to submit
14 written comments, they are allowed to do so. And we
15 will keep that file open and close it at that time.
16 So, if you know someone, those of you that are here
17 for the Kevin Allmeroth rezoning, if you will tell
18 them if they want to submit written comments, they
19 have until next Wednesday at 4:30 to submit those
20 comments to Planning and Zoning and they'll be --
21 they'll still be entered as part of the record.

22 We have, I think, one -- we've got
23 one -- I think one short hearing and then a couple
24 that will maybe take longer. What I'd like to do,
25 if all right, is to go ahead and change the agenda

1 just a little and put the -- have the hearing first
2 on File No. 160047, the Jacqueline and Nathaniel
3 Phillips rezoning. If we could hear that first and
4 hopefully that will go -- we could get it go quick,
5 and then we'll get to the other two.

6 So, again, File No. 160047, Jacqueline
7 and Nathaniel Phillips.

8 Scottie.

9 MS. EAGAN: First I'm going to read the
10 hearing procedures and then I'll go into the staff
11 report.

12 At this time I would like to place into
13 the record the Franklin County Unified Land Use
14 Regulations as Exhibit A, the official Zoning Map as
15 Exhibit B, the official Master Plan as Exhibit C,
16 and the case file for each case as Exhibit D for all
17 the cases to be heard at this hearing.

18 (Thereupon, evidence was marked for
19 identification as Exhibits A, B, C, and D.)

20 As each case is opened, the staff report
21 will first be read by the Planning and Zoning
22 Department, followed by the Commissioners' questions
23 for the staff.

24 Then if anyone in the audience would
25 like to speak or comment during the hearing, they

1 must first print their name on the sign-in sheet
2 provided and then be sworn in. When it is your turn
3 to speak, you will come to the front of the room to
4 address the Commission and only the Commission, not
5 anyone in the audience, with any questions or
6 comments.

7 Generally, the applicant for the
8 rezoning is allowed to speak first, followed by
9 those in support of the rezoning and then those
10 opposed to the rezoning. The applicant may speak
11 again after comments from the general public to
12 address any questions or issues brought up during
13 the hearing.

14 At the conclusion of all questions,
15 comments, and discussion concerning each case, the
16 public hearing for each case will conclude. The
17 decision will generally be made by Commission order
18 at a later date during the County Commission's
19 regular meeting time.

20 And this is File 160047 for Jacqueline
21 and Nathaniel Phillips. The applicant requests to
22 rezone six parcels from non-urban and agricultural
23 to suburban development -- and suburban development
24 to community development. The property is located
25 at Highway N/Wild Plum Valley, approximately

1 600 feet north of Highway O in Calvey Township.

2 The facts: This rezoning request is for
3 seven parcels, totaling approximately 57 acres. The
4 zoning of this property is non-urban and
5 agricultural and suburban development. The
6 applicant would like to rezone to community
7 development. Community development zoning brings
8 shopping, the workplace, and home closer together by
9 allowing the mixed use of all types of residential
10 density and most forms of commercial development.

11 The properties around the proposed site
12 to the west are zoned non-urban and agricultural.
13 The properties to the south are zoned community
14 development and suburban development. The
15 properties to the east have a mixture of zoning
16 districts including residential development two,
17 suburban development, and commercial activity
18 highway service.

19 This property is surrounded primarily by
20 low-density residential land and undeveloped land.
21 This property has access to Highway N, which is a
22 state-maintained road.

23 The applicant is not the current owner
24 of the property, but they do have a lease agreement
25 with option to purchase from the owner.

1 A large portion of these properties are
2 located within the floodplain.

3 Staff comments: Rezoning are allowed
4 in our regulations due to the ever-changing
5 conditions that exist in the county and elsewhere.
6 According to Article 14, Section 321, any such
7 change must promote the health, safety, morals,
8 comfort, and general welfare of Franklin County by
9 conserving and protecting property and building
10 values, by securing the most economical use of land,
11 and facilitating the adequate provision of public
12 improvements in accordance with the Master Plan
13 adopted by Franklin County.

14 The Planning and Zoning Commission met
15 on March 15th, 2016, and voted to recommend approval
16 of this rezoning request with eight in favor, one
17 opposed, and with two abstentions.

18 CHAIRMAN GRIESHEIMER: All right. Thank
19 you very much.

20 And for those that are -- well, first of
21 all, those who wish to testify -- and again, I'll
22 also preface this. You do not have to testify if
23 you do not want to. If you want, you can submit
24 written testimony, and that would be sufficient, but
25 that's up to you.

1 Is anyone in the audience who wishes to
2 testify in favor of the rezoning? If you would,
3 come forward and then be sworn in.

4 Anyone in the audience wish to testify
5 in favor of this rezoning? Is the applicant or?

6 You might want to make sure -- is the
7 microphone on there; do you know?

8 (Thereupon, the witness was sworn.)

9 CHAIRMAN GRIESHEIMER: Is there a pen
10 there? Yeah.

11 MS. JACQUELINE PHILLIPS: My name is
12 Jacqueline Phillips. I'm the applicant. So, of
13 course, I approve.

14 CHAIRMAN GRIESHEIMER: Okay. And again,
15 you're wishing to rezone six parcels from non-urban
16 to agricultural -- non-urban agricultural to
17 suburban development?

18 MS. JACQUELINE PHILLIPS: That is
19 correct.

20 CHAIRMAN GRIESHEIMER: Excuse me. To
21 community development?

22 MS. JACQUELINE PHILLIPS: Correct.

23 CHAIRMAN GRIESHEIMER: Okay. Any
24 questions?

25 COMMISSIONER BRINKER: I mean, all the

1 information desired is on the paper, so...

2 CHAIRMAN GRIESHEIMER: Yeah. It's
3 pretty straightforward. It's all there.

4 MS. JACQUELINE PHILLIPS: Okay. Thank
5 you.

6 CHAIRMAN GRIESHEIMER: See, that's as
7 fast as I think we've ever had testimony.

8 Anyway, anyone else in the audience wish
9 to testify in favor of the rezoning?

10 Okay. Anyone in the audience wish to
11 testify in opposition to the rezoning?

12 Okay. Come forward. Just a -- okay.

13 MR. MICHAEL CULLINANE: We're a unit.
14 Is that okay?

15 CHAIRMAN GRIESHEIMER: That's fine.

16 MR. MICHAEL CULLINANE: Thank you.

17 CHAIRMAN GRIESHEIMER: Should we do it,
18 Mark --

19 MR. VINCENT: They both can't -- they're
20 going to be sworn. Only one can testify at a time
21 or she's going to have a heck of a mess.

22 COMMISSIONER BRINKER: You can walk up
23 together one a time.

24 CHAIRMAN GRIESHEIMER: Yeah. If one
25 would just testify, that would be fine.

1 COMMISSIONER BRINKER: Want to flip a
2 coin, see who goes first?

3 (Thereupon, the witness was sworn.)

4 MR. MICHAEL CULLINANE: I just said I
5 do. That's kind of important. I'm going to say it
6 again in about three weeks. We're getting married.

7 CHAIRMAN GRIESHEIMER: Oh,
8 congratulations.

9 MR. MICHAEL CULLINANE: Thank you.
10 Thank you for having us this afternoon.

11 CHAIRMAN GRIESHEIMER: First of all,
12 would you state your name.

13 MR. MICHAEL CULLINANE: My name is
14 Michael Cullinane.

15 CHAIRMAN GRIESHEIMER: Cullinane?

16 MR. MICHAEL CULLINANE: Yes, sir. We're
17 the neighbor to the south of Mr. and Mrs. Phillips.
18 I lived out there 17 years. Lived in the city most
19 of my life and the city was okay until I found the
20 country and I really like the country. I enjoy the
21 peace and quiet out there, the hummingbirds and the
22 creepers and the peepers and the grasshoppers and
23 the -- even the mosquitoes. We like the nice and
24 quiet. The reason we left the city is to be out in
25 the country. I say "we." We're not married yet.

1 We live with Judy in the city right now while the
2 house is being renovated. We put in extensive work,
3 many thousands of dollars to make that place
4 habitable for two folks who hope to live out, oh,
5 another few years. We got a few years on us, but we
6 hope to spend some more time out there, and we're
7 looking to spend some time in the peace and quiet of
8 a rural area, which it has been for a while.

9 We were lucky enough to meet, and I hope
10 it's okay to say, Nathan and Jacqueline a couple
11 weeks ago. They held a open house at their place.
12 It was -- it was really great. I mean, they just
13 said here we are. They had hot dogs and hamburgers
14 cooked by Mr. Willie. They came from a very
15 successful restaurant called Yummies in the city.
16 They, obviously, know what they're doing. I'm sure
17 they're going to be great neighbors and wonderful
18 stewards of nature.

19 As some of the things that were brought
20 up during a tour that they so kindly provided, their
21 son Joseph took on us -- took us on a little go-cart
22 ride around the property. They mentioned fireworks,
23 they mentioned paintball, go-cart tracks, a rodeo, a
24 restaurant with a live band. I don't know how far
25 away we are, but -- and again, I'm -- I think

1 everybody's entitled to make a living and I hope
2 they make a real good one. I just hope that what is
3 done out there is done on a conservative level so
4 that we can maintain the peace and quiet that we
5 have been used to.

6 This is -- this really is shooting
7 myself in the foot because I asked Mr. Phillips if I
8 could go to work for him, too. So, I don't know.
9 Here I am saying I don't want you out there and now
10 I'm saying I want to go to work.

11 So, anyway, I hope they do well, we're
12 happy to have them, but we would really like to have
13 peace and quiet. I thank you for your time.

14 CHAIRMAN GRIESHEIMER: Thank you.
15 Before you go, questions for?

16 COMMISSIONER BRINKER: Yeah. I'm
17 trying -- which property are you say to the south?

18 MR. MICHAEL CULLINANE: We're to the
19 south. The very first one. It's a log home.

20 COMMISSIONER MAUNE: Are you addressed
21 off of N then?

22 MR. MICHAEL CULLINANE: Say --

23 MS. JUDY SWEHLA: No.

24 MR. MICHAEL CULLINANE: Say again.

25 MS. JUDY SWEHLA: 2961 Wild Plum.

1 COMMISSIONER BRINKER: Okay. You're off
2 of Wild Plum, okay. Perfect.

3 MR. MICHAEL CULLINANE: We got one of
4 those pretty pink post guards sitting within 600
5 feet.

6 COMMISSIONER BRINKER: I don't know how
7 pretty they are, but they're effective.

8 MR. MICHAEL CULLINANE: Okay. Yeah.
9 They got my attention. Else?

10 COMMISSIONER BRINKER: That's it.
11 That's all I have.

12 CHAIRMAN GRIESHEIMER: It looks like
13 Commissioner Maune doesn't have any, so that's fine.
14 Thank you very much.

15 MS. JUDY SWEHLA: Can I have a go?

16 CHAIRMAN GRIESHEIMER: Okay. Yes,
17 ma'am. Both of you did -- you need to sign in, but
18 you need to be sworn in also.

19 (Thereupon, the witness was sworn.)

20 MS. JUDY SWEHLA: Michael has said much
21 of this. We had the pleasure of meeting Mr. and
22 Mrs. Phillips --

23 CHAIRMAN GRIESHEIMER: First of all,
24 would you state your name for us.

25 MS. JUDY SWEHLA: Oh, Judy Swehla.

1 CHAIRMAN GRIESHEIMER: Thank you.

2 MS. JUDY SWEHLA: I will be moving into
3 the Wild Plum address as soon as we get the house
4 fixed. And we chose his home over as opposed to
5 mine because we wanted the peace and quiet of the
6 country. We know that they have been very
7 successful restaurant and bed and breakfast owners.
8 And speaking for myself, I have no problem with a
9 bed and breakfast, the restaurant and the winery. I
10 say go for it. I hope their dream comes true. I do
11 have a problem with the rodeo, with the paintball,
12 with the fireworks and with the racing track,
13 whatever that is. I just think that's too much.

14 CHAIRMAN GRIESHEIMER: All righty. One
15 thing that we do, for everybody's information, when
16 we look at this, we do not necessarily know what the
17 applicant is going to do with the property. We have
18 to look at it as a rezoning, as rezoning period, and
19 not what the use of the property is. Whether or not
20 the rezoning is compatible with the area,
21 surrounding area, and things like that. So, we
22 don't necessarily know what it is the applicant's
23 going to do with the property.

24 So, any questions for the witness?

25 MR. MICHAEL CULLINANE: May we ask, sir,

1 what criteria is employed in determining?

2 CHAIRMAN GRIESHEIMER: There's a number
3 of factors that we use, that we look at, and again,
4 whether -- there's certain laws and regulations we
5 have to go by, but the main thing is is it
6 compatible with the area, with the surrounding area,
7 and things like that, traffic or whatever, but
8 anyway. Those are generally the -- kind of the
9 general things that we look at. But mainly the
10 compatibility of the rezoning to the other
11 surrounding area.

12 MR. MICHAEL CULLINANE: Compatibility.
13 Do you folks come out there and take a look at the
14 area and see how tranquil it is and how quiet? We
15 used to be on Highway O. Wild Plum Valley was old
16 O.

17 CHAIRMAN GRIESHEIMER: Right.

18 MR. MICHAEL CULLINANE: I think we're
19 running about 2,800 vehicles a day on O now. We're
20 a half-mile away and we don't hardly get any
21 traffic. When a car comes by, we look up, hey,
22 who's that? So, it's, you know, it's really quiet.

23 COMMISSIONER BRINKER: I'll still pull
24 bass out of Calvey Creek. I'm very familiar.

25 MR. MICHAEL CULLINANE: You're invited

1 out. I get cold Pepsi.

2 COMMISSIONER BRINKER: Love it.

3 Beautiful. You're right.

4 CHAIRMAN GRIESHEIMER: It's part of our
5 great, great scenic --

6 MR. MICHAEL CULLINANE: Yes, sir.

7 CHAIRMAN GRIESHEIMER: -- originality
8 here in Franklin.

9 MR. MICHAEL CULLINANE: Okay. Anything?
10 Thank you for your time, folks.

11 CHAIRMAN GRIESHEIMER: Thank you.

12 MR. MICHAEL CULLINANE: Thank you.

13 CHAIRMAN GRIESHEIMER: Thank you very
14 much.

15 Anyone else wishing to testify in
16 opposition to the rezoning? In opposition?

17 Okay. Nothing in opposition.

18 Okay. How about for informational
19 purposes only on the rezoning?

20 Okay. Come forward.

21 You may -- yeah. Thanks, Don. Yeah.

22 (Thereupon, the witness was sworn.)

23 CHAIRMAN GRIESHEIMER: But can you --
24 will you be able to sign the...?

25 MR. EDWARD LAMAR: Yeah.

1 CHAIRMAN GRIESHEIMER: Okay.

2 MR. EDWARD LAMAR: You mind if I sit
3 down?

4 CHAIRMAN GRIESHEIMER: Oh, that's fine.
5 That's fine.

6 MR. EDWARD LAMAR: I'm Edward Lamar,
7 pardon me, more commonly known as Bud Lamar, and I'm
8 the owner at the time of the property and I've lived
9 there for 40-some years. And the folks that just
10 spoke came as a neighbor in the recent years and
11 they're wonderful people. Pardon me.

12 CHAIRMAN GRIESHEIMER: You need a glass
13 of water?

14 MR. EDWARD LAMAR: So, we've never had
15 any problems or anything, and but I respect what
16 they say, but I think maybe, if they think about it
17 a little bit, I think that the folks that are going
18 to develop the property to a bed and breakfast,
19 which is the highest and best use, that's not going
20 to create any noise or problem or anything. Yes,
21 they'll probably occasionally have a wedding or
22 there might be a little wedding party in the back,
23 but no different than some of the swimming pool
24 parties I've had. I don't think they'd make any
25 more noise. So, there's a --

1 CHAIRMAN GRIESHEIMER: There's a glass
2 of water.

3 MR. EDWARD LAMAR: Thank you.

4 My farm there has 68 acres that they're
5 talking about and it's joined in the rear by 1,200 I
6 believe or maybe 1,500 foot state park. We join
7 right to the park. And then on the north side we
8 are joined by a 420-acre farm, which I understand
9 that the State's going to end up with that at some
10 point.

11 So, other than a couple other houses
12 there, I can't see where anything they would ever do
13 there would affect anything, and even if they had
14 something down at the barn, with the big house there
15 to break the noise and all. These folks are not
16 going to have a riot going on, you know. They're
17 going to have a, you know, a wedding reception maybe
18 or a birthday party or something like that. So, all
19 I'm saying, to respect the next-door neighbors, I
20 understand what they're saying, but short of -- I
21 don't know what else that they could do, except to
22 make sure that they would do the best they can, and
23 they're professional people and I think that they're
24 going to keep their, you know, parties and things,
25 you know, in line.

1 So, I certainly hope you'll consider
2 everything and thank you for your time.

3 CHAIRMAN GRIESHEIMER: Thank you.

4 COMMISSIONER BRINKER: Thank you.

5 CHAIRMAN GRIESHEIMER: Any questions for
6 him?

7 COMMISSIONER BRINKER: No.

8 CHAIRMAN GRIESHEIMER: Okay. Thank you
9 very much.

10 Anyone else wish to testify for
11 informational purposes only?

12 All righty. We also give the applicant
13 an opportunity to do a rebuttal or to answer any
14 questions. If you would like to do that,
15 Ms. Smith -- or excuse me, Ms. Phillips. Sorry.

16 MS. JACQUELINE PHILLIPS: In regards to
17 the statement that they made --

18 CHAIRMAN GRIESHEIMER: Hold your
19 microphone up so we can...

20 MS. JACQUELINE PHILLIPS: In regards to
21 the statement that our neighbors made, they were
22 speaking to a 12-year-old kid who, of course, his
23 imagination would be probably to have a world's fair
24 there, but we have no intentions to have a paint
25 ball or we have no intentions on doing a -- he

1 stated a --

2 MS. JUDY SWEHLA: Rodeo.

3 MS. JACQUELINE PHILLIPS: Rodeo. We
4 have no intentions of a race car track. We don't
5 have any intentions of that. Our intentions are
6 strictly to do a bed and breakfast and a winery and
7 an event space. So, hopefully that helps. But
8 again, he was speaking to a 12-year-old kid, Joseph,
9 my son, and he probably would love all that.

10 CHAIRMAN GRIESHEIMER: Understandably
11 so.

12 MS. JACQUELINE PHILLIPS: But again,
13 those are not our intentions for the property.

14 CHAIRMAN GRIESHEIMER: Thank you.

15 Once you testified, we do not allow
16 rebuttal on that case. If you want to talk after
17 the -- talk together after the hearing, would be
18 fine. Okay.

19 Any questions for the applicant?

20 COMMISSIONER BRINKER: No.

21 CHAIRMAN GRIESHEIMER: Okay. Seeing
22 none, thank you very much.

23 MS. JACQUELINE PHILLIPS: Thank you.

24 CHAIRMAN GRIESHEIMER: And that will
25 close the hearing on File No. 160047.

1 Okay. The next public hearing will be
2 on File No. 160028, Robert Smith.

3 MS. EAGAN: I'll read the hearing
4 procedures again.

5 At this time I would like to place into
6 the record the Franklin County Unified Land Use
7 Regulations as Exhibit A, the official Zoning Map as
8 Exhibit B, the official Master Plan as Exhibit C,
9 and the case file for each case as Exhibit D for all
10 the cases to be heard at this hearing.

11 (Thereupon, evidence was marked for
12 identification as Exhibits A, B, C, and D.)

13 As each case is opened, a staff report
14 will first be read by the Planning and Zoning
15 Department, followed by the Commissioner's questions
16 for the staff.

