

FRANKLIN COUNTY PLANNING AND ZONING COMMISSION

FRANKLIN COUNTY GOVERNMENT CENTER

SECOND FLOOR COMMISSION CHAMBERS

400 EAST LOCUST STREET

UNION, MISSOURI 63084

TRANSCRIPT OF PROCEEDINGS

PUBLIC MEETING

JUNE 21, 2016

(Commencing at 7:07 p.m.)

Reported by:

Patsy A. Hertweck, C. R.

Midwest Litigation Services

PUBLIC MEETING 6/21/2016

	I N D E X	
	PROCEEDINGS	PAGE
1		
2		
3	Call to Order and Roll Call	6
	Hearing Procedures by Ms. Zielke	6
4	Approval of Minutes (From May 17, 2016)	8
	Communications and Visitor Comments	9
5		
6	Old Business:	
7	File No. 150277 - Planning and Zoning Department:	
8	Presentation by Ms. Zielke	9
	Discussion	10
9	Vote	10
10	New Business:	
11		
12	File No. 160133 - Michael and Jill Wagner:	
13	Presentation by Ms. Zielke	11
14	Presentation by Applicant	12
	Discussion	13
15	Moved to Old Business	20
	Vote	29
16		
17	Preliminary Plats -	
	File 169101 - Summer Hill Estates, Suburban Development:	
18	Presentation by Ms. Zielke	21
	Presentation by Applicant	24
19	Discussion	25
	Vote	29
20		
21	Planning and Zoning Commission Forum	30
	Planning Director's Report - None	34
22		
23	Adjournment	35
24	Certificate of Reporter	36
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

E X H I B I T S

IDENTIFICATION	DESCRIPTION	PAGE
COUNTY:		
EXHIBIT A	Franklin County Unified Land Use Regulations	7
	OF 2001	
EXHIBIT B	Official Zoning Map	7
EXHIBIT C	Official Master Plan	7
EXHIBIT D	Case Files -- All Cases Heard	7

(All exhibits, if any, were retained by the Commission, and will not be attached hereto.)

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

BOARD OF PLANNING AND ZONING COMMISSION MEMBERS:

- William Evans, Jr., Chairman
- Timothy Reinhold, Commissioner
- Bill McLaren, Commissioner
- Ron Williams, Commissioner
- Dan Haire, Commissioner
- Russell McCreary, Commissioner

PLANNING AND ZONING STAFF:

- Ms. Nichole Zielke, Administrative Assistant

LEGAL COUNSEL:

- Mark Vincent, County Attorney

MIDWEST LITIGATION SERVICES:

- By: Patsy A. Hertweck, C. R.
- 711 North Eleventh Street
- St. Louis, Missouri 63101
- (314) 644-2191

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

P R O C E E D I N G S

[JUNE 21, 2016]

CHAIRMAN EVANS: Sorry for the delay.

I'd like to go ahead and call to order the Tuesday, June 21st meeting of the Franklin County Planning and Zoning Commission.

Nichole, if you'll please take roll.

MS. ZIELKE: Bill Evans?

CHAIRMAN EVANS: Here.

MS. ZIELKE: Jay Schultehenrich.

COMMISSIONER SCHULTEHENRICH: (Not present.)

MS. ZIELKE: Todd Boland?

COMMISSIONER BOLAND: (Not present.)

MS. ZIELKE: Tim Reinhold?

COMMISSIONER REINHOLD: Here.

MS. ZIELKE: Ray Cunio?

COMMISSIONER CUNIO: (Not present.)

MS. ZIELKE: Tom Tobben?

COMMISSIONER TOBBEN: [Not present.]

MS. ZIELKE: Bill McLaren?

COMMISSIONER McLAREN: Here.

MS. ZIELKE: Don Voss?

COMMISSIONER VOSS: (Not present.)

MS. ZIELKE: Dan Haire?

1 COMMISSIONER HAIRE: Here.

2 MS. ZIELKE: Russell McCreary?

3 COMMISSIONER McCREARY: Here.

4 MS. ZIELKE: Jay SchulteHenrich?

5 COMMISSIONER SCHULTEHENRICH: (Not  
6 present.)

7 MS. ZIELKE: And, Ron Williams?

8 COMMISSIONER WILLIAMS: Here.

9 MS. ZIELKE: We have a quorum.

10 CHAIRMAN EVANS: Thank you.

11 At this time, I want to give the Planning and Zoning  
12 Commissioners the opportunity to declare any conflict,  
13 communication or relationship they may have had that might  
14 influence their ability to consider today's issues  
15 impartially.

16 COMMISSIONER REINHOLD: I have to  
17 abstain from the New Business File 160133 Michael and Jill  
18 Wagner.

19 CHAIRMAN EVANS: Okay. Let the  
20 record show that Commissioner Reinhold has recused himself  
21 from File 160133.

22 Nichole, can you please give us the  
23 presentation of the meeting procedures and exhibits.

24 MS. ZIELKE: Tonight's Planning  
25 Commission meeting is governed by the Franklin County



1 they must first print their name on the sign-in sheet  
2 provided, and then be sworn in by the Chairman.

3 When it is your turn to speak, you will come to  
4 the front of the room to address the Commission and only the  
5 Commission, not anyone in the audience, with your comments.

6 It is possible for the Planning Commission to  
7 decide to move a New Business issue to Old Business and vote  
8 on it the same night.

9 At the conclusion of all questions, comments,  
10 and discussion concerning each case, the Planning Commission  
11 will proceed. Any final decision by the Planning and Zoning  
12 Commission concerning conditional use permits may be  
13 appealed to the Board of Zoning Adjustment any time within  
14 90 days.

15 Applications for such an appeal may be acquired  
16 from the Department offices during normal business hours.

17 CHAIRMAN EVANS: Thank you.

18 All the Commissioners should have received a  
19 copy of May 17th meeting minutes. If there are no  
20 corrections or additions, the Chair would entertain a motion  
21 to approve.

22 COMMISSIONER HAIRE: I move that we  
23 accept the minutes as recorded.

24 COMMISSIONER McCREARY: Second.

25 CHAIRMAN EVANS: We have a motion and

1 a second to accept the minutes. All in favor signify by  
2 saying aye.

3 COMMISSIONER REINHOLD: Aye.

4 COMMISSIONER McLAREN: Aye.

5 COMMISSIONER WILLIAMS: Aye.

6 CHAIRMAN EVANS: Aye.

7 COMMISSIONER HAIRE: Aye.

8 COMMISSIONER McCREARY: Aye.

9 CHAIRMAN EVANS: Opposed? [None]

10 The minutes are approved.

11 Communications and Visitors Comments. Is there  
12 anyone present wishing to address the Commission? [None]  
13 No?

14 We'll move on to Old Business File 150277  
15 Planning and Zoning Department.

16 Nichole, if you would give us some details.

17 MS. ZIELKE: Basically the -- the  
18 regulations say that if more than six weeks elapses between  
19 hearings dates, new public notices need to be done, and that  
20 would include postcards, newspaper.

21 I didn't think of that because it hasn't  
22 happened since I first started. So I didn't do notices for  
23 us to hear it tonight. So it will have to wait until July,  
24 and I will do postcards and a notice to the paper.

25 CHAIRMAN EVANS: Okay. And I can't

1 remember exactly. Is this file open, or is that the way we  
2 left it rather than table it?

3 MS. ZIELKE: That's my understanding.

4 CHAIRMAN EVANS: I guess, Mark, the  
5 question is, since the file remained open, we would have to  
6 take some action on it since, I believe, in the previous  
7 minutes we had left the file open to this meeting so we  
8 would have to -- need a motion to continue the file as open?

9 COUNTY ATTORNEY VINCENT: Yes, sir,  
10 that's correct.

11 CHAIRMAN EVANS: And to -- until the  
12 next meeting?

13 COUNTY ATTORNEY VINCENT: Yes, sir.

14 COMMISSIONER HAIRE: Bill, I'll move  
15 that File 150277 remains open till the July meeting.

16 COMMISSIONER WILLIAMS: Second.

17 CHAIRMAN EVANS: We have a motion and  
18 a second to keep File 150277 open to the July public  
19 Planning and Zoning Commission meeting. All in favor  
20 signify by saying aye.

21 COMMISSIONER REINHOLD: Aye.

22 COMMISSIONER McLAREN: Aye.

23 COMMISSIONER WILLIAMS: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER HAIRE: Aye.

1 COMMISSIONER McCREARY: Aye.

2 CHAIRMAN EVANS: Opposed? [None]

3 Motion carried.

4 New Business File 160133, Michael and Jill  
5 Wagner.

6 Nichole, would you please give us the details.

7 MS. ZIELKE: The Applicant wishes to  
8 operate an Office, Independent Contractor with an accessory  
9 use in the Non-Urban and Agricultural zoning district.