17 Then if anyone in the audience would
18 like to speak or comment during the hearing, they
19 must first print their name on the sign-in sheet
20 provided and then be sworn in.

21 When it is your turn to speak, you will
22 come to the front of the room to address the
23 Commission and only the Commission, not anyone in
24 the audience, with any questions or comments.

25 Generally, the applicant for the

1 rezoning is allowed to speak first, followed by
2 those in support of the rezoning and then those
3 opposed to the rezoning. The applicant may speak
4 again after comments from the general public to
5 address any questions or issues brought up during
6 the hearing.

7 At the conclusion of all questions,
8 comments, and discussion concerning each case, the
9 public hearing for each case will conclude. The
10 decision will generally be made by Commission order
11 at a later date during the County Commission's
12 regular meeting time.

13 This is File 160028 for Robert Smith.
14 The applicant requests to rezone one parcel from
15 suburban development to community development. The
16 property is located at 1854 Highway 100,
17 approximately 100 feet west of Horseshoe Valley
18 Drive in Boles Township.

19 The facts: The total area for the
20 rezoning is approximately 5.3 acres. The zoning of
21 this property is suburban development. The
22 applicant would like to rezone to community
23 development.

24 Community development zoning brings
25 shopping, the workplace and home closer together by

1 allowing a mixed use of all types of residential
2 density and most forms of commercial development.

3 The properties around the proposed site
4 are zoned suburban development. This property is
5 surrounded by medium-density residential land to the
6 east and south and low-density residential land to
7 the north and west. Just to the south of this
8 property is an 18-lot medium-density subdivision,
9 Country Acres, that was platted in 1969. To the
10 east of this property is a 28-lot medium-density
11 subdivision, Horseshoe Valley, that was platted in
12 2007.

13 Staff comments: Rezonings are allowed
14 in our regulations due to the ever-changing
15 conditions that exist in the county and elsewhere.
16 According to Article 14, Section 321, any such
17 change must promote the health, safety, morals,
18 comfort and general welfare of Franklin County by
19 conserving and protecting property and building
20 values, by securing the most economical use of land,
21 and facilitating the adequate provision of public
22 improvements in accordance with the Master Plan
23 adopted by Franklin County.

24 The Planning and Zoning Commission met
25 on March 15th, 2016, and voted unanimously to

1 recommend approval of this rezoning request.

2 CHAIRMAN GRIESHEIMER: And one thing I
3 do want to say, and I wish those that were here just
4 a minute ago, when we do -- one thing that I did
5 forget to say is when we do look at these rezonings,
6 we also look at the Master Plan that was developed
7 through public hearings and that, and we look at
8 whether or not these rezonings are in accordance to
9 that plan. So, that is another category -- another
10 I guess category, another item that we look at in
11 whether or not the rezoning is compatible with the
12 area. So, for information, let everybody know.

13 So, would anyone then wish to testify on
14 the rezoning that would like to come forward?

15 (Thereupon, the witness was sworn.)

16 MR. ROBERT SMITH: I just want to
17 testify --

18 CHAIRMAN GRIESHEIMER: You might want to
19 speak into the microphone. There you go.

20 MR. ROBERT SMITH: Just wanted to keep
21 it short. I just wanted to state some facts about
22 the property that we're talking about.

23 It's a 5-acre tract that has been in
24 disrepair for many years. There was a lot of trash
25 on the property, a lot of abandoned trailer. The

1 barn that's on the property is -- was in real bad
2 shape and we've stuck a lot of money in it to get it
3 looking better so it's not a big eyesore for the
4 area. And we're just trying to put something decent
5 on that property.

6 There's not really anything else that
7 can be put there besides some outdoor storage
8 because there's so much fill on the property that's
9 been put in there for years. And it's pretty stable
10 now, but it's not really stable enough to ever put
11 any structures in there. We're basically just
12 wanting to put outdoor storage of campers and boats.
13 And that's about it.

14 CHAIRMAN GRIESHEIMER: Okay. Tim or
15 Jeff, you got any questions for the applicant?

16 COMMISSIONER MAUNE: I don't.

17 CHAIRMAN GRIESHEIMER: Just one -- I
18 guess one comment or question. It does -- it is
19 currently zoned suburban development and community
20 development is adjacent to it, to the property.

21 COMMISSIONER MAUNE: Does this piece
22 include the barn, it's kind of a landmark out there,
23 that's kind of close to the road?

24 MR. ROBERT SMITH: Yes, it is.

25 COMMISSIONER BRINKER: It includes that

1 piece also?

2 MR. ROBERT SMITH: Yes, sir.

3 COMMISSIONER MAUNE: And as I remember,
4 as you go -- I would think of that as going east or
5 possibly a little bit north towards St. Louis County
6 from that barn is where there used to be a pond,
7 there was a lot of fill put in there, tree stumps,
8 logs --

9 MR. ROBERT SMITH: Right. Exactly.

10 COMMISSIONER MAUNE: -- sawdust. And it
11 was kind of an eyesore for a long time, wasn't it?

12 MR. ROBERT SMITH: There was a number of
13 complaints. They were bringing manure in there.
14 There's a lot of -- I think there was even a lawsuit
15 with all the stuff being dumped in there from the
16 subdivision below. He was dumping appliances in
17 there, all kinds of stuff. I've only owned the
18 property for about a year and I've got the mobile
19 home gone. I'm getting it all straightened out.
20 You know, there's no trash. It's all clean.

21 COMMISSIONER MAUNE: Will there be any
22 requirement for fencing, too? Because you're kind
23 of high there. I think there's actually a tower on
24 that -- there's actually a tower on that site, too.

25 MR. ROBERT SMITH: Yes, there is.

1 CHAIRMAN GRIESHEIMER: Yes.

2 MR. ROBERT SMITH: Our plans are to put
3 up a black 6-foot chain-link fence.

4 CHAIRMAN GRIESHEIMER: Why don't you
5 talk a little bit more into the mic. Sorry about
6 that.

7 MR. ROBERT SMITH: Sorry. Our plans are
8 to put up a 6-foot black chain-link fence along the
9 highway there. Something that looks a little bit
10 nicer than just a regular galvanized fence. But
11 there is going to be storage there. It does have to
12 be fenced in somehow.

13 COMMISSIONER MAUNE: Scott, is that a
14 requirement for that type of use?

15 MS. EAGAN: We don't have any
16 requirements about that.

17 MR. VINCENT: It's not about the uses.

18 MS. EAGAN: Right.

19 CHAIRMAN GRIESHEIMER: Right. It's
20 strictly compatibility.

21 COMMISSIONER MAUNE: Okay. Thank you.

22 MR. ROBERT SMITH: Thank you.

23 CHAIRMAN GRIESHEIMER: All right. Thank
24 you.

25 Anyone else in the audience wish to

1 testify in favor of the rezoning? In favor?

2 All righty. Anyone in the audience wish
3 to testify in opposition to the rezoning?

4 Okay. Come forward. If you would, sign
5 in and get sworn in.

6 (Thereupon, the witness was sworn.)

7 MR. JESS ALTENBERND: All right. I just
8 want to give a little background.

9 CHAIRMAN GRIESHEIMER: Could you state
10 who you are.

11 MR. JESS ALTENBERND: Pardon?

12 CHAIRMAN GRIESHEIMER: Would you state
13 your name.

14 MR. JESS ALTENBERND: Oh, yeah. I'm
15 sorry. Jess Altenbernd. I'm here with my wife,
16 Barbara.

17 And give you a little background. We've
18 lived out here for 57 years in Franklin County at
19 the same address. We are directly across from where
20 this facility wants to go.

21 CHAIRMAN GRIESHEIMER: Across the
22 highway or across --

23 MR. JESS ALTENBERND: Across the
24 highway. We're north.

25 CHAIRMAN GRIESHEIMER: Okay.

1 MR. JESS ALTENBERND: So, we would be --
2 our house, our property faces exactly it, right.

3 I know the Master Plan is to keep it
4 residential rather than the commercial type. And I
5 guess -- I guess my concerns here, I'll try to be
6 brief.

7 CHAIRMAN GRIESHEIMER: That's fine.

8 MR. JESS ALTENBERND: First of all, I
9 think my property value is going to go down with
10 something commercial right across the street from
11 us. I don't know of anybody here that would want to
12 look at a bunch of campers and boats and things
13 right across the street from them. I certainly
14 don't and I don't think any one of you would.

15 I've talked to Bob and he's a nice
16 fella. I like him. I got nothing against him, but
17 I just don't think that it's appropriate to put this
18 thing in after all these years.

19 Like the gentleman before was saying,
20 it's a nice area. It's a beautiful area. I've
21 always enjoyed Franklin County and I'd hate to see
22 it turn into something with just a bunch of
23 commercial things all over the place.

24 It's, you know, it opens up -- if it
25 goes to the community development, it opens it up

1 for anything, as you-all are well aware of. You
2 know, he can put anything in there pretty much, and
3 it's probably not going to be changed once it goes
4 to commercial development. And I guess I just feel
5 like if he wanted to do some commercial development,
6 he probably should have bought commercial
7 development land in the first place. Like I say,
8 this has been -- as long as I've been out here, it's
9 been, you know, farmland. It's been nice farmland.

10 Also, the area there, Highway 100, the
11 traffic is pretty bad and I've seen probably -- in
12 the last 20 years, I've seen probably ten wrecks out
13 there. The curves, you know, you can't see what's
14 coming around. People drive too fast. And
15 something like that would probably just exacerbate
16 that type of situation. In my opinion, it would be
17 a safety factor also.

18 And let's see. I guess that's about it.
19 I appreciate your time and I would appeal to you to
20 think about my point of view of looking straight
21 across at this thing and take that into
22 consideration. Thank you.

23 CHAIRMAN GRIESHEIMER: Thank you. Hang
24 on just a second. Sir, hang on just one second.

25 Any questions for the witness?

1 COMMISSIONER BRINKER: No, not for the
2 witness, but I want to ask Scottie, the Master Plan.

3 CHAIRMAN GRIESHEIMER: Talk into your
4 microphone.

5 COMMISSIONER BRINKER: No.

6 CHAIRMAN GRIESHEIMER: There you go.

7 COMMISSIONER BRINKER: Scottie, the
8 Master Plan on the 100 corridor, what does it state
9 regarding that?

10 MS. EAGAN: This section of it shows it
11 as medium-density residential. Just north of it and
12 just east of it is non-urban and agricultural -- or
13 sorry, non-urban.

14 COMMISSIONER BRINKER: Appreciate it.

15 CHAIRMAN GRIESHEIMER: Thank you very
16 much.

17 Anyone else wishing to testify in
18 opposition?

19 Yes, ma'am. Come on forward. You can't
20 get by cheating. You got to come up and testify.

21 MS. BARBARA ALTENBERND: Okay. I did
22 not intend to do this.

23 CHAIRMAN GRIESHEIMER: That's fine.
24 You're going to be okay.

25 MS. BARBARA ALTENBERND: I'm sorry. It

1 takes me a long time to write because I have a
2 disability that's not real noticeable.

3 CHAIRMAN GRIESHEIMER: Well, I have a
4 long last name. So, it takes me a while, too.

5 MS. BARBARA ALTENBERND: Well, I have a
6 long last name also, which... I'm going to put
7 ditto for the address. Okay.

8 CHAIRMAN GRIESHEIMER: You're fine. You
9 need to be sworn in.

10 (Thereupon, the witness was sworn in.)

11 CHAIRMAN GRIESHEIMER: There you go.
12 And state your name.

13 MS. BARBARA ALTENBERND: Okay. My name
14 is Barbara Altenbernd and I'm married to the
15 previous speaker and we've been married for almost
16 50 years.

17 CHAIRMAN GRIESHEIMER: Congratulations.

18 MS. BARBARA ALTENBERND: And we have
19 raised our families in that general -- well, we've
20 been out there -- my husband moved out there when he
21 was 14. You know, we bought the land next door to a
22 house that he lived in 40 years ago and we raised
23 our families there and it has always been rural and
24 it's been quiet and it's been beautiful.

25 The thing I wanted to -- the thing he

1 didn't say that I do want to say is the area's nice.
2 You know, it's all rural, it's beautiful. You know,
3 we don't want to make it little splotches of
4 community development, you know, down the highway.
5 You know, there's nothing within, you know, a mile
6 or two that's community development. There aren't
7 commercial -- you know, there's the -- there are a
8 couple of -- there's two apartments. You know,
9 one -- there are two duplexes that are a part of the
10 subdivision below, but the subdivision acres, you
11 know, they're all 2- and 3-acre lots down there.
12 They're nice houses. I just -- I just think it's
13 wrong to do this. Thank you.

14 CHAIRMAN GRIESHEIMER: No. Thank you.

15 Any questions for the witness?

16 COMMISSIONER BRINKER: No. Thank you.

17 CHAIRMAN GRIESHEIMER: Seeing none,
18 thank you very much.

19 MS. BARBARA ALTENBERND: Thank you.

20 CHAIRMAN GRIESHEIMER: Anyone else
21 wishing to testify in opposition to the rezoning, in
22 opposition?

23 Okay. Anyone wishing to testify for
24 informational purposes only on the rezoning?

25 Seeing none, that will -- oh, I'm sorry.

1 I'm sorry. I screwed up here.

2 Would the applicant like to come up and
3 either answer any questions or do a rebuttal?

4 MR. ROBERT SMITH: No thanks.

5 CHAIRMAN GRIESHEIMER: All right.

6 Seeing none, that will conclude the hearing on
7 File No. 160028.

8 All right. Last, but not least, we have
9 File No. 160033, Kevin Allmeroth. And I hope I
10 pronounce that right.

11 MS. EAGAN: Okay. I'm going to start
12 with the hearing procedures again and then go into
13 the staff report.

14 At this time I would like to place into
15 the record the Franklin County Unified Land Use
16 Regulations as Exhibit A, the official Zoning Map as
17 Exhibit B, the official Master Plan as Exhibit C,
18 and the case file for each case as Exhibit D for all
19 the cases to be heard at this hearing.

20 (Thereupon, evidence was marked for
21 identification as Exhibits A, B, C, and D.)

22 As each case is opened, the staff report
23 will first be read by the Planning and Zoning
24 Department, followed by the Commissioner's questions
25 for the staff.

1 Then if anyone in the audience would
2 like to speak or comment during the hearing, they
3 must first print their name on the sign-in sheet
4 provided and then be sworn in.

5 When it is your turn to speak, you will
6 come to the front of the room to address the
7 Commission and only the Commission, not any in the
8 audience, with any questions or comments.

9 Generally, the applicant for the
10 rezoning is allowed to speak first, followed by
11 those in support of the rezoning and then those
12 opposed to the rezoning. The applicant may speak
13 again after comments from the general public to
14 address any questions or issues brought up during
15 the hearing.

16 At the conclusion of all questions,
17 comments, and discussion concerning each case, the
18 public hearing for each case will conclude. The
19 decision will generally be made by Commission order
20 at a later date during the County Commission's
21 regular meeting time.

22 This is File 160033 for Kevin Allmeroth.
23 The applicant requests to rezone two parcels from
24 residential development to commercial activity
25 3/community business. The property is located at

1 846 Highway AT, approximately 1,000 feet east of
2 Bridgewater Crossing in Boles Township.

3 The facts: This rezoning request is for
4 two parcels totaling approximately 9 acres.

5 The zoning of this property is
6 residential development. The applicant would like
7 the rezone to commercial activity 3/community
8 business.

9 Commercial activity 3/community business
10 zoning provides locations for a wide range of
11 commercial retail service and manufacturing
12 activities serving a large community trade area.

13 The properties around the proposed site
14 are zoned residential development. This property is
15 surrounded primarily by medium-density residential
16 land to the north and east, low-density residential
17 land to the west, and Interstate 44 to the south.
18 Just to the north of this property across Highway AT
19 are two large medium-density subdivisions.

20 Bridgewater Estates is a 146-lot
21 subdivision platted in four phases in 1996, '97,
22 2002, and 2003. Valley Wick Acres is a 50-lot
23 subdivision platted in two phases in 1969.

24 This property does not have frontage on
25 Highway AT. It appears the access to this property

1 is through the property to the north owned by Gene
2 Femmer.

3 Staff comments: Rezoning are allowed
4 in our regulations due to the ever-changing
5 conditions that exist in the county and elsewhere.
6 According to Article 14, Section 321, any such
7 change must promote the health, safety, morals,
8 comfort, and general welfare of Franklin County by
9 conserving and protecting property and building
10 values, by securing the most economical use of land,
11 and facilitating the adequate provision of public
12 improvements in accordance with the Master Plan
13 adopted by Franklin County.

14 The Planning and Zoning Commission met
15 on March 15th, 2016, and voted unanimously to
16 recommend approval for this rezoning request.

17 CHAIRMAN GRIESHEIMER: All right. Does
18 anyone wish to testify in op -- or excuse me, in
19 support of the rezoning? If you're going to, come
20 forward and sign in and be sworn in.

21 (Thereupon, the witness was sworn.)

22 MR. KEVIN ALLMEROOTH: Good afternoon.
23 Just a little bit about the property.

24 CHAIRMAN GRIESHEIMER: Would you first
25 state your name?

1 MR. KEVIN ALLMEROOTH: Oh, Kevin

2 Allmeroth. Sorry.

3 CHAIRMAN GRIESHEIMER: Thank you.

4 MR. KEVIN ALLMEROOTH: I purchased the
5 property in July of 2014 and the previous operators
6 of the property operated a storage property and it
7 was -- it's 20-plus years they operated as a storage
8 business. And since I've had it for the last
9 year-and-a-half, I haven't changed anything and I
10 don't intend on changing anything. I just needed to
11 be able to continue operating as a storage business.

12 Even though that it has been zoned
13 residential and it was used commercial and
14 everything else, there was very, very little
15 complaints. Not hardly any complaints at all.

16 And let's see. I just feel I need to --
17 it was brought to my attention I could be in
18 violation of, you know, a couple violations. The
19 only way to fix it, to keep the storage business as
20 a storage business was to rezone and, you know, I
21 have to rezone to be able to compete with other
22 storage facilities in the area. Bridgewater Estates
23 is my number one customer. They have -- you know,
24 they're my number one customer because of their
25 subdivision guidelines and their rules and

1 regulations. They need a storage facility and
2 they're my largest customer and they store a lot of
3 stuff there.

4 And then also the -- you know, I'm
5 asking the property to be rezoned and this also
6 matches the future land use map of, I think,
7 Franklin County. And I guess that's all I got right
8 now.

9 Is there anything you guys have or need
10 to know?

11 CHAIRMAN GRIESHEIMER: I guess I've got
12 a couple things. Number one: You bought the
13 property how long ago?

14 MR. KEVIN ALLMEROOTH: It was July 2014,
15 a year-and-a-half ago.

16 CHAIRMAN GRIESHEIMER: Okay. A
17 year-and-a-half ago.

18 MR. KEVIN ALLMEROOTH: Yes, sir.

19 CHAIRMAN GRIESHEIMER: And Scottie, you
20 know, we've got a number of -- I want to say that
21 there was a letter in here from, like, Snyder
22 Enterprises or Snyder Engineering. I guess, has the
23 property been out of zoning compliance or
24 conditional use compliance for a long period of
25 time?

1 MS. EAGAN: We haven't received any
2 complaints about any businesses going on out there
3 until recently. Tori did go out and inspect the
4 property and sent the file over to Joe for his
5 determination of what he thinks.

6 CHAIRMAN GRIESHEIMER: I guess my
7 question is why -- well, maybe I should have asked
8 this before, but why rezoning versus conditional
9 use?