10 The property is located at 2429 Highway AF,  
11 approximately 700 feet west of Highway AF on Cardinal Drive,  
12 in Meramec Township.

13 Facts: The property is approximately 10.22  
14 acres in size.

15 This property is in the Non-Urban and  
16 Agricultural zoning district. In this district Offices:  
17 General, Professional, Medical or Dental and Independent  
18 Contractor/Construction Business, no outdoor machinery,  
19 equipment or commercial storage, requires a Conditional Use  
20 Permit.

21 The definition of Office, Independent  
22 Contraction or construction Business is an office primarily  
23 engaged in the provision of services relating to an  
24 independent contractor or construction business. The use of  
25 any building or premise primarily for conducting the affairs

1 of a business. All offices can have up to two commercial  
2 vehicles stored on premises.

3 The surrounding properties are zoned Non-Urban  
4 and Agricultural.

5 This property is primarily low-density  
6 residential land.

7 The Applicant plans to build a new building to  
8 house their equipment.

9 The Applicant currently has an office on the  
10 property to the west of this piece, which he plans to move  
11 to this location.

12 The property is served by Cardinal Drive, which  
13 is a private road with a 40-foot right-of-way width.

14 Staff Comments: Any buildings used or built in  
15 connection with this CUP will need to be approved by the  
16 Franklin County Building Department for a commercial  
17 building.

18 All conditions shall be completed within one  
19 year of approval, unless otherwise stated. Failure to meet  
20 all conditions will result in the application expiring.

21 CHAIRMAN EVANS: Thank you.

22 Is the Applicant present?

23 Will you please state your name and address.

24 MR. LUEKEN: My name is Cameron

25 Lueken with Wunderlich Surveying and Engineering

1 representing the Applicants Michael and Jill Wagner.

2 [Thereupon, the witness was sworn.]

3 Okay. So -- so Michael and Jill Wagner, Mike  
4 Wagner, is basically a boring contractor that's currently  
5 operating I guess to the west of this existing facility  
6 right now. And he's wanting to build a new facility that's  
7 about 150 by 60 to put his equipment in.

8 Like Nichole read the facts there, I guess the  
9 only thing I'd really add to it is he's got about ten  
10 employees. Says he's a boring contractor. He's not there.  
11 His equipment is not there very much. It's mostly on the  
12 road. It comes in when he's not doing jobs but that's he  
13 wants to keep it out of the yard I guess.

14 CHAIRMAN EVANS: Any questions?

15 So does he have an office there now?

16 MR. LUEKEN: I believe so. He's  
17 operating out of his house, I think, to the west of there.

18 CHAIRMAN EVANS: On that the same  
19 property, so it'd just be an additional building on the same  
20 property?

21 MR. LUEKEN: I think it's -- I think  
22 it's a different parcel to the west of there. Is there a  
23 parcel map?

24 COMMISSIONER REINHOLD: He owns the  
25 property adjoining the property.

1 MR. LUEKEN: Bill, I think it's a  
2 different parcel that's to the west of where he's at that's  
3 being applied for. So this Lot 4 is where the CUP would be.

4 No, I misspoke.

5 COMMISSIONER WILLIAMS: Yep.

6 Cameron, if I understand what the proposal is,  
7 aren't they going to demolish those two buildings on the  
8 property --

9 MR. LUEKEN: Correct.

10 COMMISSIONER WILLIAMS: -- to build a  
11 new one?

12 MR. LUEKEN: Correct. Yeah, there's  
13 actually -- it looks like there's two buildings going to be  
14 demoed on this Lot 4.

15 CHAIRMAN EVANS: So he would  
16 basically be performing the same function?

17 MR. LUEKEN: Correct.

18 CHAIRMAN EVANS: Except he's going to  
19 add the office to the new building, which is the reason for  
20 the CUP; is that correct?

21 Is that correct, Nichole?

22 MS. ZIELKE: Yeah.

23 COMMISSIONER HAIRE: And is the  
24 equipment -- is all the equipment being stored in the new  
25 building also, or anything going to be stored outside?