10 MS. EAGAN: Well, in that zoning
11 district there are no conditional uses for the
12 business that's currently there.

13 CHAIRMAN GRIESHEIMER: Which is --

14 MS. EAGAN: There is a conditional --

15 CHAIRMAN GRIESHEIMER: Which is the
16 storage building?

17 MS. EAGAN: Right. There is a
18 conditional use permit that was issued in 1996 and
19 that's how those buildings -- that business became
20 a -- became, I guess. Now he wants to rezone so
21 they're permitted without the conditional use
22 permit.

23 CHAIRMAN GRIESHEIMER: Okay. So, there
24 was a conditional use --

25 MS. EAGAN: Uh-huh.

1 CHAIRMAN GRIESHEIMER: -- in '96?

2 MS. EAGAN: Correct.

3 CHAIRMAN GRIESHEIMER: For the storage
4 buildings that are there now?

5 MS. EAGAN: It's worded very strange.
6 It's rental property for storage, maintenance and
7 offices, similar to the conditional use permit held
8 by United Geosciences, Inc. So, that's what the
9 conditional use permit is for.

10 CHAIRMAN GRIESHEIMER: Okay. Then
11 how -- okay. The conditional use --

12 AUDIENCE MEMBER: It was non-urban
13 agricultural.

14 COMMISSIONER BRINKER: Hold up.

15 MR. VINCENT: Hold it.

16 CHAIRMAN GRIESHEIMER: Yeah. No
17 speaking from the audience until it's your turn.

18 All right. I'm going to ask -- okay.
19 In '96 there was a conditional use permit issued and
20 at that time it was compatible with -- the use was
21 compatible with the zoning district, correct?

22 MS. EAGAN: I assume a conditional use
23 permit would have been permitted since they issued
24 it in '96, yes.

25 CHAIRMAN GRIESHEIMER: And when did --

1 when did the zoning change to make this use
2 non-compatible? I'm not sure. That's what I don't
3 understand.

4 MS. EAGAN: That I haven't looked into.
5 I haven't looked into when it went from
6 supposedly non -- or agricultural non-urban to
7 residential. I haven't looked at that.

8 CHAIRMAN GRIESHEIMER: So, this is a
9 non-conforming use is what this is then?

10 MS. EAGAN: Currently, yes. Since it
11 has a conditional use permit that was issued in '96,
12 yes, it's a prior existing non-conforming use.

13 CHAIRMAN GRIESHEIMER: We don't know
14 when the -- we don't know when the zoning category
15 changed to make it a non-conforming use?

16 MS. EAGAN: I'd have to look into that.
17 I haven't looked into that yet.

18 CHAIRMAN GRIESHEIMER: All right. That
19 was my -- that was my big question is why we're --
20 why we're asked for the rezoning with the
21 conditional use of this. Thank you.

22 COMMISSIONER BRINKER: If I can ask
23 Mr. Allmeroth.

24 CHAIRMAN GRIESHEIMER: Yes.

25 COMMISSIONER BRINKER: So, the only

1 business being conducted on the property today is
2 storage?

3 MR. KEVIN ALLMEROOTH: Yeah. As of
4 today, yes, but people use the storage as -- they
5 run business out of the storage sheds and some of
6 the storage sheds actually have offices in them.
7 There's some 30-by-30s and 40-by-40s that, you know,
8 they're used as storage, but they have offices. A
9 lot of landscapers -- most of the landscapers use
10 them to store their equipment and they have offices
11 in them and a bathroom and their employees meet
12 there in the morning. That's been going on for
13 years.

14 COMMISSIONER BRINKER: And again, I'll
15 give you the benefit of being, quote, new ownership,
16 if you will. But, I mean, I've got -- I've got
17 opinions about those differentiations from the
18 specific allowances, but that's -- you as being the
19 purchaser of the property in '14, I'll let -- my
20 opinion allows for some autonomy I guess. But these
21 are the challenges that we're faced with here in
22 Franklin County with development and that's what
23 we're going to have to deal with.

24 So, all right. Cool. I just wanted to
25 know firsthand if it was specific storage-only

1 business or if it was multiple businesses. Sorry.

2 MR. KEVIN ALLMEROOTH: Did I answer it?

3 COMMISSIONER BRINKER: Yeah, I think so.

4 I get concerned when I hear offices and other
5 businesses being conducted out of the storage shed.

6 MR. KEVIN ALLMEROOTH: Yeah, that's been
7 going on for years, yes.

8 COMMISSIONER MAUNE: I remember
9 appraising some of those buildings when they
10 were built when I worked for the assessor's office.
11 And as I remember, that thing was built in stages
12 over a period of time and I'm thinking there should
13 be building permits for those -- for that
14 construction. And if you go back and look at the
15 assessor's records, my fingerprints are probably on
16 those property record cards. And as I remember
17 that, there were multiple styles of buildings.
18 There was at least two of them that were just large
19 open buildings and, as I remember, they were --
20 they, like, did the resale of industrial equipment
21 and it was like a large open warehouse.

22 MR. KEVIN ALLMEROOTH: Yes.

23 COMMISSIONER MAUNE: I think warehouse
24 would be more appropriate terminology than storage
25 unit. I mean, it was storage, but it was a large

1 warehouse, and then they built large units with tall
2 ceilings and they would run certain types of
3 woodworking business out of there or something. And
4 then they built a number of storage units that were
5 like an office for maybe a landscaping company or
6 whatever and it was an absolute office that you
7 couldn't tell it from something that was downtown.
8 And then there were also buildings that were your
9 very low-end construction, venetian-blind type
10 garage doors for storage units. I mean, so, it was
11 a combination of things and it was all just kept
12 being added and added and added to that property and
13 it was all -- the stuff I remember is all at the top
14 of the hill and I'm not sure there's a blade of
15 grass in between any of those buildings.

16 MR. KEVIN ALLMEROOTH: Not much. No
17 grass.

18 COMMISSIONER MAUNE: It's all concrete.

19 COMMISSIONER BRINKER: Then I got one
20 more question. This is for Scottie. Scottie, as
21 this proposed rezoning applies to the use of the
22 property as it's being utilized, does that cover and
23 make allowable the business, slash, use of the
24 property?

25 MS. EAGAN: From what we know that's

1 going on out there, yes.

2 CHAIRMAN GRIESHEIMER: Well, and I'm
3 going to ask -- and again, I know we're not supposed
4 to, on a rezoning, get into the uses, but I guess my
5 question is: Was it your wish to expand the
6 business and that's what caused the rezoning or was
7 it a complaint that, I guess, started the process?

8 MR. KEVIN ALLMEROOTH: It was a
9 complaint.

10 CHAIRMAN GRIESHEIMER: Okay. And then
11 that's how we found out that the use was not
12 compatible to the rezoning?

13 MR. KEVIN ALLMEROOTH: Yes.

14 CHAIRMAN GRIESHEIMER: To the zoning
15 that was there?

16 MR. KEVIN ALLMEROOTH: Yes.

17 MS. EAGAN: I might argue with that
18 because if it's the complaint I'm thinking of, the
19 only complaint we received was about his lighting.

20 MR. KEVIN ALLMEROOTH: Lighting.

21 CHAIRMAN GRIESHEIMER: Okay.

22 MS. EAGAN: And that might have sparked
23 it then for him to find out what his zoning was and
24 then he came in for a rezoning, but he was never
25 issued anything from my office.

1 CHAIRMAN GRIESHEIMER: Okay.

2 MR. KEVIN ALLMEROOTH: That's right.

3 CHAIRMAN GRIESHEIMER: We'll have to
4 look at the Master Plan to see whether this is
5 compatible.

6 MS. EAGAN: It's commercial on the
7 future land use map.

8 CHAIRMAN GRIESHEIMER: All right. Any
9 more questions? Any other questions for the
10 applicant?

11 All right. Thank you. You'll have a
12 chance to rebut.

13 MR. KEVIN ALLMEROOTH: Yeah. Thank you.

14 CHAIRMAN GRIESHEIMER: Anyone else
15 wishing to testify in support of the rezoning, in
16 support?

17 All right. Anyone wishing to testify in
18 opposition to the rezoning?

19 Yeah. Come forward and then sign in and
20 then get sworn in.

21 (Thereupon, the witness was sworn.)

22 MR. STEVE DUNCAN: My name is Steve
23 Duncan.

24 CHAIRMAN GRIESHEIMER: Thank you.

25 MR. STEVE DUNCAN: I have lived there

1 for 32 years at 771 Highway AT.

2 Has anyone on the board been out to look
3 at the property that we're talking about?

4 COMMISSIONER BRINKER: Uh-huh.

5 MR. STEVE DUNCAN: Okay. I would like
6 to read my statement.

7 The current proposed action in front of
8 this board today is an extension of a 20-year injury
9 to the residents of this community.

10 The 9.2 acres located at 846 Highway AT
11 is zoned residential property. If this board were
12 to continue to allow this property to be managed
13 inconsistently with the uses permitted by its zoning
14 and even further by this action by awarding this
15 land a new commercially-zoned status, this board and
16 this county would inherently lose all ability to
17 enforce the zoning regulations, as this would allow
18 unrestricted use of any residential property for up
19 to at least 20 years for any and all purposes before
20 the need to apply for a commercial status,
21 regardless of the laws and the will of the nearby
22 residents.

23 Also, this precedent would force
24 currently zoned commercial property to lose value in
25 this county as it would now be in direct competition

1 with much less expensive residential property. In
2 addition, Franklin County has an overabundance of
3 commercial property available for sale or lease
4 within 2 miles.

5 It's a requirement that this property be
6 kept to its rightful uses as residential status.

7 It is necessary for the current
8 management of this property to be fully liable for
9 any damages to the surrounding homeowners.

10 We ask that the laws be enforced equally
11 for all. If a loss is to be had, then it's rightful
12 that the party in violation of laws and regulations
13 remain solely responsible for said loss, not
14 innocent homeowners and their property values.

15 As per their conditional use permit,
16 they had violated the following: The limited hours
17 of operation, limitation to storage use only.
18 There's at least two manufacturing businesses
19 operating out of those buildings. The billboard
20 sign on the property is not allowed, lack of
21 screening from unsightful commercial buildings and
22 lighting. It is stated in Section 140, Subsection C
23 of Article 7 of zoning districts and maps that the
24 only conditional uses in which an applicant shall
25 apply for a permit in a residential zone may only

1 include golf courses and clubhouse or small kennels,
2 both of which would benefit the community directly.

3 Please reference in your handouts copies
4 of witness report forms that have been submitted to
5 Planning and Zoning from the homeowners in this
6 community. Enclosed also find four pages, 42
7 signatures opposing this current rezoning. Also in
8 your handout are copies of advertising showing the
9 24/7 operation of Route 66 Storage and Snyder
10 Engineering. Also find a copy of Section 140 of
11 Article 7 for residential property zoning with the
12 County and find copies of signatures with a letter
13 opposing the storage sheds in 1996, which were
14 ignored by the County at that time.

15 Also included in your handout is a copy
16 of the "Washington Missourian's" reporting on the
17 April 1996 zoning hearing, which reiterates what
18 Mr. Pete Fazer states in his letter, explaining that
19 the neighborhood was confused concerning this entire
20 matter. As the "Missourian" reports, there was no
21 opposition, even though the homeowners did indeed
22 oppose this.

23 Included in the handout, find a copy of
24 the Planning and Zoning March 15, 2016, transcript,
25 which I am sure you've already read, which quotes

1 Commissioner Evans' concerns about manufacturing and
2 large equipment, etc., and he mentions there are a
3 lot of residences surrounding this 9.2 acres.
4 Commissioner Haire questions the commercial activity
5 as a potential problem. Chairman Evans,
6 Commissioner Williams and Haire have concerns. In
7 the transcript the commissioners vote to make this
8 matter old business. However, we learned on
9 March 24th that the Planning and Zoning
10 commissioners voted unanimously to approve. This
11 makes no sense. Clearly, no one did any research of
12 the area or the residence.

13 There's also much discussion concerning
14 violations of the conditional use permit by the
15 commissioners. The talk of making it legit by
16 Commissioner Williams is of great interest. Also on
17 the transcript, Commissioner Reinhold states that he
18 had been a prior owner of this property and stated
19 there had been manufacturing on the property.
20 Manufacturing is a violation of the conditional use
21 permit. The conditional use permit has been
22 violated for 20 years, with traffic and noise
23 becoming even worse since Allmeroth has owned this
24 property.

25 It has not gone unnoticed that after

1 Tori Karim had been asked to investigate this matter
2 that the Snyder Engineering sign, excuse me, has
3 been taken off the premises, that they have removed
4 the steel and that the heavy traffic in and out of
5 846 Highway AT has slacked off. In your handout,
6 please refer to the 27 dated photos of these
7 violations which were taken prior to this cover-up.

8 After years of complaints against this
9 property, please find in your handout a letter from
10 Tori Karim that I received just yesterday, May 10th,
11 2016. We ask to immediately right the injury to the
12 residents or the community by seeing to a halt to
13 all commerce operations at 846 Highway AT in
14 accordance with the law. The discretion of this
15 board must not discriminate or alienate any party.
16 This board must adhere to all regulations and goals
17 in which it was appointed. The discretion of this
18 board may not override the regulations of which it
19 was appointed to uphold.

20 CHAIRMAN GRIESHEIMER: All right. Any
21 questions for the witness?

22 COMMISSIONER BRINKER: The sentence in
23 your handout, Please refer to the photos of the,
24 quote, violations, which were taken just prior to
25 this, quote, cover-up. What are you insinuating?

1 MR. STEVE DUNCAN: Well, I'm insinuating
2 that since Allmeroth has bought that property, the
3 traffic, the noise, the outside painting, all that
4 tremendously increased from when Snyder had the
5 property. There's people outside in the photos.
6 You'll see in photos there's workers, warehouses.
7 There's businesses being run out of there that he
8 has brought in. The signs are gone that used to be
9 there up till about a week-and-a-half ago for Snyder
10 Engineering. You'll see in your photos they had
11 Snyder Engineering signs advertising Snyder
12 Engineering. They're gone. The place has been
13 totally cleaned up within the last two weeks and a
14 lot less traffic. It's an obvious notice.

15 I live directly across the street. I
16 couldn't agree more with the gentleman that spoke
17 earlier because I do live directly across the street
18 where these people are in and out all hours of the
19 night. I called Franklin County Sheriff's
20 Department several times because cars will be
21 sitting there with their headlights shining right
22 through my house for 30 minutes, 40 minutes at a
23 time, middle of the night. We don't know what goes
24 on down there, but there's a lot that goes on and
25 apparently there's no supervision.

1 And as far as the conditional use
2 permit, you'll notice it's in your file. The
3 conditional use permit allowed Reinhold to build one
4 new building, 50-by-200. He built an additional
5 five more. I have went to building department. We
6 cannot find one building permit for one of the
7 buildings they couldn't find. And on two of the
8 building permits, which I have copies of, doesn't
9 even give a description of the size of the
10 buildings. It's very incomplete. It says customer
11 will pick up permit. So, I guess he called in and,
12 you know, whatever, but it doesn't even have a
13 description or a square footage or a mention of the
14 buildings that were built. He was allowed to build
15 one and he put up five more. So, it's been a --
16 it's been a real nightmare.

17 COMMISSIONER MAUNE: Could I ask what
18 year was that first -- you said Langhold building?

19 MR. STEVE DUNCAN: Reinhold.

20 COMMISSIONER MAUNE: Reinhold.

21 MR. STEVE DUNCAN: Commissioner
22 Reinhold, that was built in 1996. That's when he
23 got the conditional use permit.

24 COMMISSIONER MAUNE: When was the first
25 building?

1 MR. STEVE DUNCAN: 1996.

2 COMMISSIONER MAUNE: Okay.

3 MR. STEVE DUNCAN: Actually, he started
4 construction before he had permits and the County
5 sent him a letter to halt operations until he got a
6 permit.

7 CHAIRMAN GRIESHEIMER: Thank you very
8 much.

9 MR. STEVE DUNCAN: Thank you.

10 COMMISSIONER BRINKER: Appreciate it.

11 CHAIRMAN GRIESHEIMER: Anyone else
12 wishing to testify in opposition?

13 Come forward.

14 (Thereupon, the witness was sworn.)

15 MR. LARRY WILKEN: Larry Wilken. I live
16 at 856 Highway AT. My driveway backs up to the
17 storage units and Gene Femmer's house.

18 What Duncan is saying, it's all true.

19 I bought the house in 2008 that I'm
20 living in. At the time I got flooded out in 2008
21 from Pacific and I was kind of forced to go find a
22 house to live in. At the time I found it, it was in
23 my price range, I bought it, I didn't think much
24 about the storage units because I thought they were
25 just storage units. After I got moved in there, at

1 all hours -- early in the morning I hear dinging and
2 donging. There was another fabrication place in
3 there that Jerry Downing was running and then it
4 moved into Snyder's a couple years ago.

5 There has been numerous break-ins down
6 there. There's been sheriffs down there throughout
7 the years since I've been there. There's been some
8 people walking up and down my driveway. They look
9 like, I'm sorry to say this, meth-heads maybe, down
10 there doing something they're not supposed to be.
11 There has been people parked at the end of the
12 driveway there facing out at midnight when I got off
13 work. I actually have pulled up to them and asked
14 them if they're broke down or something and they say
15 no, and I'll circle my driveway and come back a
16 little bit later and they're gone.

17 I really -- the place, if it was storage
18 units and only storage units, it probably wouldn't
19 have threw a flag up when I bought the house, but
20 now it's turned into more business stuff. There's a
21 storage unit there right now, there's six cars out
22 in the driveway every morning when I go to work that
23 they're working out of the place and it's packed to
24 the gills with it looks like cardboard boxes and
25 everything.

1 I'm pretty sure there's probably no fire
2 suppressant system in that and I'm really worried
3 that one of them is going to catch on fire and burn
4 all our houses down.

5 I don't know what else to say. I'm not
6 real professional with this kind of stuff.

7 I mean, it's just -- it is a concern.
8 It is a concern. If it was just storage units and
9 it was secure, some kind of touch keypad to get in
10 and out of there like all the other storage units
11 are right now, maybe some kind of privacy fence so
12 all the neighbors don't have to see everything in
13 and out of there at all hours of the night, it
14 probably wouldn't be so bad. But running businesses
15 out of there, that is ridiculous. I can't see it --
16 matter of fact, I'll probably end up selling my
17 house over it if you guys allow for businesses to be
18 ran out of there. If I wanted to live next to a
19 business, I would have bought a house by QuikTrip,
20 correct. I didn't, though. I bought it next to
21 storage units and storage units only.

22 That's about all I got to say. If you
23 guys have any questions, feel free to ask me.

24 CHAIRMAN GRIESHEIMER: Any questions for
25 the witness?

1 I just have one.

2 MR. LARRY WILKEN: Go ahead.

3 CHAIRMAN GRIESHEIMER: Where is your
4 house located?

5 MR. LARRY WILKEN: If you pull in the
6 storage units, there's a gravel road. It's a
7 private drive. It goes past Gene Femmer's house.
8 Mine is the next one on the right. So, the second
9 house down the private drive there.

10 CHAIRMAN GRIESHEIMER: Okay.

11 MR. LARRY WILKEN: Thanks.

12 CHAIRMAN GRIESHEIMER: Thank you.

13 Anyone else wish to testify in
14 opposition?

15 Yeah. Come up.

16 (Thereupon, the witness was sworn.)

17 MS. VICKI CALLAWAY: Hi. My name is
18 Vicki Callaway. I reside at 50 Windsor Lane. From
19 your reference, it's kind of -- I'm a road down from
20 the entrance to the storage unit area and I'm kind
21 of in the back. So, the back portion of my property
22 does a triangle and there's some that backs up
23 against their private property.

24 I apologize. I've got a --

25 CHAIRMAN GRIESHEIMER: You need a -- you

1 need a glass of water, too?

2 MS. VICKI CALLAWAY: Actually, I have
3 one. Let me grab it.

4 CHAIRMAN GRIESHEIMER: Okay. Trust me,
5 it's going around.

6 MS. VICKI CALLAWAY: Oh, goodness. Good
7 old Missouri allergies is what I got going on.

8 So, I'd just like to read a statement if
9 I could.

10 CHAIRMAN GRIESHEIMER: Okay.

11 MS. VICKI CALLAWAY: My husband and I
12 chose to move here about a year ago. We chose it
13 because his job is in Rolla and I just got a
14 wonderful job in Fenton. Good spot in between. We
15 found this place that seemed like a quiet
16 neighborhood, beautiful, well taken care of,
17 wonderful Christian school down the street where our
18 son attends and we love it here. We have wonderful
19 neighbors and we just -- we really are thrilled with
20 where we are.

21 However, I just wanted to state I'm very
22 disappointed to hear that Planning and Zoning
23 Commission passed on a recommendation to change the
24 zoning of this 9-acre section of land at 846 AT,
25 which partially borders my property, and to, I quote

1 from their minutes, make the businesses operating
2 there legit.

3 In 1996 it is my understanding that
4 Commissioner Reinhold, who was one of the voting
5 members of that commission, owned the property and
6 obtained a conditional use permit stating it could
7 be used for storage and maintenance only and he
8 could build a single new building 50-by-200 feet.
9 And a lot of this you've already heard, but I'm
10 going to go ahead and restate. In the public
11 hearing proceedings on March 15, 2016, on page 37,
12 he stated that he built additional buildings, which
13 appears to be in direct opposition to that CUP.

14 A letter from a homeowner and a petition
15 to this body in 1996 -- actually, I think it was
16 Planning and Zoning Commission, not this one,
17 provides witness to the confusion around the zoning
18 request that suggests an intent to suppress any
19 opposition.

20 There are now several businesses
21 operating out of the property. I've heard very loud
22 banging steel and heavy equipment operation at all
23 hours of the night. Two instances of which I sat
24 bolt upright in bed because it was so loud it
25 surprised me. It sounded like steel hitting

1 something from a height.

2 I adamantly oppose any rezoning of this
3 property, as it would not promote the health,
4 safety, morals, comfort, and general welfare of
5 Franklin County by conserving and protecting the
6 residential property and building values surrounding
7 the property. That is pretty close to a quote from
8 what the Planning and Zoning Commission's purpose
9 is. I especially oppose this as it is morally wrong
10 to reward an apparent blatant disregard for the
11 zoning regulations by both Commissioner Reinhold and
12 Mr. Allmeroth. However, I do respect the fact that
13 Mr. Allmeroth has invested in our county and now
14 wants to make things right.

15 I purchased my property last year
16 knowing that there was a storage facility there and
17 thinking it was only a storage facility.

18 I would not be opposed to bringing the
19 extra buildings under the existing conditional use
20 permit for storage and maintenance only, as long as
21 it followed under that and the hours of operation
22 and all the other things it has in the conditional
23 permit, and I have it here if you would like me to
24 read it.

25 Let's see. Sorry. Appropriate

1 screening for the surrounding homes should also be
2 erected per that CUP. The signage along the road is
3 also in violation of the CUP and should be removed.
4 I call for the appropriate county officials to do an
5 inspection of the property within three months and
6 notify the residents of Valley Wick Estates, which
7 we are a part of, and any of the other subdivisions
8 that are within the area whether or not they're in
9 compliance.

10 And given the history of disregard of
11 the permit, I ask that they require subsequent
12 unannounced inspections within a month of any
13 complaints that are filed via the Planning and
14 Zoning Department witness report form or any other
15 appropriate methods of officially filing a complaint
16 regarding these zoning violations. I myself did
17 file one of those complaints. I didn't know it
18 existed until recently and I did as soon as I knew
19 that that was an opportunity for me to do.

20 I really appreciate the opportunity to
21 voice my concerns at this hearing. This is an
22 amazing chance to participate in what goes on in our
23 county and I very much respect this board and what
24 they're trying to do to take care of this county. I
25 just -- I really urge you to protect the integrity

1 of this residential area. It is an amazing place.
2 It is a -- it is a wonderful place to live and I
3 just think that it would be important to the
4 citizens of this county to have it protected. I
5 appreciate your time.

6 CHAIRMAN GRIESHEIMER: Thank you.

7 Any questions for the witness?

8 COMMISSIONER BRINKER: No. Thank you.

9 CHAIRMAN GRIESHEIMER: Thank you very
10 much.

11 MS. VICKI CALLAWAY: Thank you.

12 CHAIRMAN GRIESHEIMER: Anyone else wish
13 to testify in opposition?

14 (Thereupon, the witness was sworn.)

15 MR. EDWARD PENN: I'm Edward Penn. We
16 live at 815 Highway AT. That's across the street
17 and just up to the northeast.

18 We've been there about five years. In
19 the time that we've lived there, the Highway AT has
20 flooded and been closed down at where Highway O
21 intersects. This land that we're talking about
22 drains down that way and the -- this past year, the
23 rains we had, there's a mobile home park that was
24 flooded and people had to be evacuated from it. The
25 road, Harvester Road, back up the hill, flooded and

1 was closed. Those people did not have access to the
2 roads.

3 Any further concrete or asphalt or solid
4 roof buildings on this property is going add to the
5 rain runoff going down that way. We have problems
6 with debris now that washes onto Highway AT from
7 sidewalk -- or from driveways from rain runoff down
8 there. So, any additional construction on this site
9 is going to cause rain runoff, is going to cause a
10 problem to the people down the way, and it's going
11 to -- it reduced our -- with the floods this past
12 year, we didn't have access to go into Union without
13 going all the way around through St. Clair or
14 through Washington.

15 So, it's already been noted that the
16 original permit for this place allowed for one
17 building with a specified size and it's been
18 dramatically increased. So, that rain off is added
19 considerably.

20 Highway AT has at least three school bus
21 routes and that's a lot of buses going twice a day.
22 Any additional trucking that goes in and out of
23 these facilities adds to the danger of the traffic
24 of our kids that are riding these school buses.

25 This is also part of a scenic route of

1 Old Highway 66. Additional construction that
2 changes the nature of that road destroys this
3 historical value and the scenic route. And we do
4 attract a lot of people, especially on weekends,
5 that come from not only Missouri, but from all
6 distances that travel that road. So, additional
7 commercial construction that's visible from the road
8 and destruction of trees, it destroys part of our
9 historical value and our scenic road there. Thank
10 you.

11 CHAIRMAN GRIESHEIMER: Thank you.

12 Any questions for the witness?

13 COMMISSIONER BRINKER: No. Thank you.

14 CHAIRMAN GRIESHEIMER: None. Thank you
15 very much.

16 Anyone else wish to testify in
17 opposition to the rezoning, in opposition?

18 MR. ANDREW DUNCAN: Hi. My name's
19 Andrew Duncan.

20 CHAIRMAN GRIESHEIMER: You have to sign
21 in and then get sworn in. You should know the drill
22 by now.

23 MR. ANDREW DUNCAN: I was just
24 introducing myself. Come on, man.

25 COMMISSIONER BRINKER: Hi, Andrew.

1 Welcome.

2 MR. ANDREW DUNCAN: Thank you.

3 (Thereupon, the witness was sworn.)

4 CHAIRMAN GRIESHEIMER: And again, I
5 apologize. Your name again?

6 MR. ANDREW DUNCAN: Andrew Duncan.

7 CHAIRMAN GRIESHEIMER: Duncan.

8 MR. ANDREW DUNCAN: Well, there's some
9 talk about the land use maps that we talked about
10 today. I think you mentioned it was on the future
11 land use map. According to the website, it's also
12 on the existing land use map that this property is
13 already commercially zoned. I don't know if
14 there's, like, a break in that. I've got it right
15 here.

16 MS. EAGAN: It's what it's currently
17 being used for, not what it's zoned.

18 MR. ANDREW DUNCAN: Oh, this is current
19 use, not current zoning. I see. Yeah, that
20 definitely clears things up.

21 Another question I had was: It's my
22 understanding that the Franklin County Unified Land
23 Use Regulations, those are legally binding, right,
24 or is it just kind of a discretionary?

25 MR. VINCENT: What are you getting at?

1 MR. ANDREW DUNCAN: Franklin County

2 United Land Use --

3 CHAIRMAN GRIESHEIMER: Unified Land Use

4 Regulations.

5 MR. VINCENT: I don't understand what

6 you're getting at.

7 COMMISSIONER BRINKER: Can I hold one

8 second? Because this is a public hearing for

9 testimony. This isn't a Q and A session. If you

10 have testimony to provide, that's great. You know

11 what I mean? And you've got a whole nother week to

12 submit written, but this is really an opportunity

13 for you to provide testimony to the point at hand.

14 MR. ANDREW DUNCAN: Oh, okay.

15 COMMISSIONER BRINKER: I'm not trying to

16 stifle. I'm trying to make sure we work within the

17 guides and the statutes at hand.

18 MR. ANDREW DUNCAN: You would know

19 better than I would, obviously.

20 COMMISSIONER BRINKER: Not really.

21 MR. ANDREW DUNCAN: Well, no. I

22 appreciate it. No.

23 CHAIRMAN GRIESHEIMER: Yeah. The

24 regulations are regulations for Planning and Zoning.

25 MR. ANDREW DUNCAN: Right. That's our

1 specifications for this County, correct?

2 CHAIRMAN GRIESHEIMER: Right.

3 MR. ANDREW DUNCAN: Okay. I talked to
4 Tori I believe his name is, Karim, and from a letter
5 that he had sent in March in regards to a complaint
6 that he had, he said that there was no violations
7 that he could find. Same time I did a little bit of
8 research myself. I went ahead and read the Unified
9 Land Use Regulations and it's a -- it's very well
10 written. I found several different things.

11 Obviously, through Freedom of Information Act, we
12 got some permits and stuff and noticed that there's
13 one building without a permit. The conditional use
14 permit, I was kind of questionable on that. As
15 non-urban agricultural, there is a conditional use
16 for storage units if it's NUA, but according to the
17 land use regulations. Residential development,
18 though, it doesn't offer that. So, immediately it
19 kind of sparked some questions in my mind as to how
20 this property was being managed.

21 As far as when the current property
22 owner bought the property, I believe it would have
23 been his responsibility to know what the zoning was
24 at that time before purchasing the property and
25 beginning to conduct business. So, I just want to

1 reiterate that I think the liability should fall
2 with the people in violation.

3 Any questions?

4 CHAIRMAN GRIESHEIMER: Questions for the
5 witness?

6 COMMISSIONER BRINKER: To recap your
7 last statement, the liability to fall on current
8 ownership?

9 MR. ANDREW DUNCAN: Sure. Yeah, the
10 current ownership which is in violation, correct.

11 COMMISSIONER BRINKER: Thanks. Appreciate
12 it.

13 MR. ANDREW DUNCAN: Okay. Thanks, guys.

14 CHAIRMAN GRIESHEIMER: Do you have a
15 question, Jeff?

16 COMMISSIONER MAUNE: No questions.

17 CHAIRMAN GRIESHEIMER: Okay. Thank you
18 very much.

19 MR. ANDREW DUNCAN: Thanks.

20 CHAIRMAN GRIESHEIMER: Anyone other --
21 anyone else in the audience wishing to testify in
22 opposition to the rezoning, in opposition?

23 Seeing none, anyone in the audience wish
24 to testify for informational purposes only? In
25 other words, either for or against.

1 Seeing none, would the applicant wish to
2 come forward and do a rebuttal? It's up to you.

3 MR. KEVIN ALLMEROOTH: Just so everybody
4 knows, as of April 30th Snyder Engineering is no
5 longer on the property. They were supposed to leave
6 in September and they couldn't get their new
7 building finished in time. They asked me to stay a
8 little longer. They're out as of April 30th. The
9 signs are gone. The steel's gone. Everything's
10 gone. They're gone and, so, I just wanted to make
11 sure everybody knew that.

12 As far as fire codes go in the building,
13 as far as I know, they're up to date. The fire
14 inspector comes through and inspects my buildings
15 all the time. We let him in anywhere he wants to
16 go.

17 And also, just so everybody knows, I'm
18 not trying to do any new construction, nothing new.
19 No new buildings. Nothing new. There's no room for
20 anything new. You'd have to tear something down to
21 do any kind of construction on the property. It's
22 maxed out.

23 Is there any more questions for me from
24 you gentleman? Anybody?

25 CHAIRMAN GRIESHEIMER: I don't have any.

1 COMMISSIONER BRINKER: Have you been
2 provided a copy of the current conditional use
3 permit that was issued in '96?

4 MR. KEVIN ALLMEROOTH: I have --

5 COMMISSIONER BRINKER: Is that the
6 current?

7 AUDIENCE MEMBER: That's right.

8 CHAIRMAN GRIESHEIMER: Yeah. No from
9 the audience. Just strictly.

10 MR. KEVIN ALLMEROOTH: I have one page.
11 If it's one page, I have it.

12 COMMISSIONER BRINKER: Okay. And are
13 you privy to the information therein? Because until
14 we rule, those will have to be complied to.

15 MR. KEVIN ALLMEROOTH: Okay.

16 COMMISSIONER BRINKER: And what that
17 means technically --

18 MR. VINCENT: I want to explain some
19 stuff because there's been some stuff stated here
20 that were incorrect.

21 COMMISSIONER BRINKER: Right, right.

22 And I want to make sure you, as the
23 property owner --

24 MR. KEVIN ALLMEROOTH: Right.

25 COMMISSIONER BRINKER: -- are full well

1 aware of the stipulations in here.

2 MR. KEVIN ALLMEROOTH: I've been working
3 towards that. I mean, I know that's not what
4 anybody wants to hear, but I've been working towards
5 that. That's why we -- you know, that's why Snyder
6 had to go and I knew and I was trying. That's all I
7 can say.

8 COMMISSIONER BRINKER: Compliance will
9 be key --

10 MR. KEVIN ALLMEROOTH: I understand.

11 COMMISSIONER BRINKER: -- in regards to
12 this. And I'm not speaking for John or Jeff, but
13 I'm speaking for myself. You know, it's key. You
14 know, fences don't make good neighbors. Adherences
15 make good neighbors, and that's what it's all about.

16 Mark, you said?

17 MR. VINCENT: I don't want to waste his
18 time, but there are some things when he's
19 finished --

20 CHAIRMAN GRIESHEIMER: Why don't you
21 talk into the microphone, Mark. If you're going to
22 talk, we got to get it recorded.

23 MR. VINCENT: I don't want to cut into
24 his time. I'd like to let him finish his testimony.
25 Then I'll come up there and explain some

1 misconceptions of things that have been stated, from
2 a legal perspective, that are wrong that were stated
3 today.

4 CHAIRMAN GRIESHEIMER: Okay. First of
5 all, any other questions for him?

6 COMMISSIONER BRINKER: Yeah, if I may.
7 Scottie, is there or was there a permit or was there
8 a billboard existing when this 1996 came into play
9 that you're aware of? There's a billboard there
10 now.

11 MS. EAGAN: Was it existing in '96?

12 COMMISSIONER BRINKER: Yeah.

13 MS. EAGAN: I have no clue.

14 COMMISSIONER BRINKER: Because on the
15 conditional use permit it says there is to be no
16 billboards erected on the property.

17 MS. EAGAN: I mean, I know when Tori
18 went out there, the only sign he saw was -- are you
19 talking on 44 side or AT side?

20 COMMISSIONER BRINKER: I thought I saw
21 in one of the submissions of evidence, too.

22 MR. KEVIN ALLMEROOTH: It's an auto
23 repair sign.

24 COMMISSIONER BRINKER: Is that what it
25 is?

1 MR. KEVIN ALLMEROOTH: And it's not on --
2 it's on my neighbor's property. It's not on mine.

3 MS. EAGAN: He doesn't have any road
4 frontage on Highway AT, if it's on AT.

5 MR. KEVIN ALLMEROOTH: They can call the
6 number. That business never --

7 COMMISSIONER BRINKER: So, that may be a
8 misconception that it --

9 MR. KEVIN ALLMEROOTH: Right. They never
10 operated on the property, on my property.

11 COMMISSIONER BRINKER: And the sign's
12 not on the property either?

13 MR. KEVIN ALLMEROOTH: The sign's not on
14 my property.

15 COMMISSIONER BRINKER: All right. Good,
16 good. I'm just trying to bring everything out
17 because, as we all are full well made aware of here,
18 this has been quite a development and I mean that
19 with and without pun intended because it's been --

20 MR. KEVIN ALLMEROOTH: I understand.

21 COMMISSIONER BRINKER: -- twenty years
22 strong and the ever-evolving process of what it has
23 become today. Good, bad, or indifferent, you are
24 the landowner, we are the governing body that
25 enforces the codes upon the land, and now you're

1 trying to get in compliance. Meanwhile, the
2 neighboring property owners say it was okay back
3 here, but we've come a long way from here without
4 proper procedural stuff. And none of us were here
5 then either, FYI.

6 MR. KEVIN ALLMEROOTH: Neither was I.

7 COMMISSIONER BRINKER: And nor were you.
8 Nor were you.

9 You might have been.

10 MR. VINCENT: I was.

11 COMMISSIONER BRINKER: Anyway. That
12 being said, with all humor set aside, we're here to
13 do this and do this right and it sounds like you
14 want to do it, too, and it sounds like the neighbors
15 want to do it that way, too. So, we can keep
16 rolling here and try to figure this out and
17 eliminate all these lemons. That's all.

18 CHAIRMAN GRIESHEIMER: All right. Thank
19 you.

20 COMMISSIONER BRINKER: Thanks.

21 CHAIRMAN GRIESHEIMER: Now, Mark, you
22 want to...

23 MR. VINCENT: Okay. What we've heard
24 today is a lot of stuff about two different topics
25 that should be kept completely separate.

1 One is the application for rezoning.
2 That has nothing to do with conditional use permit
3 violations. If there is, in fact, conditional use
4 permit violations, and I'm not saying there is or
5 there's not, those are handled in a different manner
6 in a different level. They're handled by the
7 Planning and Zoning Commission at a public hearing
8 where the applicant or the owner of the conditional
9 use permit is forced to present and come forward and
10 show that they are in compliance.

11 Misconception number one: When a
12 conditional use permit is granted, it runs with the
13 land. It stays forever. If the zoning regulations
14 change in between there, it doesn't matter. The
15 zoning regulations change, the conditional use stays
16 in place even if the zoning regulations change. I
17 think that was something that was stated incorrectly
18 before.

19 And the only reason I'm doing this is
20 because at some point in time you guys are going to
21 make a decision. What you decide is of no concern
22 of mine as long as you do it legally, but there --
23 if you rule for the rezoning, that's going to have
24 certain ramifications. If you rule against
25 rezoning, the conditional use permit does not go

1 away.

2 CHAIRMAN GRIESHEIMER: Right.

3 MR. VINCENT: It's still there.

4 COMMISSIONER BRINKER: That's what I was
5 trying to stress.

6 CHAIRMAN GRIESHEIMER: Uh-huh.

7 MR. VINCENT: Right. And so -- and then
8 if there are violations, and Scottie and I have
9 talked, we need to go back and reconstruct this
10 thing. Even though I was with the County in '96, I
11 did not do this particular stuff that we're talking
12 about in '96. But we do have to look at United,
13 what is it, United Geosciences, Incorporated. We
14 have to look at their conditional use permit. That
15 is the standard that they were given to comply with.
16 They have the right to do maintenance inside those
17 facilities, what is ever out there. I don't know
18 what that means. So, I have to look at United
19 Geosciences to see whether or not -- what was
20 permitted, what kind of maintenance was going on,
21 what kind of storage, what kind of office.
22 Certainly, there cannot be any wholesale or retail
23 sales of anything.