1 MR. LUEKEN: You know, to be honest  
2 with you, Dan, I do not know if any equipment is going to be  
3 stored outside or not. I do not know.

4 CHAIRMAN EVANS: So basically we're  
5 talking about the same function, the same property, just a  
6 new building, same amount of equipment?

7 MR. LUEKEN: Correct.

8 COMMISSIONER McCREARY: Doesn't it  
9 say right here in fact 2 no outdoor machinery, equipment or  
10 commercial storage?

11 COMMISSIONER HAIRE: That's why I  
12 asked the question. I did see that. That's why I was just  
13 confirming that.

14 COMMISSIONER McCREARY: Right. I  
15 mean, basically it's not his. It's like he will not be  
16 storing anything outside according to that, right, Nichole?

17 MS. ZIELKE: According to the  
18 definition.

19 COMMISSIONER McCREARY: Otherwise,  
20 he'd be in violation, correct?

21 COMMISSIONER HAIRE: That's the way I  
22 understand it.

23 CHAIRMAN EVANS: Yeah, I was asking  
24 whether he would have the same amount of equipment. So  
25 okay.

1 COMMISSIONER McCREARY: As long as it  
2 all fits in the building, yeah.

3 CHAIRMAN EVANS: Yeah.

4 Any other questions?

5 COMMISSIONER McLAREN: You know, I  
6 guess as I read 2 and 3 here, they seem to me like they may  
7 be in conflict with each other. If I can have two  
8 commercial vehicles stored on the premises, can they be  
9 stored outside?

10 COMMISSIONER HAIRE: I would read it  
11 as, if you want my opinion, yeah. The way I'm looking at  
12 this is, if we do the CUP, are we granting outdoor machinery  
13 to be now kept outside, which would be a change from what it  
14 is today?

15 COMMISSIONER McCREARY: I think,  
16 Bill, if you look at it, outdoor machinery, equipment and  
17 this says vehicles. So yeah, if it had a license plate, it  
18 would be considered a vehicle as opposed to a backhoe,  
19 something like that?

20 MS. ZIELKE: Okay. Russell, I guess  
21 if you're directing that question to me, I'm going to defer  
22 to Mark because it is not part of my position. I am here to  
23 help with the meeting, but I can't answer --

24 COMMISSIONER McCREARY: Okay.

25 MS. ZIELKE: -- questions about

1 interpreting the regulations.

2 COMMISSIONER McCREARY: What's the  
3 difference between a vehicle and machinery or equipment?

4 COUNTY ATTORNEY VINCENT: To me  
5 there's a lot of difference, but the way the law looks at  
6 it, when you're talking about a motorized vehicle, that's  
7 one that we would license and put on the road and operated  
8 by itself.

9 COMMISSIONER McCREARY: That's called  
10 a vehicle?

11 COUNTY ATTORNEY VINCENT: Uh-huh.

12 COMMISSIONER McCREARY: As opposed to  
13 like I said, a backhoe --

14 COUNTY ATTORNEY VINCENT: Uh-huh.

15 COMMISSIONER McCREARY: -- or a  
16 trackhoe?

17 COUNTY ATTORNEY VINCENT: A backhoe  
18 is not a --

19 COMMISSIONER McCREARY: That's  
20 equipment; that's machinery.

21 COUNTY ATTORNEY VINCENT: That's  
22 equipment. That's what I understand the distinction.

23 COMMISSIONER McCREARY: In other  
24 words, you said he a boring contractor. He's got sucker  
25 trucks, whatever. If they have license plates, they go up

1 and down the highway, they're legal every day. Good DOT,  
2 that vehicles.

3 COUNTY ATTORNEY VINCENT: Those are  
4 vehicles, yeah.

5 COMMISSIONER McCREARY: He could have  
6 up to two of those stored basically outside, that's fine?

7 COUNTY ATTORNEY VINCENT: Yep.

8 COMMISSIONER McCREARY: Okay. But as  
9 far as backhoes, track-hoes, --

10 COUNTY ATTORNEY VINCENT: Inside.

11 COMMISSIONER McCREARY: -- whatever  
12 other kind of independent boring equipment you have to setup  
13 on site, crawlers, things like that.

14 COUNTY ATTORNEY VINCENT: Okay.

15 COMMISSIONER McCREARY: Okay.

16 COMMISSIONER McLAREN: A trailer with  
17 directional boring thing on it, what's that?

18 COUNTY ATTORNEY VINCENT: Bill, it's  
19 going to be whatever you think it is.

20 COMMISSIONER McLAREN: Well, I think  
21 it's a commercial vehicle.

22 COMMISSIONER McCREARY: If it has a  
23 trailer --

24 COUNTY ATTORNEY VINCENT: I can't  
25 define every one of them for you guys.

1 COMMISSIONER McLAREN: Okay.

2 COUNTY ATTORNEY VINCENT: Okay. So  
3 you're going to have -- there are certain things if we wrote  
4 every type of vehicle, every type of piece of equipment,  
5 every type of thing in that code, it would be that thick.

6 COMMISSIONER McCREARY: Right.

7 COMMISSIONER McLAREN: I just asked  
8 because I thought they were in conflict with each other.

9 COUNTY ATTORNEY VINCENT: They  
10 don't -- to me, I don't think they're in conflict.

11 COMMISSIONER McCREARY: That's right.

12 COMMISSIONER McLAREN: Okay.

13 COUNTY ATTORNEY: So anything else  
14 for me?

15 COMMISSIONER McLAREN: No.

16 COMMISSIONER WILLIAMS: If -- if I  
17 can. We do have a definition of vehicle in the code. A  
18 vehicle is any mechanical device on while wheels primarily  
19 for use or use on any public thoroughfare.

20 COUNTY ATTORNEY VINCENT: That's it,  
21 and a backhoe is not used on a public thoroughfare.

22 COMMISSIONER WILLIAMS: It would  
23 appear that anything that doesn't meet that and is used as a  
24 construction or business is a piece of equipment.

25 COUNTY ATTORNEY VINCENT: Okay. And

1 those are vehicles used on thoroughfares have got to be  
2 licensed. You can't operate something on a thoroughfare  
3 that's not licensed to be operated. So...

4 CHAIRMAN EVANS: Basically his CUP is  
5 requesting the office, which he runs out of his home right  
6 now. So the definition, again, if you look at definitions,  
7 he's really wanting to put an office in that new building,  
8 and that's what the conditional use permit is about.

9 Any other questions?

10 Anyone else present wishing to speak in favor  
11 of this CUP?

12 Anyone present wishing to speak in opposition?

13 It looks relatively straightforward. He wants  
14 to put a new building on property that he owns and move his  
15 office into the new building.

16 Any other discussion? If not, the Chair would  
17 entertain a motion.

18 COMMISSIONER McCREARY: I'd like to  
19 make a motion to move this to Old Business this file

20 COMMISSIONER HAIRE: 160133.

21 COMMISSIONER McCREARY: What is it.

22 COMMISSIONER HAIRE: 160133.

23 COMMISSIONER McCREARY: There you go.

24 COMMISSIONER McLAREN: Second.

25

1 CHAIRMAN EVANS: We have a motion and  
2 a second to move File 160133 to Old Business. All in favor  
3 signify by saying aye.

4 COMMISSIONER McLAREN: Aye.

5 COMMISSIONER WILLIAMS: Aye.

6 CHAIRMAN EVANS: Aye.

7 COMMISSIONER HAIRE: Aye.

8 COMMISSIONER McCREARY: Aye.

9 COMMISSIONER REINHOLD: [Abstained]

10 CHAIRMAN EVANS: Opposed? [None]

11 Motion is carried.

12 We'll go ahead and look at the preliminary plat  
13 File 160101 Summer Hill Estates. Only written comments from  
14 the public may be submitted. No oral testimony will be  
15 accepted.

16 Is the Applicant here?

17 MS. ZIELKE: Would you like me to  
18 read the staff report?

19 CHAIRMAN EVANS: I'm sorry. Nichole,  
20 please read the staff report.

21 MS. ZIELKE: Okay.

22 The Applicant requests to created a 22-lot  
23 subdivision in the proposed Residential Development 1 zoning  
24 district.

25 The property is located off Watermill Drive.

1                   The property is approximately 9.8 acres in  
2 size.

3                   The zoning of this property is Community  
4 Development.

5                   Applicant has a request in to rezone the  
6 property to Residential Development 1, which will be heard  
7 by the County Commission on June 29th.

8                   The minimum lot size in Residential Development  
9 1 is 10,000 square feet with central water and sewer.

10                   The average lot size of the proposed  
11 development is approximately 17,231 square feet with the  
12 majority of lots being between 10,000 and 15,000 square  
13 feet.