24 So John, fortunately, you said you're
25 going to keep the record open for a week. What we'd

1 like to do is take part of that, our time, to report
2 back to you within that time period also to inform
3 you whether or not we found any information
4 regarding United Geosciences, not as part of this
5 hearing for you to take action, but so that you know
6 and the record knows that we are looking into it.

7 That is up to the zoning enforcement
8 officer, Tori Karim. He has to take the -- it's
9 like a -- this is more for the audience out here and
10 the people that are affected. It's like a sheriff's
11 or a police officer's investigation. When a
12 complaint is filed, it cannot be -- it cannot be
13 anonymous. It must be a real-life person willing to
14 come forward and take a stand. They sign a
15 complaint sheet basically. Tori investigates that
16 and the investigation is not against the standards
17 of what the regulations are in place today. The
18 investigator gives us standards that were applicable
19 when the conditional use permit was done.

20 There's criticism of what was done in
21 '96. Sorry. Can't do anything about that. The
22 record for that closed 90 days after it was entered.
23 It's done. It's over with. And like it or not,
24 that's what we're stuck with today.

25 Tori then will look at and investigate

1 the complaint. If the -- if he feels that there's
2 enough evidence to proceed with a charge, we now
3 have a municipal court, that can be filed in there,
4 if it's an ongoing one, and if it reaches a level of
5 being a violation of the existing conditional use
6 permit, he then -- we have a dual track, if the
7 violation is a misdemeanor in our county court.
8 Also, it could be the basis for a revocation hearing
9 of the conditional use permit if before the Planning
10 and Zoning Commission. They're not here about those
11 today.

12 CHAIRMAN GRIESHEIMER: Right.

13 MR. VINCENT: That has nothing to do
14 with this. So, I didn't want anybody to get the
15 idea that if you turned down the zoning, and I don't
16 know that you are, but if you turn it down, that he
17 was going to stop doing what he was doing. That's
18 not going to happen.

19 CHAIRMAN GRIESHEIMER: No, no.

20 MR. VINCENT: Thanks.

21 CHAIRMAN GRIESHEIMER: Any other
22 comments from the commissioners or questions?

23 COMMISSIONER BRINKER: Is it allowed to
24 ask one of the folks that testified a question?

25 MR. VINCENT: You can ask anybody

1 whatever you want, but they can't ask you questions.

2 COMMISSIONER BRINKER: Mr. Steve Duncan,
3 can I ask you a question, please?

4 CHAIRMAN GRIESHEIMER: Why don't you,
5 yeah, come forward.

6 COMMISSIONER BRINKER: And this is just
7 for clarification. I've got a notation, as well as
8 the other commissioners, and the evidence submitted
9 for Mr. Gene Femmer dated April 7th. He claims a
10 couple -- two to three weeks ago, Steve Duncan came
11 to my home asking for me to sign a petition. At the
12 time he led me to believe they wanted to build a
13 asphalt plant in their backyard, so naturally I
14 signed the petition. Can I ask did you present that
15 to him, that they were going to build an asphalt
16 plant in his backyard?

17 MR. STEVE DUNCAN: What I told Gene
18 Femmer -- I went over and talked to Gene Femmer. He
19 complained about all the same things we all did and
20 he said, yeah, he's ready to get rid of it, he wants
21 to close his easement and everything like that, and
22 I asked him if he would sign that. I said they
23 could do anything. It could be an asphalt plant,
24 could be a concrete plant, it could be the flooded
25 out flee market. It could be anything. That's what

1 I told Gene Femmer.

2 COMMISSIONER BRINKER: I asked because
3 it didn't sound like something you would do and I
4 wanted to make that clear. The opportunity could
5 exist is what you meant?

6 MR. STEVE DUNCAN: Any opportunity could
7 exist if it goes commercial. They could have
8 anything.

9 COMMISSIONER BRINKER: Thanks.

10 COMMISSIONER MAUNE: Those are permitted
11 uses in that proposed new zoning district?

12 MR. VINCENT: I don't think so.

13 MR. STEVE DUNCAN: Commercial, CA3. We
14 can read it again.

15 COMMISSIONER MAUNE: That was your
16 intention was to list potential uses in that
17 proposed zoning?

18 MR. STEVE DUNCAN: The potential uses to
19 anything, yeah. And actually, it could be anything.

20 COMMISSIONER MAUNE: That makes sense.

21 MR. STEVE DUNCAN: And it's 9.2 acres.
22 Let's not forget that. It's a large amount of
23 property.

24 COMMISSIONER BRINKER: That's all.

25 MR. STEVE DUNCAN: Any more questions?

1 CHAIRMAN GRIESHEIMER: Thank you very
2 much.

3 COMMISSIONER BRINKER: Appreciate it.

4 CHAIRMAN GRIESHEIMER: Anything else?

5 COMMISSIONER MAUNE: I don't have
6 anything else.

7 CHAIRMAN GRIESHEIMER: Okay. That will
8 conclude the hearing on File No. 160033; however,
9 the file will not be closed on this. Written
10 testimony can still be submitted until a week from
11 today, which is May the 18th, at 4:30, at the close
12 of business on the 18th. So again, if anyone
13 wishes, you know, wishes to send in a letter of
14 opposition or whatever or in favor of, however, can
15 still submit written testimony, written letters or
16 anything else, whatever.

17 COMMISSIONER BRINKER: It would conclude
18 oral testimony of this hearing.

19 CHAIRMAN GRIESHEIMER: Correct.

20 COMMISSIONER BRINKER: Written will
21 still be accepted.

22 CHAIRMAN GRIESHEIMER: That's correct.
23 Again, until May the 18th at close of business on
24 4:30.

25 All right. That will conclude the

1 hearing. And thank you very much.

2 COMMISSIONER BRINKER: Thank you all.

3 (The proceedings concluded at 3:02 p.m.)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF REPORTER

I, Amanda N. Farrar, a Certified Court Reporter for the State of Missouri, do hereby certify that the foregoing proceedings were taken by me to the best of my ability and thereafter reduced to typewriting under my direction; that I am neither counsel for, related to, nor employed by any of the parties to the action in which these proceedings were taken, and further that I am not a relative or employee of any attorney or counsel employed by the parties thereto, nor financially or otherwise interested in the outcome of the action.

Certified Court Reporter

A				
abandoned 27:25	adopted 10:13 26:23 40:13	Altenbernd 31:7 31:11,14,15,23 32:1,8 34:21,25 35:5,13,14,18 36:19	applies 48:21 apply 51:20 52:25	assume 44:22
ability 51:16 87:6	advertising 53:8 56:11	Amanda 1:24 4:12 87:3	appointed 55:17 55:19	attached 3:21
able 19:24 41:11 41:21	affect 21:13	amazing 65:22 66:1	appraising 47:9	attend 6:8,13
absolute 48:6	afternoon 5:3,16 13:10 40:22	amount 84:22	appreciate 33:19 34:14 58:10 65:20 66:5 70:22 72:11 85:3	attends 62:18
abstentions 10:17	agenda 6:25	Andrew 68:18,19 68:23,25 69:2,6 69:6,8,18 70:1 70:14,18,21,25 71:3 72:9,13,19	approval 10:15 27:1 40:16	attention 16:9 41:17
accepted 85:21	ago 14:11 27:4 35:22 42:13,15 42:17 56:9 59:4 62:12 83:10	anonymous 81:13	approve 11:13 54:10	attract 68:4
access 9:21 39:25 67:1,12	agree 56:16	answer 22:13 37:3 47:2	appropriate 32:17 47:24 64:25 65:4,15	audience 7:24 8:5 11:1,4 12:8 12:10 24:17,24 30:25 31:2 38:1 38:8 44:12,17 72:21,23 74:7,9 81:9
acres 9:3 21:4 25:20 26:9 36:10 39:4,22 51:10 54:3 84:21	agreement 9:24	anybody 32:11 73:24 75:4 82:14,25	approval 10:15 27:1 40:16	auto 76:22
Act 71:11	agricultural 8:22 9:5,12 11:16,16 34:12 44:13 45:6 71:15	anyway 5:13 12:8 15:11 18:8 78:11	approve 11:13 54:10	autonomy 46:20
action 51:7,14 81:5 87:9,13	ahead 6:25 61:2 63:10 71:8	apartments 36:8	approximately 8:25 9:3 25:17 25:20 39:1,4	available 52:3
activities 39:12	alienate 55:15	apologize 61:24 69:5	April 53:17 73:4 73:8 83:9	awarding 51:14
activity 9:17 38:24 39:7,9 54:4	allergies 62:7	apparent 64:10	area 14:8 17:20 17:21 18:6,6,11 18:14 25:19 27:12 28:4 32:20,20 33:10 39:12 41:22 54:12 61:20 65:8 66:1	aware 33:1 75:1 76:9 77:17
adamantly 64:2	Allmeroth 2:16 6:5,17 37:9 38:22 40:22 41:1,2,4 42:14 42:18 45:23 46:3 47:2,6,22 48:16 49:8,13 49:16,20 50:2 50:13 54:23 56:2 64:12,13 73:3 74:4,10,15 74:24 75:2,10 76:22 77:1,5,9 77:13,20 78:6	apparently 56:25	area's 36:1	B 3:1,6,11,16 7:15,19 24:8,12 37:17,21
add 67:4	allow 23:15 51:12,17 60:17	appeal 33:19	argue 49:17	back 20:22 47:14 59:15 61:21,21 66:25 78:2 80:9 81:2
added 48:12,12 48:12 67:18	allowable 48:23	appears 39:25 63:13	Article 10:6 26:16 40:6 52:23 53:11	background 31:8 31:17
addition 52:2	allowances 46:18	appliances 29:16	aside 78:12	backs 58:16 61:22
additional 57:4 63:12 67:8,22 68:1,6	allowed 6:14 8:8 10:3 25:1 26:13 38:10 40:3 52:20 57:3,14 67:16 82:23	applicant 2:8,11 2:14,18,20 8:7 8:10,21 9:6,23 11:5,12 17:17 22:12 23:19 24:25 25:3,14 25:22 28:15 37:2 38:9,12,23 39:6 50:10 52:24 73:1 79:8	asked 15:7 43:7 45:20 55:1 59:13 73:7 83:22 84:2	backyard 83:13 83:16
address 8:4,12 17:3 24:22 25:5 31:19 35:7 38:6 38:14	allowing 9:9 26:1	applicant's 17:22	asking 42:5 83:11	bad 28:1 33:11 60:14 77:23
addressed 15:20	allows 46:20	application 79:1	assessor's 47:10 47:15	ball 22:25
adds 67:23				band 14:24
adequate 10:11 26:21 40:11				banging 63:22
adhere 55:16				Barbara 31:16 34:21,25 35:5 35:13,14,18 36:19
adhered 5:21,25				barn 21:14 28:1 28:22 29:6
Adherences 75:14				
adjacent 28:20				
Adjournment 2:22				

<p>basically 28:11 81:15 basis 82:8 bass 18:24 bathroom 46:11 beautiful 19:3 32:20 35:24 36:2 62:16 becoming 54:23 bed 17:7,9 20:18 23:6 63:24 beginning 71:25 believe 21:6 71:4 71:22 83:12 benefit 46:15 53:2 best 20:19 21:22 87:6 better 28:3 70:19 big 21:14 28:3 45:19 billboard 52:19 76:8,9 billboards 76:16 binding 69:23 birthday 21:18 bit 20:17 29:5 30:5,9 40:23 59:16 71:7 black 30:3,8 blade 48:14 blatant 64:10 board 51:2,8,11 51:15 55:15,16 55:18 65:23 boats 28:12 32:12 Bob 32:15 body 63:15 77:24 Boles 25:18 39:2 bolt 63:24 borders 62:25 bought 33:6 35:21 42:12 56:2 58:19,23 59:19 60:19,20 71:22</p>	<p>boxes 59:24 break 21:15 69:14 breakfast 17:7,9 20:18 23:6 break-ins 59:5 Bridgewater 39:2,20 41:22 brief 32:6 bring 77:16 bringing 29:13 64:18 brings 9:7 25:24 Brinker 4:4 5:14 11:25 12:22 13:1 15:16 16:1 16:6,10 18:23 19:2 22:4,7 23:20 28:25 34:1,5,7,14 36:16 44:14 45:22,25 46:14 47:3 48:19 51:4 55:22 58:10 66:8 68:13,25 70:7,15,20 72:6 72:11 74:1,5,12 74:16,21,25 75:8,11 76:6,12 76:14,20,24 77:7,11,15,21 78:7,11,20 80:4 82:23 83:2,6 84:2,9,24 85:3 85:17,20 86:2 broke 59:14 brought 8:12 14:19 25:5 38:14 41:17 56:8 Bud 20:7 build 57:3,14 63:8 83:12,15 building 10:9 26:19 40:9 43:16 47:13 57:4,5,6,8,18</p>	<p>57:25 63:8 64:6 67:17 71:13 73:7,12 buildings 43:19 44:4 47:9,17,19 48:8,15 52:19 52:21 57:7,10 57:14 63:12 64:19 67:4 73:14,19 built 47:10,11 48:1,4 57:4,14 57:22 63:12 bunch 32:12,22 burn 60:3 bus 67:20 buses 67:21,24 business 38:25 39:8,9 41:8,11 41:19,20 43:12 43:19 46:1,5 47:1 48:3,23 49:6 54:8 59:20 60:19 71:25 77:6 85:12,23 businesses 43:2 47:1,5 52:18 56:7 60:14,17 63:1,20</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C 3:7,12,17 4:1 5:1 7:15,19 24:8,12 37:17 37:21 52:22 call 2:3,3 65:4 77:5 Callaway 61:17 61:18 62:2,6,11 66:11 called 14:15 56:19 57:11 Calvey 9:1 18:24 campers 28:12 32:12 car 18:21 23:4 cardboard 59:24 cards 47:16</p>	<p>care 62:16 65:24 cars 56:20 59:21 case 3:8,13,18 5:22 6:1 7:16 7:16,20 8:15,16 23:16 24:9,9,13 25:8,9 37:18,18 37:22 38:17,18 cases 3:8,13,18 7:17 24:10 37:19 catch 60:3 category 27:9,10 45:14 cause 67:9,9 caused 49:6 CA3 84:13 CCR 4:12 ceilings 48:2 CENTER 1:3 certain 18:4 48:2 79:24 certainly 22:1 32:13 80:22 Certificate 2:23 87:1 Certified 87:3,17 certify 87:5 chain-link 30:3,8 Chairman 4:3 5:3 10:18 11:9 11:14,20,23 12:2,6,15,17,24 13:7,11,15 15:14 16:12,16 16:23 17:1,14 18:2,17 19:4,7 19:11,13,23 20:1,4,12 21:1 22:3,5,8,18 23:10,14,21,24 27:2,18 28:14 28:17 30:1,4,19 30:23 31:9,12 31:21,25 32:7 33:23 34:3,6,15 34:23 35:3,8,11</p>	<p>35:17 36:14,17 36:20 37:5 40:17,24 41:3 42:11,16,19 43:6,13,15,23 44:1,3,10,16,25 45:8,13,18,24 49:2,10,14,21 50:1,3,8,14,24 54:5 55:20 58:7 58:11 60:24 61:3,10,12,25 62:4,10 66:6,9 66:12 68:11,14 68:20 69:4,7 70:3,23 71:2 72:4,14,17,20 73:25 74:8 75:20 76:4 78:18,21 80:2,6 82:12,19,21 83:4 85:1,4,7 85:19,22 challenges 46:21 CHAMBERS 1:4 chance 50:12 65:22 change 6:25 10:7 26:17 40:7 45:1 62:23 79:14,15 79:16 changed 33:3 41:9 45:15 changes 68:2 changing 41:10 charge 82:2 cheating 34:20 chose 17:4 62:12 62:12 Christian 62:17 circle 59:15 citizens 66:4 city 13:18,19,24 14:1,15 claims 83:9 Clair 67:13</p>
---	--	---	--	---

clarification 83:7	26:13 38:8,13	75:8,11 76:6,12	complied 74:14	consideration
clean 29:20	38:17 40:3	76:14,20,24	comply 80:15	33:22
cleaned 56:13	82:22	77:7,11,15,21	concern 60:7,8	construction
clear 84:4	commerce 55:13	78:7,11,20 80:4	79:21	47:14 48:9 58:4
Clearly 54:11	commercial 9:10	82:23 83:2,6	concerned 47:4	67:8 68:1,7
clears 69:20	9:17 26:2 32:4	84:2,9,10,15,20	concerning 8:15	73:18,21
close 6:15 23:25	32:10,23 33:4,5	84:24 85:3,5,17	25:8 38:17	contentious 5:19
28:23 64:7	33:6 36:7 38:24	85:20 86:2	53:19 54:13	continue 41:11
83:21 85:11,23	39:7,9,11 41:13	commissioners	concerns 32:5	51:12
closed 66:20 67:1	50:6 51:20,24	7:22 54:7,10,15	54:1,6 65:21	cooked 14:14
81:22 85:9	52:3,21 54:4	82:22 83:8	conclude 8:16	Cool 46:24
closer 9:8 25:25	68:7 84:7,13	Commissioner's	25:9 37:6 38:18	copies 53:3,8,12
closing 6:11	commercially	24:15 37:24	85:8,17,25	57:8
clubhouse 53:1	69:13	Commission's	concluded 86:3	copy 53:10,15,23
clue 76:13	commercially-...	8:18 25:11	conclusion 8:14	74:2
codes 73:12	51:15	38:20 64:8	25:7 38:16	correct 11:19,22
77:25	commission 1:2	commonly 20:7	concrete 48:18	44:2,21 60:20
coin 13:2	1:4 3:21 4:2 8:4	community 8:24	67:3 83:24	71:1 72:10
cold 19:1	8:4,17 10:14	9:6,7,13 11:21	conditional	85:19,22
combination	24:23,23 25:10	25:15,22,24	42:24 43:8,11	corridor 34:8
48:11	26:24 38:7,7,19	28:19 32:25	43:14,18,21,24	counsel 4:6 87:8
come 8:3 11:3	40:14 62:23	36:4,6 39:12	44:7,9,11,19,22	87:11
12:12 18:13	63:5,16 79:7	51:9 53:2,6	45:11,21 52:15	country 13:20,20
19:20 24:22	82:10	55:12	52:24 54:14,20	13:25 17:6 26:9
27:14 31:4	Commissioner	company 48:5	54:21 57:1,3,23	county 1:1,2,3
34:19,20 37:2	4:4,5 5:5,6,14	compatibility	63:6 64:19,22	3:3,5,10,15
38:6 40:19	11:25 12:22	18:10,12 30:20	71:13,15 74:2	7:13 8:18 10:5
50:19 58:13	13:1 15:16,20	compatible 17:20	76:15 79:2,3,8	10:8,13 24:6
59:15 61:15	16:1,6,10,13	18:6 27:11	79:12,15,25	25:11 26:15,18
68:5,24 73:2	18:23 19:2 22:4	44:20,21 49:12	80:14 81:19	26:23 29:5
75:25 78:3 79:9	22:7 23:20	50:5	82:5,9	31:18 32:21
81:14 83:5	28:16,21,25	compete 41:21	conditions 10:5	37:15 38:20
comes 17:10	29:3,10,21	competition	26:15 40:5	40:5,8,13 42:7
18:21 73:14	30:13,21 34:1,5	51:25	conduct 71:25	46:22 51:16,25
comfort 10:8	34:7,14 36:16	complained	conducted 46:1	52:2 53:12,14
26:18 40:8 64:4	44:14 45:22,25	83:19	47:5	56:19 58:4 64:5
coming 33:14	46:14 47:3,8,23	complaint 49:7,9	confused 53:19	64:13 65:4,23
commenced 5:2	48:18,19 51:4	49:18,19 65:15	confusion 63:17	65:24 66:4
Commencing	54:1,4,6,16,17	71:5 81:12,15	congratulations	69:22 70:1 71:1
1:16	55:22 57:17,20	82:1	13:8 35:17	80:10 82:7
comment 7:25	57:21,24 58:2	complaints 29:13	conservative	couple 5:17 6:23
24:18 28:18	58:10 63:4	41:15,15 43:2	15:3	14:10 21:11
38:2	64:11 66:8	55:8 65:13,17	conserving 10:9	36:8 41:18
comments 6:1,10	68:13,25 70:7	completely 78:25	26:19 40:9 64:5	42:12 59:4
6:14,18,20 8:6	70:15,20 72:6	compliance	consider 22:1	83:10
8:11,15 10:3	72:11,16 74:1,5	42:23,24 65:9	considerably	course 11:13
24:24 25:4,8	74:12,16,21,25	75:8 78:1 79:10	67:19	22:22