14                   This subdivision is Phase 3 of the original  
15 Summer Hill Estates.

16                   Water service and sewer service will be  
17 provided by Water District No. 1, but the treatment of the  
18 water will be done by the City of Washington.

19                   Applicant also shows a 15-foot utility easement  
20 along the road, a 10-foot utility easement along the rear,  
21 and a 5-foot utility easement along the side. All are done  
22 in accordance with our Franklin County Regulations.

23                   With a development this size, the Applicant is  
24 supposed to offer 10 percent, 1.2 acres, open space  
25 dedication. Because this is an additional phase, the

1 Applicant may use any open space from the previous  
2 development, but nothing is shown or noted on the plat.

3 According to the preliminary plat, it appears  
4 the stormwater is collected and relieved into the existing  
5 lake. Note 23 states:

6 "The detention requirements  
7 for the additional lots will be  
8 offset by the large amount of over  
9 detaining of stormwater in the  
10 initial design of the subdivision  
11 detention basis."

12 A land disturbance permit from DNR is required  
13 to disturb more than one acre of land, as well as erosion  
14 control during development.

15 Plat shows all roads and right-of-ways and  
16 pavement meeting the standards set forth in the Franklin  
17 County Unified Land Use Regulations.

18 All utilities shall be located underground.

19 Because of the size of this development,  
20 Applicant shall provide fire protection in accordance with  
21 Article 8, Section 197. According to the preliminary plat,  
22 there is an existing fire hydrant across the street, plus  
23 they are proposing two additional hydrants to be served by  
24 an 8-inch water line. Proposed fire protection measures  
25 meet the Franklin County Unified Land Use Regulations.

1                   Staff Comments: Complete engineer drawings to  
2 be reviewed by Franklin County should be submitted before  
3 final approval.

4                   CHAIRMAN EVANS: Thank you.

5                   Is the Applicant present?

6                   MR. LUEKEN: Yes, Cameron Lueken.

7                   CHAIRMAN EVANS: Please state your  
8 name and address, and you're still under oath.

9                   [Thereupon, the witness was  
10 previously sworn.]

11                  MR. LUEKEN: Yes. Cameron Lueken  
12 with Wunderlich Survey and Engineering, 512 East Main.

13                  So yeah, ladies and gentlemen, I guess I'm here  
14 before you tonight for Walnut Ridge Place, preliminary plat  
15 two. Basically the Applicant is asking for preliminary plat  
16 approve of 22 lots. I guess just to kind of refresh your  
17 memory, we propose this to be zoned RD1, and the last phase  
18 of this on Crestfall, which is in the southeast corner, the  
19 lower right-hand corner of this drawing, that was comprised  
20 of around 32, 33 lots, something like that. And I think at  
21 this point, there's about nine lots that are left. So the  
22 Applicant is wanting to move on to the next phase of the  
23 development. And this 22-lot preliminary plat would be the  
24 next phase of that development.

25                  So it's been successful out there so far, and

1 we'd like to continue their success on this phase.

2 CHAIRMAN EVANS: Okay.

3 Any questions? [None] All right.

4 Thank you.

5 MR. LUEKEN: Thank you.

6 CHAIRMAN EVANS: As Nichole  
7 mentioned, and that shall we recommend the rezoning to this,  
8 the Commission will hear this on the 29th. And we can  
9 recommend approval on this.

10 Any other questions or discussion?

11 COMMISSIONER McLAREN: What is the  
12 answer to the number eight as far as common ground?

13 MR. LUEKEN: To answer that question,  
14 Bill, I'm going from memory here, but I think that area  
15 where the lake's at and the common ground that's contained  
16 within that it's going to be sufficient to meet that, I  
17 guess, minimum requirement. We did that kind of on the  
18 preliminary plat. We didn't include it in that, but we can  
19 definitely make it part of the final plan to make sure that  
20 all makes sense. Like I said, the math works out. I think  
21 it was like 14 or 17 acres of common ground. Don't hold me  
22 to that, but it's a significant amount with the lake.