<p>courses 53:1 court 82:3,7 87:3 87:17 cover 48:22 cover-up 55:7,25 create 20:20 Creek 18:24 creepers 13:22 criteria 18:1 criticism 81:20 Crossing 39:2 Cullinane 12:13 12:16 13:4,9,13 13:14,15,16 15:18,22,24 16:3,8 17:25 18:12,18,25 19:6,9,12 CUP 63:13 65:2 65:3 current 9:23 51:7 52:7 53:7 69:18,19 71:21 72:7,10 74:2,6 currently 28:19 43:12 45:10 51:24 69:16 curves 33:13 customer 41:23 41:24 42:2 57:10 cut 75:23 C.C.R 1:24</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 2:1 3:8,13,18 5:1 7:16,19 24:9,12 37:18 37:21 damages 52:9 danger 67:23 darn 5:10 date 8:18 25:11 38:20 73:13 dated 55:6 83:9 day 5:9 18:19 67:21 days 81:22</p>	<p>deal 46:23 debris 67:6 decent 28:4 decide 79:21 decided 5:11 decision 8:17 25:10 38:19 79:21 decorum 5:20,24 definitely 69:20 demand 5:25 density 9:10 26:2 department 7:22 24:15 37:24 56:20 57:5 65:14 description 3:2 57:9,13 desired 12:1 destroys 68:2,8 destruction 68:8 determination 43:5 determining 18:1 develop 20:18 developed 27:6 development 8:23,23,24 9:5 9:7,7,10,14,14 9:16,17 11:17 11:21 25:15,15 25:21,23,24 26:2,4 28:19,20 32:25 33:4,5,7 36:4,6 38:24 39:6,14 46:22 71:17 77:18 different 20:23 71:10 78:24 79:5,6 differentiations 46:17 dinging 59:1 direct 51:25 63:13 direction 87:7 directly 31:19</p>	<p>53:2 56:15,17 Director 4:8 disability 35:2 disappointed 62:22 discretion 55:14 55:17 discretionary 69:24 discriminate 55:15 discussion 2:20 8:15 25:8 38:17 54:13 disregard 64:10 65:10 disrepair 27:24 distances 68:6 district 43:11 44:21 84:11 districts 9:16 52:23 ditto 35:7 dogs 14:13 doing 14:16 22:25 59:10 79:19 82:17,17 dollars 14:3 Don 19:21 donging 59:2 door 35:21 doors 48:10 Downing 59:3 downtown 48:7 drains 66:22 dramatically 67:18 dream 17:10 drill 68:21 drive 25:18 33:14 61:7,9 driveway 58:16 59:8,12,15,22 driveways 67:7 dual 82:6 due 10:4 26:14 40:4</p>	<p>dumped 29:15 dumping 29:16 Duncan 50:22,23 50:25 51:5 56:1 57:19,21 58:1,3 58:9,18 68:18 68:19,23 69:2,6 69:6,7,8,18 70:1,14,18,21 70:25 71:3 72:9 72:13,19 83:2 83:10,17 84:6 84:13,18,21,25 duplexes 36:9</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:1,5 3:1 4:1,1 5:1,1 Eagan 2:4,7,13 2:17 4:8 7:9 24:3 30:15,18 34:10 37:11 43:1,10,14,17 43:25 44:2,5,22 45:4,10,16 48:25 49:17,22 50:6 69:16 76:11,13,17 77:3 earlier 56:17 early 59:1 easement 83:21 east 1:5 9:15 26:6 26:10 29:4 34:12 39:1,16 economical 10:10 26:20 40:10 Edward 19:25 20:2,6,6,14 21:3 66:15,15 effective 16:7 eight 10:16 either 37:3 72:25 77:12 78:5 Eleventh 4:13 eliminate 78:17 emotions 5:23</p>	<p>employed 18:1 87:8,11 employee 87:11 employees 46:11 Enclosed 53:6 enforce 51:17 enforced 52:10 enforcement 81:7 enforces 77:25 Engineering 42:22 53:10 55:2 56:10,11 56:12 73:4 enjoy 13:20 enjoyed 32:21 entered 6:21 81:22 Enterprises 42:22 entire 53:19 entitled 15:1 entrance 61:20 equally 52:10 equipment 46:10 47:20 54:2 63:22 erected 65:2 76:16 especially 64:9 68:4 Estates 39:20 41:22 65:6 evacuated 66:24 Evans 54:1,5 event 23:7 everybody 5:15 27:12 73:3,11 73:17 everybody's 15:1 17:15 Everything's 73:9 ever-changing 10:4 26:14 40:4 ever-evolving 77:22</p>
---	---	--	---	---

evidence 7:18 24:11 37:20 76:21 82:2 83:8	factors 18:3 facts 9:2 25:19 27:21 39:3	filing 65:15 fill 28:8 29:7	37:24 38:10 64:21	67:3 87:10
exacerbate 33:15	fair 22:23	financially 87:12	following 52:16	future 42:6 50:7 69:10
exactly 29:9 32:2	fall 72:1,7	find 49:23 53:6 53:10,12,23 55:9 57:6,7 58:21 71:7	foot 15:7 21:6	FYI 78:5
excuse 5:6 11:20 22:15 40:18 55:2	familiar 18:24	fine 6:2 12:15,25 16:13 20:4,5 23:18 32:7 34:23 35:8	footage 57:13	<hr/> G <hr/>
Exhibit 3:5,6,7,8 3:10,11,12,13 3:15,16,17,18 7:14,15,15,16 24:7,8,8,9 37:16,17,17,18	families 35:19,23	fingerprints 47:15	force 51:23	G 2:5 5:1
exhibits 3:21 7:19 24:12 37:21	far 14:24 57:1 71:21 73:12,13	finish 75:24	forced 58:21 79:9	galvanized 30:10
exist 10:5 26:15 40:5 84:5,7	farm 21:4,8	finished 73:7 75:19	foregoing 87:5	garage 48:10
existed 65:18	farmland 33:9,9	fire 60:1,3 73:12 73:13	forever 79:13	Gene 40:1 58:17 61:7 83:9,17,18 84:1
existing 45:12 64:19 69:12 76:8,11 82:5	Farrar 1:24 4:12 87:3	fireworks 14:22 17:12	forget 27:5 84:22	general 8:11 10:8 18:9 25:4 26:18 35:19 38:13 40:8 64:4
expand 49:5	fast 12:7 33:14	first 5:18 7:1,3,9 7:21 8:1,8 10:20 13:2,11 15:19 16:23 24:14,19 25:1 32:8 33:7 37:23 38:3,10 40:24 57:18,24 76:4	form 65:14	generally 8:7,17 18:8 24:25 25:10 38:9,19
expensive 52:1	fault 5:11	firsthand 46:25	forms 9:10 26:2 53:4	gentleman 32:19 56:16 73:24
explain 74:18 75:25	favor 10:16 11:2 11:5 12:9 31:1 31:1 85:14	five 57:5,15 66:18	fortunately 80:24	Geosciences 44:8 80:13,19 81:4
explaining 53:18	Fazer 53:18	fix 41:19	forward 11:3 12:12 19:20 27:14 31:4 34:19 40:20 50:19 58:13 73:2 79:9 81:14 83:5	getting 13:6 29:19 69:25 70:6
extension 51:8	feel 33:4 41:16 60:23	fixed 17:4	found 13:19 49:11 58:22 62:15 71:10 81:3	gills 59:24
extensive 14:2	feels 82:1	flag 59:19	four 39:21 53:6	give 22:12 31:8 31:17 46:15 57:9
extra 64:19	feet 9:1 16:5 25:17 39:1 63:8	flee 83:25	Franklin 1:1,2,3 3:3,5,10,15 7:13 10:8,13 19:8 24:6 26:18 26:23 31:18 32:21 37:15 40:8,13 42:7 46:22 52:2 56:19 64:5 69:22 70:1	given 65:10 80:15
eyesore 28:3 29:11	fella 32:16	flip 13:1	free 60:23	gives 81:18
<hr/> F <hr/>	Femmer 40:2 83:9,18,18 84:1	flooded 58:20 66:20,24,25 83:24	Freedom 71:11	glass 20:12 21:1 62:1
fabrication 59:2	Femmer's 58:17 61:7	floodplain 10:2	front 8:3 24:22 38:6 51:7	go 5:16 6:25 7:4 7:4,10 15:8,10 15:15 16:15 17:10 18:5 27:19 29:4 31:20 32:9 34:6 35:11 37:12 43:3 47:14 58:21 59:22 61:2 63:10 67:12 73:12,16 75:6 79:25 80:9
faced 46:21	fence 30:3,8,10 60:11	floods 67:11	frontage 39:24 77:4	goals 55:16
faces 32:2	fenced 30:12	FLOOR 1:4	fully 52:8	
facilitating 10:11 26:21 40:11	fences 75:14	folks 14:4 18:13 19:10 20:9,17 21:15 82:24	further 51:14	
facilities 41:22 67:23 80:17	fencing 29:22	followed 7:22 8:8 24:15 25:1		
facility 31:20 42:1 64:16,17	Fenton 62:14			
facing 59:12	figure 78:16			
fact 60:16 64:12 79:3	file 2:6,12,16 3:4 3:9,14 6:5,9,10 6:12,15 7:2,6 7:16 8:20 23:25 24:2,9 25:13 37:7,9,18 38:22 43:4 57:2 65:17 85:8,9			
factor 33:17	filed 65:13 81:12 82:3			
	Files 3:8,13,18			

<p>goes 13:2 32:25 33:3 56:23,24 61:7 65:22 67:22 84:7</p> <p>going 7:9 12:20 12:21 13:5 14:17 17:17,23 20:17,19 21:9 21:16,16,17,24 29:4 30:11 32:9 33:3 34:24 35:6 37:11 40:19 43:2 44:18 46:12,23 47:7 49:1,3 60:3 62:5,7 63:10 67:4,5,9,9,10 67:13,21 75:21 79:20,23 80:20 80:25 82:17,18 83:15</p> <p>golf 53:1</p> <p>good 5:3 15:2 40:22 62:6,14 75:14,15 77:15 77:16,23</p> <p>goodness 62:6</p> <p>governing 77:24</p> <p>GOVERNME... 1:3</p> <p>go-cart 14:21,23</p> <p>grab 62:3</p> <p>granted 79:12</p> <p>grass 48:15,17</p> <p>grasshoppers 13:22</p> <p>gravel 61:6</p> <p>great 14:12,17 19:5,5 54:16 70:10</p> <p>Griesheimer 4:3 5:3,5 10:18 11:9,14,20,23 12:2,6,15,17,24 13:7,11,15 15:14 16:12,16 16:23 17:1,14</p>	<p>18:2,17 19:4,7 19:11,13,23 20:1,4,12 21:1 22:3,5,8,18 23:10,14,21,24 27:2,18 28:14 28:17 30:1,4,19 30:23 31:9,12 31:21,25 32:7 33:23 34:3,6,15 34:23 35:3,8,11 35:17 36:14,17 36:20 37:5 40:17,24 41:3 42:11,16,19 43:6,13,15,23 44:1,3,10,16,25 45:8,13,18,24 49:2,10,14,21 50:1,3,8,14,24 55:20 58:7,11 60:24 61:3,10 61:12,25 62:4 62:10 66:6,9,12 68:11,14,20 69:4,7 70:3,23 71:2 72:4,14,17 72:20 73:25 74:8 75:20 76:4 78:18,21 80:2,6 82:12,19,21 83:4 85:1,4,7 85:19,22</p> <p>guards 16:4</p> <p>guess 6:6 27:10 28:18 32:5,5 33:4,18 42:7,11 42:22 43:6,20 46:20 49:4,7 57:11</p> <p>guidelines 41:25</p> <p>guides 70:17</p> <p>guys 42:9 60:17 60:23 72:13 79:20</p> <hr/> <p style="text-align: center;">H</p> <p>H 2:5 3:1</p>	<p>habitable 14:4</p> <p>Haire 54:4,6</p> <p>half-mile 18:20</p> <p>halt 55:12 58:5</p> <p>hamburgers 14:13</p> <p>hand 70:13,17</p> <p>handled 79:5,6</p> <p>handout 53:8,15 53:23 55:5,9,23</p> <p>handouts 53:3</p> <p>hang 33:23,24</p> <p>happen 82:18</p> <p>happy 15:12</p> <p>Harvester 66:25</p> <p>hate 32:21</p> <p>headlights 56:21</p> <p>health 10:7 26:17 40:7 64:3</p> <p>hear 7:3 47:4 59:1 62:22 75:4</p> <p>heard 3:8,13,18 7:17 24:10 37:19 63:9,21 78:23</p> <p>hearing 2:4 6:8 6:23 7:1,10,17 7:25 8:13,16 23:17,25 24:1,3 24:10,18 25:6,9 37:6,12,19 38:2 38:15,18 53:17 63:11 65:21 70:8 79:7 81:5 82:8 85:8,18 86:1</p> <p>hearings 1:12 5:16,19 27:7</p> <p>heavy 55:4 63:22</p> <p>heck 12:21</p> <p>height 64:1</p> <p>held 14:11 44:7</p> <p>helps 23:7</p> <p>hereto 3:21</p> <p>hey 18:21</p> <p>Hi 61:17 68:18 68:25</p>	<p>high 5:23 29:23</p> <p>highest 20:19</p> <p>highway 8:25 9:1 9:18,21 18:15 25:16 30:9 31:22,24 33:10 36:4 39:1,18,25 51:1,10 55:5,13 58:16 66:16,19 66:20 67:6,20 68:1 77:4</p> <p>hill 48:14 66:25</p> <p>historical 68:3,9</p> <p>history 65:10</p> <p>hitting 63:25</p> <p>hold 6:9,10,12 22:18 44:14,15 70:7</p> <p>home 9:8 15:19 17:4 25:25 29:19 66:23 83:11</p> <p>homeowner 63:14</p> <p>homeowners 52:9,14 53:5,21</p> <p>homes 65:1</p> <p>hope 6:6,6 14:4,6 14:9 15:1,2,11 17:10 22:1 37:9</p> <p>hopefully 7:4 23:7</p> <p>Horseshoe 25:17 26:11</p> <p>hot 14:13</p> <p>hours 52:16 56:18 59:1 60:13 63:23 64:21</p> <p>house 14:2,11 17:3 21:14 32:2 35:22 56:22 58:17,19,22 59:19 60:17,19 61:4,7,9</p> <p>houses 21:11 36:12 60:4</p>	<p>hummingbirds 13:21</p> <p>humor 78:12</p> <p>husband 35:20 62:11</p> <hr/> <p style="text-align: center;">I</p> <p>idea 82:15</p> <p>identification 3:2 7:19 24:12 37:21</p> <p>ignored 53:14</p> <p>imagination 22:23</p> <p>immediately 55:11 71:18</p> <p>important 13:5 66:3</p> <p>improvements 10:12 26:22 40:12</p> <p>include 28:22 53:1</p> <p>included 53:15 53:23</p> <p>includes 28:25</p> <p>including 9:16</p> <p>incomplete 57:10</p> <p>inconsistently 51:13</p> <p>Incorporated 80:13</p> <p>incorrect 74:20</p> <p>incorrectly 79:17</p> <p>increased 56:4 67:18</p> <p>indifferent 77:23</p> <p>industrial 47:20</p> <p>inform 81:2</p> <p>information 12:1 17:15 27:12 71:11 74:13 81:3</p> <p>informational 19:18 22:11 36:24 72:24</p> <p>inherently 51:16</p> <p>injury 51:8 55:11</p>
--	--	--	--	--

innocent 52:14	23:12,23	29:11,22 58:21	42:6 50:7 51:15	limitation 52:17
inside 80:16	Jeff 4:5 5:6,6,7	60:6,9,11 61:19	62:24 66:21	limited 52:16
insinuating 55:25 56:1	28:15 72:15	61:20 69:24	69:9,11,12,22	line 21:25
inspect 43:3	75:12	71:14,19 73:21	70:2,3 71:9,17	list 84:16
inspection 65:5	Jerry 59:3	80:20,21,21	77:25 79:13	Litigation 1:25
inspections 65:12	Jess 31:7,11,14	kindly 14:20	landmark 28:22	4:11
inspector 73:14	31:15,23 32:1,8	kinds 29:17	landowner 77:24	little 7:1 14:21
inspects 73:14	job 62:13,14	knew 65:18	landscapers 46:9	20:17,22 29:5
instances 63:23	Joe 43:4	73:11 75:6	46:9	30:5,9 31:8,17
integrity 65:25	John 4:3 5:5	know 5:4,22 6:16	landscaping 48:5	36:3 40:23
intend 34:22	75:12 80:24	11:7 14:16,24	lane 5:12 61:18	41:14 59:16
41:10	join 21:6	15:8 16:6 17:6	Langhold 57:18	71:7 73:8
intended 77:19	joined 21:5,8	17:16,22 18:22	large 10:1 39:12	live 14:1,4,24
intent 63:18	Joseph 14:21	21:16,17,21,24	39:19 47:18,21	56:15,17 58:15
intention 84:16	23:8	21:25 27:12	47:25 48:1 54:2	58:22 60:18
intentions 22:24	Judy 14:1 15:23	29:20 32:3,11	84:22	66:2,16
22:25 23:4,5,5	15:25 16:15,20	32:24 33:2,9,13	largest 42:2	lived 13:18,18
23:13	16:25,25 17:2	35:21 36:2,2,4	Larry 58:15,15	20:8 31:18
interest 54:16	23:2	36:5,5,7,8,11	61:2,5,11	35:22 50:25
interested 87:13	July 41:5 42:14	41:18,20,23	law 55:14	66:19
intersects 66:21		42:4,10,20	laws 18:4 51:21	living 15:1 58:20
Interstate 39:17	K	45:13,14 46:7	52:10,12	located 8:24 10:2
introducing 68:24	Karim 55:1,10	46:25 48:25	lawsuit 29:14	25:16 38:25
invested 64:13	71:4 81:8	49:3 56:23	learned 54:8	51:10 61:4
investigate 55:1	keep 6:15 21:24	57:12 60:5	lease 9:24 52:3	locations 39:10
81:25	27:20 32:3	65:17 68:21	leave 73:5	LOCUST 1:5
investigates 81:15	41:19 78:15	69:13 70:10,18	led 83:12	log 15:19
investigation 81:11,16	80:25	71:23 73:13	left 5:13 13:24	logs 29:8
investigator 81:18	kennels 53:1	75:3,5,13,14	legal 4:6 76:2	long 29:11 33:8
invited 18:25	kept 48:11 52:6	76:17 80:17	legally 69:23	35:1,4,6 42:13
issued 43:18	78:25	81:5 82:16	79:22	42:24 64:20
44:19,23 45:11	Kevin 2:16 6:5	85:13	legit 54:15 63:2	78:3 79:22
49:25 74:3	6:17 37:9 38:22	knowing 64:16	lemons 78:17	longer 6:24 73:5
issues 8:12 25:5	40:22 41:1,1,4	known 20:7	letter 42:21	73:8
38:14	42:14,18 46:3	knows 73:4,17	53:12,18 55:9	look 17:16,18
item 27:10	47:2,6,22 48:16	81:6	58:5 63:14 71:4	18:3,9,13,21
	49:8,13,16,20	L	85:13	27:5,6,7,10
J	50:2,13 73:3	lack 52:20	letters 85:15	32:12 45:16
Jacqueline 2:6	74:4,10,15,24	Lamar 19:25	let's 33:18 41:16	47:14 50:4 51:2
7:2,6 8:20	75:2,10 76:22	20:2,6,6,7,14	64:25 84:22	59:8 80:12,14
11:11,12,18,22	77:1,5,9,13,20	21:3	level 15:3 79:6	80:18 81:25
12:4 14:10	78:6	land 3:5,10,15	82:4	looked 45:4,5,7
22:16,20 23:3	key 75:9,13	7:13 9:20,20	liability 72:1,7	45:17
	keypad 60:9	10:10 24:6 26:5	liable 52:8	looking 14:7 28:3
	kid 22:22 23:8	26:6,20 33:7	life 13:19	33:20 81:6
	kids 67:24	35:21 37:15	lighting 49:19,20	looks 16:12 30:9
	kind 5:9,16 13:5	39:16,17 40:10	52:22	59:24
	18:8 28:22,23			

<p>lose 51:16,24 loss 52:11,13 lot 27:24,25 28:2 29:7,14 42:2 46:9 54:3 56:14 56:24 63:9 67:21 68:4 78:24 lots 36:11 loud 63:21,24 Louis 4:14 29:5 love 19:2 23:9 62:18 low-density 9:20 26:6 39:16 low-end 48:9 lucky 14:9</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>main 18:5 maintain 15:4 maintenance 44:6 63:7 64:20 80:16,20 making 54:15 man 68:24 managed 51:12 71:20 management 52:8 manner 79:5 manufacturing 39:11 52:18 54:1,19,20 manure 29:13 map 3:6,11,16 7:14 24:7 37:16 42:6 50:7 69:11 69:12 maps 52:23 69:9 March 10:15 26:25 40:15 53:24 54:9 63:11 71:5 Mark 4:7 12:18 75:16,21 78:21 marked 7:18 24:11 37:20</p>	<p>market 83:25 married 13:6,25 35:14,15 Master 3:7,12,17 7:15 10:12 24:8 26:22 27:6 32:3 34:2,8 37:17 40:12 50:4 matches 42:6 matter 53:20 54:8 55:1 60:16 79:14 Maune 4:5 5:7 15:20 16:13 28:16,21 29:3 29:10,21 30:13 30:21 47:8,23 48:18 57:17,20 57:24 58:2 72:16 84:10,15 84:20 85:5 maxed 73:22 ma'am 16:17 34:19 mean 11:25 14:12 46:16 47:25 48:10 60:7 70:11 75:3 76:17 77:18 means 74:17 80:18 meant 84:5 medium-density 26:5,8,10 34:11 39:15,19 meet 14:9 46:11 meeting 8:19 16:21 25:12 38:21 MEMBER 44:12 74:7 members 4:2 63:5 mention 57:13 mentioned 14:22 14:23 69:10 mentions 54:2</p>	<p>mess 12:21 met 10:14 26:24 40:14 methods 65:15 meth-heads 59:9 mic 30:5 Michael 12:13,16 13:4,9,13,14,16 15:18,22,24 16:3,8,20 17:25 18:12,18,25 19:6,9,12 microphone 11:7 22:19 27:19 34:4 75:21 middle 56:23 midnight 59:12 Midwest 1:25 4:11 mile 36:5 miles 52:4 mind 20:2 71:19 mine 17:5 61:8 77:2 79:22 minute 27:4 minutes 56:22,22 63:1 misconception 77:8 79:11 misconceptions 76:1 misdemeanor 82:7 Missouri 1:6 4:14 62:7 68:5 87:4 Missourian 53:20 Missourian's 53:16 mixed 9:9 26:1 mixture 9:15 mobile 29:18 66:23 money 28:2 month 65:12 months 65:5</p>	<p>morally 64:9 morals 10:7 26:17 40:7 64:4 morning 5:10 46:12 59:1,22 mosquitoes 13:23 move 62:12 moved 35:20 58:25 59:4 moving 17:2 multiple 47:1,17 municipal 82:3</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N 1:24 2:1,5 4:1 4:12 5:1 9:21 15:21 87:3 name 8:1 11:11 13:12,13 16:24 24:19 31:13 35:4,6,12,13 38:3 40:25 50:22 61:17 69:5 71:4 name's 68:18 Nathan 14:10 Nathaniel 2:6 7:2 7:7 8:21 naturally 83:13 nature 14:18 68:2 near 5:10 nearby 51:21 necessarily 17:16 17:22 necessary 52:7 need 16:17,18 20:12 35:9 41:16 42:1,9 51:20 61:25 62:1 80:9 needed 41:10 neighbor 13:17 20:10 neighborhood 53:19 62:16 neighboring 78:2</p>	<p>neighbors 14:17 21:19 22:21 60:12 62:19 75:14,15 78:14 neighbor's 77:2 neither 78:6 87:7 never 20:14 49:24 77:6,9 new 46:15 51:15 57:4 63:8 73:6 73:18,18,19,19 73:20 84:11 next-door 21:19 nice 13:23 32:15 32:20 33:9 36:1 36:12 nicer 30:10 night 56:19,23 60:13 63:23 nightmare 57:16 noise 20:20,25 21:15 54:22 56:3 non 45:6 non-compatible 45:2 non-conforming 45:9,12,15 non-urban 8:22 9:4,12 11:15,16 34:12,13 44:12 45:6 71:15 north 4:13 9:1 21:7 26:7 29:5 31:24 34:11 39:16,18 40:1 northeast 66:17 notation 83:7 noted 67:15 nother 70:11 notice 56:14 57:2 noticeable 35:2 noticed 71:12 notify 65:6 NUA 71:16 number 18:2 29:12 41:23,24</p>
---	---	--	--	--

<p>42:12,20 48:4 77:6 79:11 numerous 59:5 N/Wild 8:25</p> <hr/> <p style="text-align: center;">O</p> <p>O 5:1 9:1 18:15 18:16,19 66:20 obtained 63:6 obvious 56:14 obviously 14:16 70:19 71:11 occasionally 20:21 offer 71:18 office 47:10 48:5 48:6 49:25 80:21 officer 81:8 officer's 81:11 offices 44:7 46:6 46:8,10 47:4 official 3:6,7,11 3:12,16,17 7:14 7:15 24:7,8 37:16,17 officially 65:15 officials 65:4 oh 13:7 14:4 16:25 20:4 31:14 36:25 41:1 62:6 69:18 70:14 okay 11:14,23 12:4,10,12,12 12:14 13:19 14:10 16:1,2,8 16:16 19:9,17 19:18,20 20:1 22:8 23:18,21 24:1 28:14 30:21 31:4,25 34:21,24 35:7 35:13 36:23 37:11 42:16 43:23 44:10,11 44:18 49:10,21 50:1 51:5 58:2</p>	<p>61:10 62:4,10 70:14 71:3 72:13,17 74:12 74:15 76:4 78:2 78:23 85:7 old 18:15 54:8 62:7 68:1 once 23:15 33:3 ongoing 82:4 op 40:18 open 6:9,10,12 6:15 14:11 47:19,21 80:25 opened 7:20 24:13 37:22 opens 32:24,25 operated 41:6,7 77:10 operating 41:11 52:19 63:1,21 operation 52:17 53:9 63:22 64:21 operations 55:13 58:5 operators 41:5 opinion 33:16 46:20 opinions 46:17 opportunity 22:13 65:19,20 70:12 84:4,6 oppose 53:22 64:2,9 opposed 8:10 10:17 17:4 25:3 38:12 64:18 opposing 53:7,13 opposition 2:9,15 2:19 12:11 19:16,16,17 31:3 34:18 36:21,22 50:18 53:21 58:12 61:14 63:13,19 66:13 68:17,17 72:22,22 85:14</p>	<p>option 9:25 oral 85:18 order 2:3 8:17 25:10 38:19 original 67:16 originality 19:7 outcome 87:13 outdoor 28:7,12 outside 56:3,5 overabundance 52:2 override 55:18 owned 29:17 40:1 54:23 63:5 owner 9:23,25 20:8 54:18 71:22 74:23 79:8 owners 17:7 78:2 ownership 46:15 72:8,10</p> <hr/> <p style="text-align: center;">P</p> <p>P 4:1,1 5:1 Pacific 58:21 packed 59:23 page 2:2 3:2 63:11 74:10,11 pages 53:6 paint 22:24 paintball 14:23 17:11 painting 56:3 paper 12:1 parcel 25:14 parcels 8:22 9:3 11:15 38:23 39:4 pardon 20:7,11 31:11 park 21:6,7 66:23 parked 59:11 part 6:21 19:4 36:9 65:7 67:25 68:8 81:1,4 partially 62:25 participate 65:22</p>	<p>particular 80:11 parties 20:24 21:24 87:9,12 party 20:22 21:18 52:12 55:15 passed 62:23 peace 13:21 14:7 15:4,13 17:5 peepers 13:22 pen 11:9 Penn 66:15,15 people 20:11 21:23 33:14 46:4 56:5,18 59:8,11 66:24 67:1,10 68:4 72:2 81:10 Pepsi 19:1 Perfect 16:2 period 17:18 42:24 47:12 81:2 permit 43:18,22 44:7,9,19,23 45:11 52:15,25 54:14,21,21 57:2,3,6,11,23 58:6 63:6 64:20 64:23 65:11 67:16 71:13,14 74:3 76:7,15 79:2,4,9,12,25 80:14 81:19 82:6,9 permits 47:13 57:8 58:4 71:12 permitted 43:21 44:23 51:13 80:20 84:10 person 81:13 perspective 76:2 Pete 53:18 petition 63:14 83:11,14 phases 39:21,23 Phillips 2:6 7:3,7</p>	<p>8:21 11:11,12 11:18,22 12:4 13:17 15:7 16:22 22:15,16 22:20 23:3,12 23:23 photos 55:6,23 56:5,6,10 pick 57:11 piece 28:21 29:1 pink 16:4 place 7:12 14:3 14:11 24:5 32:23 33:7 37:14 56:12 59:2,17,23 62:15 66:1,2 67:16 79:16 81:17 plan 3:7,12,17 7:15 10:12 24:8 26:22 27:6,9 32:3 34:2,8 37:17 40:12 50:4 Planning 1:1 4:8 6:20 7:21 10:14 24:14 26:24 37:23 40:14 53:5,24 54:9 62:22 63:16 64:8 65:13 70:24 79:7 82:9 plans 30:2,7 plant 83:13,16,23 83:24 platted 26:9,11 39:21,23 play 76:8 please 53:3 55:6 55:9,23 83:3 pleasure 16:21 Plum 8:25 15:25 16:2 17:3 18:15 PNC 5:10 point 21:10 33:20 70:13</p>
--	--	---	---	---

<p>79:20 police 81:11 pond 29:6 pool 20:23 portion 10:1 61:21 possibly 29:5 post 16:4 potential 54:5 84:16,18 precedent 51:23 preface 10:22 premises 55:3 present 79:9 83:14 Presentation 2:7 2:8,13,14,17,18 presiding 5:4 pretty 12:3 16:4 16:7 28:9 33:2 33:11 60:1 64:7 previous 35:15 41:5 price 58:23 primarily 9:19 39:15 print 8:1 24:19 38:3 prior 45:12 54:18 55:7,24 privacy 60:11 private 61:7,9,23 privy 74:13 probably 20:21 22:23 23:9 33:3 33:6,11,12,15 47:15 59:18 60:1,14,16 problem 17:8,11 20:20 54:5 67:10 problems 20:15 67:5 procedural 78:4 procedures 2:4 7:10 24:4 37:12 proceed 82:2</p>	<p>proceedings 1:10 2:2 5:2 63:11 86:3 87:5,9 process 49:7 77:22 professional 21:23 60:6 promote 10:7 26:17 40:7 64:3 pronounce 6:6 37:10 proper 78:4 properties 9:11 9:13,15 10:1 26:3 39:13 property 8:24 9:4,19,21,24 10:9 14:22 15:17 17:17,19 17:23 20:8,18 23:13 25:16,21 26:4,8,10,19 27:22,25 28:1,5 28:8,20 29:18 32:2,9 38:25 39:5,14,18,24 39:25 40:1,9,23 41:5,6,6 42:5 42:13,23 43:4 44:6 46:1,19 47:16 48:12,22 48:24 51:3,11 51:12,18,24 52:1,3,5,8,14 52:20 53:11 54:18,19,24 55:9 56:2,5 61:21,23 62:25 63:5,21 64:3,6 64:7,15 65:5 67:4 69:12 71:20,21,22,24 73:5,21 74:23 76:16 77:2,10 77:10,12,14 78:2 84:23 proposed 9:11</p>	<p>26:3 39:13 48:21 51:7 84:11,17 protect 65:25 protected 66:4 protecting 10:9 26:19 40:9 64:5 provide 70:10,13 provided 8:2 14:20 24:20 38:4 74:2 provides 39:10 63:17 provision 10:11 26:21 40:11 public 1:12 5:16 5:19 8:11,16 10:11 24:1 25:4 25:9 26:21 27:7 38:13,18 40:11 63:10 70:8 79:7 pull 18:23 61:5 pulled 59:13 pun 77:19 purchase 9:25 purchased 41:4 64:15 purchaser 46:19 purchasing 71:24 purpose 64:8 purposes 19:19 22:11 36:24 51:19 72:24 put 7:1 14:2 28:4 28:7,9,10,12 29:7 30:2,8 32:17 33:2 35:6 57:15 p.m 1:16 5:2 86:3</p> <hr/> <p>Q</p> <p>question 28:18 43:7 45:19 48:20 49:5 69:21 72:15 82:24 83:3 questionable</p>	<p>71:14 questions 7:22 8:5,12,14 11:24 15:15 17:24 22:5,14 23:19 24:15,24 25:5,7 28:15 33:25 36:15 37:3,24 38:8,14,16 50:9 50:9 54:4 55:21 60:23,24 66:7 68:12 71:19 72:3,4,16 73:23 76:5 82:22 83:1 84:25 quick 7:4 quiet 13:21,24 14:7 15:4,13 17:5 18:14,22 35:24 62:15 QuikTrip 60:19 quite 77:18 quote 46:15 55:24,25 62:25 64:7 quotes 53:25</p> <hr/> <p>R</p> <p>R 2:5 4:1 5:1 race 23:4 racing 17:12 rain 67:5,7,9,18 rains 66:23 raised 35:19,22 ramifications 79:24 ran 60:18 range 39:10 58:23 reaches 82:4 read 7:9,21 24:3 24:14 37:23 51:6 53:25 62:8 64:24 71:8 84:14 Reading 2:4 ready 83:20 real 15:2 28:1</p>	<p>35:2 57:16 60:6 really 13:20 14:12 15:6,12 18:22 28:6,10 59:17 60:2 62:19 65:20,25 70:12,20 real-life 81:13 rear 21:5 reason 13:24 79:19 rebut 50:12 rebuttal 2:11,20 22:13 23:16 37:3 73:2 recap 72:6 received 43:1 49:19 55:10 reception 21:17 recommend 10:15 27:1 40:16 recommendati... 62:23 reconstruct 80:9 record 6:3,21 7:13 24:6 37:15 47:16 80:25 81:6,22 recorded 6:2 75:22 records 47:15 reduced 67:11 87:6 refer 55:6,23 reference 53:3 61:19 regarding 34:9 65:16 81:4 regardless 51:21 regards 22:16,20 71:5 75:11 Regs 3:5,10,15 regular 8:19 25:12 30:10 38:21 regulations 7:14</p>
--	--	---	---	--

<p>10:4 18:4 24:7 26:14 37:16 40:4 42:1 51:17 52:12 55:16,18 64:11 69:23 70:4,24,24 71:9 71:17 79:13,15 79:16 81:17 Reinhold 54:17 57:3,19,20,22 63:4 64:11 reiterate 72:1 reiterates 53:17 related 87:8 relative 87:10 remain 52:13 remember 29:3 47:8,11,16,19 48:13 removed 55:3 65:3 renovated 14:2 rental 44:6 repair 76:23 report 7:11,20 24:13 37:13,22 53:4 65:14 81:1 Reported 1:23 Reporter 2:23 87:1,4,17 reporting 53:16 reports 53:20 request 9:2 10:16 27:1 39:3 40:16 63:18 requests 8:21 25:14 38:23 require 65:11 requirement 29:22 30:14 52:5 requirements 30:16 resale 47:20 research 54:11 71:8 reside 61:18</p>	<p>residence 54:12 residences 54:3 residential 9:9 9:16,20 26:1,5 26:6 32:4 34:11 38:24 39:6,14 39:15,16 41:13 45:7 51:11,18 52:1,6,25 53:11 64:6 66:1 71:17 residents 51:9,22 55:12 65:6 respect 20:15 21:19 64:12 65:23 respectful 5:22 6:1 responsibility 71:23 responsible 52:13 restate 63:10 restaurant 14:15 14:24 17:7,9 retail 39:11 80:22 retained 3:21 revocation 82:8 reward 64:10 rezone 8:22 9:6 11:15 25:14,22 38:23 39:7 41:20,21 43:20 rezoned 42:5 rezoning 6:5,17 7:3 8:8,9,10 9:2 10:16 11:2,5 12:9,11 17:18 17:18,20 18:10 19:16,19 25:1,2 25:3,20 27:1,11 27:14 31:1,3 36:21,24 38:10 38:11,12 39:3 40:16,19 43:8 45:20 48:21 49:4,6,12,24</p>	<p>50:15,18 53:7 64:2 68:17 72:22 79:1,23 79:25 rezonings 10:3 26:13 27:5,8 40:3 rid 83:20 ride 14:22 ridiculous 60:15 riding 67:24 right 5:5,7 6:7,25 10:18 14:1 18:17 19:3 21:7 29:9 30:18,19 30:23 31:7 32:2 32:10,13 37:5,8 37:10 40:17 42:7 43:17 44:18 45:18 46:24 50:2,8,11 50:17 55:11,20 56:21 59:21 60:11 61:8 64:14 69:14,23 70:25 71:2 74:7 74:21,21,24 77:9,15 78:13 78:18 80:2,7,16 82:12 85:25 rightful 52:6,11 righty 17:14 22:12 31:2 riot 21:16 road 9:22 28:23 61:6,19 65:2 66:25,25 68:2,6 68:7,9 77:3 roads 67:2 Robert 2:12 24:2 25:13 27:16,20 28:24 29:2,9,12 29:25 30:2,7,22 37:4 rodeo 14:23 17:11 23:2,3 Roll 2:3</p>	<p>Rolla 62:13 rolling 78:16 roof 67:4 room 8:3 24:22 38:6 73:19 route 53:9 67:25 68:3 routes 67:21 rule 74:14 79:23 79:24 rules 41:25 run 5:23 46:5 48:2 56:7 running 18:19 59:3 60:14 runoff 67:5,7,9 runs 79:12 rural 14:8 35:23 36:2</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 2:5 3:1 4:1 5:1 safety 10:7 26:17 33:17 40:7 64:4 sale 52:3 sales 80:23 sat 63:23 saw 76:18,20 sawdust 29:10 saying 15:9,10 21:19,20 32:19 58:18 79:4 says 57:10 76:15 scenic 19:5 67:25 68:3,9 school 62:17 67:20,24 Scott 30:13 Scottie 4:8 7:8 34:2,7 42:19 48:20,20 76:7 80:8 screening 52:21 65:1 screwed 5:7 37:1 second 1:4 33:24 33:24 61:8 70:8 section 10:6</p>	<p>26:16 34:10 40:6 52:22 53:10 62:24 secure 60:9 securing 10:10 26:20 40:10 see 12:6 13:2 18:14 21:12 32:21 33:13,18 41:16 50:4 56:6 56:10 60:12,15 64:25 69:19 80:19 seeing 23:21 36:17,25 37:6 55:12 72:23 73:1 seen 33:11,12 selling 60:16 send 85:13 sense 54:11 84:20 sent 43:4 58:5 71:5 sentence 55:22 separate 78:25 September 73:6 service 9:18 39:11 Services 1:25 4:11 serving 39:12 session 70:9 set 78:12 seven 9:3 shape 28:2 shed 47:5 sheds 46:5,6 53:13 sheet 8:1 24:19 38:3 81:15 sheriffs 59:6 sheriff's 56:19 81:10 shining 56:21 shooting 15:6 shopping 9:8</p>
--	---	--	---	--

<p>25:25 short 6:23 21:20 27:21 show 79:10 showing 53:8 shows 34:10 side 21:7 76:19 76:19 sidewalk 67:7 sign 16:17 19:24 31:4 40:20 50:19 52:20 55:2 68:20 76:18,23 81:14 83:11,22 signage 65:2 signatures 53:7 53:12 signed 83:14 signs 56:8,11 73:9 sign's 77:11,13 sign-in 8:1 24:19 38:3 similar 44:7 single 63:8 sir 13:16 17:25 19:6 29:2 33:24 42:18 sit 20:2 site 9:11 26:3 29:24 39:13 67:8 sitting 16:4 56:21 situation 33:16 six 8:22 11:15 59:21 size 57:9 67:17 slacked 55:5 slash 48:23 small 53:1 Smith 2:12 22:15 24:2 25:13 27:16,20 28:24 29:2,9,12,25 30:2,7,22 37:4 Snyder 42:21,22</p>	<p>53:9 55:2 56:4 56:9,11,11 73:4 75:5 Snyder's 59:4 solely 52:13 solid 67:3 son 14:21 23:9 62:18 soon 17:3 65:18 sorry 5:8,8 22:15 30:5,7 31:15 34:13,25 36:25 37:1 41:2 47:1 59:9 64:25 81:21 sound 84:3 sounded 63:25 sounds 78:13,14 south 9:13 13:17 15:17,19 26:6,7 39:17 space 23:7 sparked 49:22 71:19 speak 7:25 8:3,8 8:10 24:18,21 25:1,3 27:19 38:2,5,10,12 speaker 35:15 speaking 17:8 22:22 23:8 44:17 75:12,13 specific 46:18,25 specifications 71:1 specified 67:17 spend 14:6,7 spotches 36:3 spoke 20:10 56:16 spot 62:14 square 57:13 St 4:14 29:5 67:13 stable 28:9,10 staff 4:6 7:10,20 7:23 10:3 24:13</p>	<p>24:16 26:13 37:13,22,25 40:3 stages 47:11 stand 81:14 standard 80:15 standards 81:16 81:18 start 37:11 started 5:17 49:7 58:3 state 5:22 6:1 13:12 16:24 21:6 27:21 31:9 31:12 34:8 35:12 40:25 62:21 87:4 stated 23:1 52:22 54:18 63:12 74:19 76:1,2 79:17 statement 22:17 22:21 51:6 62:8 72:7 states 53:18 54:17 State's 21:9 state-maintained 9:22 stating 63:6 status 51:15,20 52:6 statutes 70:17 stay 73:7 stays 79:13,15 steel 55:4 63:22 63:25 steel's 73:9 Steve 50:22,22 50:25 51:5 56:1 57:19,21 58:1,3 58:9 83:2,10,17 84:6,13,18,21 84:25 stewards 14:18 stifle 70:16 stipulations 75:1</p>	<p>stop 82:17 storage 28:7,12 30:11 41:6,7,11 41:19,20,22 42:1 43:16 44:3 44:6 46:2,4,5,6 46:8 47:5,24,25 48:4,10 52:17 53:9,13 58:17 58:24,25 59:17 59:18,21 60:8 60:10,21,21 61:6,20 63:7 64:16,17,20 71:16 80:21 storage-only 46:25 store 42:2 46:10 straight 33:20 straightened 29:19 straightforward 12:3 strange 44:5 street 1:5 4:13 32:10,13 56:15 56:17 62:17 66:16 stress 80:5 strictly 23:6 30:20 74:9 strong 77:22 structures 28:11 stuck 28:2 81:24 stuff 29:15,17 42:3 48:13 59:20 60:6 71:12 74:19,19 78:4,24 80:11 stumps 29:7 styles 47:17 subdivision 26:8 26:11 29:16 36:10,10 39:21 39:23 41:25 subdivisions 39:19 65:7</p>	<p>submissions 76:21 submit 6:13,18 6:19 10:23 70:12 85:15 submitted 53:4 83:8 85:10 Subsection 52:22 subsequent 65:11 suburban 8:23 8:23 9:5,14,17 11:17 25:15,21 26:4 28:19 successful 14:15 17:7 sufficient 10:24 suggests 63:18 supervision 56:25 support 2:10 8:9 25:2 38:11 40:19 50:15,16 supposed 49:3 59:10 73:5 supposedly 45:6 suppress 63:18 suppressant 60:2 sure 11:6 14:16 21:22 45:2 48:14 53:25 60:1 70:16 72:9 73:11 74:22 surprised 63:25 surrounded 9:19 26:5 39:15 surrounding 17:21 18:6,11 52:9 54:3 64:6 65:1 Swehla 15:23,25 16:15,20,25,25 17:2 23:2 swimming 20:23 sworn 8:2 11:3,8 12:20 13:3 16:18,19 19:22</p>
--	--	---	--	--

24:20 27:15 31:5,6 35:9,10 38:4 40:20,21 50:20,21 58:14 61:16 66:14 68:21 69:3 system 60:2	12:16 13:9,10 15:13,14 16:14 17:1 19:10,11 19:12,13 21:3 22:2,3,4,8 23:14,22,23 30:21,22,23 33:22,23 34:15 36:13,14,16,18 36:19 41:3 45:21 50:11,13 50:24 58:7,9 61:12 66:6,8,9 66:11 68:9,11 68:13,14 69:2 72:17 78:18 85:1 86:1,2 thanks 19:21 37:4 61:11 72:11,13,19 78:20 82:20 84:9 thereto 87:12 they'd 20:24 thing 6:4 17:15 18:5 27:2,4 32:18 33:21 35:25,25 47:11 80:10 things 5:17 14:19 17:21 18:7,9 21:24 32:12,23 42:12 48:11 64:14,22 69:20 71:10 75:18 76:1 83:19 think 6:22,23 12:7 14:25 17:13 18:18 20:16,16,17,24 21:23 29:4,14 29:23 32:9,14 32:17 33:20 36:12 42:6 47:3 47:23 58:23 63:15 66:3 69:10 72:1	79:17 84:12 thinking 47:12 49:18 64:17 thinks 43:5 thought 58:24 76:20 thousands 14:3 three 13:6 65:5 67:20 83:10 threw 59:19 thrilled 62:19 till 56:9 Tim 5:14 28:14 time 6:15 7:12 8:19 12:20,23 14:6,7 15:13 19:10 20:8 22:2 24:5 25:12 29:11 33:19 35:1 37:14 38:21 42:25 44:20 47:12 53:14 56:23 58:20,22 66:5 66:19 71:7,24 73:7,15 75:18 75:24 79:20 81:1,2 83:12 times 56:20 Timothy 4:4 today 6:9,12,13 46:1,4 51:8 69:10 76:3 77:23 78:24 81:17,24 82:11 85:11 told 83:17 84:1 top 48:13 topics 78:24 Tori 43:3 55:1,10 71:4 76:17 81:8 81:15,25 total 25:19 totaling 9:3 39:4 totally 56:13 touch 60:9 tour 14:20	tower 29:23,24 Township 9:1 25:18 39:2 track 17:12 23:4 82:6 tracks 14:23 tract 27:23 tractor-trailer 5:11 trade 39:12 traffic 18:7,21 33:11 54:22 55:4 56:3,14 67:23 trailer 27:25 tranquil 18:14 transcript 1:10 53:24 54:7,17 trash 27:24 29:20 travel 68:6 tree 29:7 trees 68:8 tremendously 56:4 triangle 61:22 trucking 67:22 true 17:10 58:18 Trust 5:9 62:4 try 32:5 78:16 trying 15:17 28:4 65:24 70:15,16 73:18 75:6 77:16 78:1 80:5 turn 8:2 24:21 32:22 38:5 44:17 82:16 turned 59:20 82:15 twenty 77:21 twice 67:21 two 7:5 9:16 10:17 14:4 36:6 36:8,9 38:23 39:4,19,23 47:18 52:18 56:13 57:7	63:23 78:24 83:10 type 30:14 32:4 33:16 48:9 types 9:9 26:1 48:2 typewriting 87:7
T			U	
T 3:1 take 6:24 18:13 33:21 65:24 81:1,5,8,14 taken 55:3,7,24 62:16 87:5,10 takes 35:1,4 talk 23:16,17 30:5 34:3 54:15 69:9 75:21,22 talked 32:15 69:9 71:3 80:9 83:18 talking 21:5 27:22 51:3 66:21 76:19 80:11 tall 48:1 tear 73:20 technically 74:17 tell 6:17 48:7 ten 33:12 terminology 47:24 testified 23:15 82:24 testify 10:21,22 11:2,4 12:9,11 12:20,25 19:15 22:10 27:13,17 31:1,3 34:17,20 36:21,23 40:18 50:15,17 58:12 61:13 66:13 68:16 72:21,24 testimony 10:24 12:7 70:9,10,13 75:24 85:10,15 85:18 thank 10:18 12:4			Uh-huh 43:25 51:4 80:6 unanimously 26:25 40:15 54:10 unannounced 65:12 understand 5:20 5:23 21:8,20 45:3 70:5 75:10 77:20 Understandably 23:10 understanding 63:3 69:22 undeveloped 9:20 Unified 3:5,10,15 7:13 24:6 37:15 69:22 70:3 71:8 Union 1:6 67:12 unit 12:13 47:25 59:21 61:20 United 44:8 70:2 80:12,13,18 81:4 units 48:1,4,10 58:17,24,25 59:18,18 60:8 60:10,21,21 61:6 71:16 unnoticed 54:25 unrestricted 51:18 unsightful 52:21 uphold 55:19 upright 63:24 urge 65:25 use 3:5,10,15	

7:13 9:9 10:10 17:19 18:3 20:19 24:6 26:1 26:20 30:14 37:15 40:10 42:6,24 43:9,18 43:21,24 44:7,9 44:11,19,20,22 45:1,9,11,12,15 45:21 46:4,9 48:21,23 49:11 50:7 51:18 52:15,17 54:14 54:20,21 57:1,3 57:23 63:6 64:19 69:9,11 69:12,19,23 70:2,3 71:9,13 71:15,17 74:2 76:15 79:2,3,9 79:12,15,25 80:14 81:19 82:5,9 uses 30:17 43:11 49:4 51:13 52:6 52:24 84:11,16 84:18 utilized 48:22	12:19 30:17 44:15 69:25 70:5 74:18 75:17,23 78:10 78:23 80:3,7 82:13,20,25 84:12 violated 52:16 54:22 violation 41:18 52:12 54:20 65:3 72:2,10 82:5,7 violations 41:18 54:14 55:7,24 65:16 71:6 79:3 79:4 80:8 visible 68:7 voice 65:21 vote 54:7 voted 10:15 26:25 40:15 54:10 voting 63:4	73:15 75:4 83:20 warehouse 47:21 47:23 48:1 warehouses 56:6 washes 67:6 Washington 53:16 67:14 wasn't 29:11 waste 75:17 water 20:13 21:2 62:1 way 41:19 66:22 67:5,10,13 78:3 78:15 website 69:11 wedding 20:21 20:22 21:17 Wednesday 6:11 6:11,19 week 6:12 70:11 80:25 85:10 weekends 68:4 weeks 13:6 14:11 56:13 83:10 week-and-a-half 56:9 welcome 5:15 69:1 welfare 10:8 26:18 40:8 64:4 went 45:5 57:5 71:8 76:18 83:18 west 9:12 25:17 26:7 39:17 we'll 7:5 50:3 we're 12:13 13:6 13:16,25 14:6 15:11,18 18:18 18:19 27:22 28:4,11 31:24 45:19,20 46:21 46:23 49:3 51:3 66:21 78:12 80:11 81:24 we've 6:22 12:7	20:14 28:2 31:17 35:15,19 42:20 66:18,19 78:3,23 wholesale 80:22 Wick 39:22 65:6 wide 39:10 wife 31:15 Wild 15:25 16:2 17:3 18:15 Wilken 58:15,15 61:2,5,11 Williams 54:6,16 Willie 14:14 willing 81:13 Wilson 5:6,6 Windsor 61:18 winery 17:9 23:6 wish 10:21 11:4 12:8,10 22:10 27:3,13 30:25 31:2 40:18 49:5 61:13 66:12 68:16 72:23 73:1 wishes 11:1 85:13,13 wishing 11:15 19:15 34:17 36:21,23 50:15 50:17 58:12 72:21 witness 11:8 13:3 16:19 17:24 19:22 27:15 31:6 33:25 34:2 35:10 36:15 40:21 50:21 53:4 55:21 58:14 60:25 61:16 63:17 65:14 66:7,14 68:12 69:3 72:5 wonderful 14:17 20:11 62:14,17 62:18 66:2 woodworking	48:3 worded 44:5 words 72:25 work 14:2 15:8 15:10 59:13,22 70:16 worked 47:10 workers 56:6 working 59:23 75:2,4 workplace 9:8 25:25 world's 22:23 worried 60:2 worse 54:23 wouldn't 59:18 60:14 wrecked 5:10 wrecks 33:12 write 35:1 written 6:9,14,18 10:24 70:12 71:10 85:9,15 85:15,20 wrong 36:13 64:9 76:2
<hr/> V <hr/> Valley 8:25 18:15 25:17 26:11 39:22 65:6 value 32:9 51:24 68:3,9 values 10:10 26:20 40:10 52:14 64:6 vehicle 5:10 vehicles 18:19 venetian-blind 48:9 versus 43:8 Vicki 61:17,18 62:2,6,11 66:11 view 33:20 Vincent 4:7	<hr/> W <hr/> walk 12:22 walking 59:8 want 5:15 6:4,13 6:18 10:23,23 11:6 13:1 15:9 15:10 23:16 27:3,16,18 31:8 32:11 34:2 36:1 36:3 42:20 71:25 74:18,22 75:17,23 78:14 78:15,22 82:14 83:1 wanted 5:12 17:5 27:20,21 33:5 35:25 46:24 60:18 62:21 73:10 83:12 84:4 wanting 28:12 wants 31:20 43:20 64:14	<hr/> X <hr/> X 2:1 3:1	<hr/> Y <hr/> yeah 11:10 12:2 12:24 15:16 16:8 19:21,21 19:25 31:14 44:16 46:3 47:3 47:6 50:13,19 61:15 69:19 70:23 72:9 74:8 76:6,12 83:5,20 84:19 year 29:18 57:18 62:12 64:15 66:22 67:12 years 13:18 14:5 14:5 20:9,10 27:24 28:9 31:18 32:18	

<p>33:12 35:16,22 41:7 46:13 47:7 51:1,19 54:22 55:8 59:4,7 66:18 77:21 year-and-a-half 41:9 42:15,17 yesterday 55:10 you-all 33:1 Yummies 14:15</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zone 52:25 zoned 9:12,13 26:4 28:19 39:14 41:12 51:11,24 69:13 69:17 zoning 1:1 3:6,11 3:16 6:20 7:14 7:21 9:4,7,15 10:14 24:7,14 25:20,24 26:24 37:16,23 39:5 39:10 40:14 42:23 43:10 44:21 45:1,14 49:14,23 51:13 51:17 52:23 53:5,11,17,24 54:9 62:22,24 63:16,17 64:8 64:11 65:14,16 69:19 70:24 71:23 79:7,13 79:15,16 81:7 82:10,15 84:11 84:17</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1,000 39:1 1,200 21:5 1,500 21:6 1:30 1:16 5:2 10th 55:10 100 25:16,17 33:10 34:8 11 1:14 2:8</p>	<p>12-year-old 22:22 23:8 13 2:9 14 10:6 26:16 35:21 40:6 46:19 140 52:22 53:10 146-lot 39:20 15 53:24 63:11 15th 10:15 26:25 40:15 160028 2:12 3:9 24:2 25:13 37:7 160033 2:16 3:14 37:9 38:22 85:8 160047 2:6 3:4 7:2,6 8:20 23:25 17 13:18 18th 85:11,12,23 18-lot 26:8 1854 25:16 19 2:10 1969 26:9 39:23 1996 39:21 43:18 53:13,17 57:22 58:1 63:3,15 76:8</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 36:11 52:4 2,800 18:19 20 33:12 51:19 54:22 20-plus 41:7 20-year 51:8 2002 39:22 2003 39:22 2007 26:12 2008 58:19,20 2014 41:5 42:14 2016 1:14 10:15 26:25 40:15 53:24 55:11 63:11 22 2:11 24 2:13 3:10,11 3:12,13</p>	<p>24th 54:9 24/7 53:9 27 2:14 55:6 28-lot 26:10 2961 15:25</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3-acre 36:11 3/community 38:25 39:7,9 3:02 86:3 30 56:22 30th 73:4,8 30-by-30s 46:7 31 2:15 314)644-2191 4:15 32 51:1 321 10:6 26:16 40:6 37 2:17 3:15,16 3:17,18 63:11</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4:30 6:19 85:11 85:24 40 2:18 35:22 56:22 40-by-40s 46:7 40-some 20:9 400 1:5 42 53:6 420-acre 21:8 44 39:17 76:19</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 2:3 5-acre 27:23 5.3 25:20 50 35:16 61:18 50-by-200 57:4 63:8 50-lot 39:22 51 2:19 57 9:3 31:18</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6-foot 30:3,8</p>	<p>600 9:1 16:4 63084 1:6 63101 4:14 66 53:9 68:1 68 21:4</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 2:4 3:5,6,7,8 52:23 53:11 7th 83:9 711 4:13 73 2:20 771 51:1</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 2:7 815 66:16 846 39:1 51:10 55:5,13 62:24 856 58:16 86 2:22 87 2:23</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 39:4 9-acre 62:24 9.2 51:10 54:3 84:21 90 81:22 96 44:1,19,24 45:11 74:3 76:11 80:10,12 81:21 97 39:21</p>
--	---	---	---