23 CHAIRMAN EVANS: Okay.

24 COMMISSIONER WILLIAMS: Cameron, --

25 CHAIRMAN EVANS: Ron.

1 COMMISSIONER WILLIAMS: -- while  
2 you're still up there.

3 MR. LUEKEN: Yeah.

4 COMMISSIONER WILLIAMS: Not being  
5 privy to the original subdivision plat, --

6 MR. LUEKEN: Yes, yes.

7 COMMISSIONER WILLIAMS: -- I would  
8 assume the detention --

9 MR. LUEKEN: Right.

10 COMMISSIONER WILLIAMS: -- of the  
11 existing lake --

12 MR. LUEKEN: Correct.

13 COMMISSIONER WILLIAMS: -- is there  
14 any way you could provide that so that I can see --

15 MR. LUEKEN: Absolutely.

16 COMMISSIONER WILLIAMS: -- that?

17 MR. LUEKEN: Yes. Yep. Not a  
18 problem.

19 COMMISSIONER WILLIAMS: Thank you.

20 CHAIRMAN EVANS: Any other questions?

21 On the premium plat, we would approve it, but  
22 final approval is done by the Planning and Zoning staff once  
23 all the information is received.

24 Is that correct, Mark?

25 COUNTY ATTORNEY VINCENT: Yes.

1 COMMISSIONER REINHOLD: I make a  
2 motion to approve it.

3 CHAIRMAN EVANS: To move it to Old  
4 Business.

5 COMMISSIONER REINHOLD: All right, to  
6 move to Old Business.

7 COMMISSIONER McCREARY: We don't have  
8 to do move it to Old Business.

9 COUNTY ATTORNEY VINCENT: I don't  
10 think you have move it to Old Business.

11 CHAIRMAN EVANS: Okay. We have a  
12 change of motion to approval then. We have a motion --

13 COMMISSIONER HAIRE: I do have one  
14 question. Ron, so if we find out that the existing lake  
15 doesn't meet the detention requirements with the new  
16 increase in amount, how does that affect whether we vote  
17 today?

18 COMMISSIONER WILLIAMS: Good  
19 question.

20 COUNTY ATTORNEY VINCENT: The final  
21 approval comes from the zoning people. She can look at  
22 that.

23 COMMISSIONER WILLIAMS: I've never  
24 seen the detention, Counselor. I have no reason to -- I  
25 believe that it's sufficient having never been down there,

1 but I don't know. So Cameron's indicated he's willing to  
2 provide it, and I'm sure it's going to be up to oil.

3 The only issue why that I -- why I bring it up  
4 is because obviously we're creating a little more dense  
5 development.

6 COMMISSIONER HAIRE: Exactly.

7 COMMISSIONER WILLIAMS: You know, I  
8 don't think that's going to matter because the house sizes.  
9 I mean, another lot or two detention is not going to be that  
10 big of a deal.

11 MR. LUEKEN: In this case, Dan,  
12 because of the -- in this case, because there's a -- to that  
13 lake there is about 180- to 220-acre watershed, something  
14 like that. And because of the size of the lake, the amount  
15 of detention that lake absorbs is a significant amount of  
16 what's required.

17 So in this case, your point is valid. But in  
18 this case, there's so much over detention, there's a --  
19 there's a lot of extra detention there. So it's -- we'll  
20 submit the calculations to Ron.

21 COMMISSIONER HAIRE: Okay.

22 MR. LUEKEN: Not a problem.

23 COMMISSIONER HAIRE: Okay.

24 CHAIRMAN EVANS: Any other questions?

25 [None]

1                   We have a motion to approve File 160133. Do we  
2 have a second?

3                   COMMISSIONER McCREARY: Second.

4                   CHAIRMAN EVANS: We have a motion and  
5 a second. All in favor signify by saying aye.

6                   COMMISSIONER McLAREN: Aye.

7                   COMMISSIONER WILLIAMS: Aye.

8                   CHAIRMAN EVANS: Aye.

9                   COMMISSIONER HAIRE: Aye.

10                  COMMISSIONER McCREARY: Aye.

11                  COMMISSIONER REINHOLD: Aye.

12                  CHAIRMAN EVANS: Opposed? [None]

13                  Motion is carried.

14                  Moving back to Old Business, File 16013,  
15 Michael and Jill Wagner. Any further discussion?

16                  If not, the Chair would entertain a motion.

17                  COMMISSIONER McCREARY: I make a  
18 motion to approve File 160101 [sic].

19                  COMMISSIONER McLAREN: Second.

20                  CHAIRMAN EVANS: I'm sorry. What  
21 file was that again?

22                  COMMISSIONER HAIRE: You have the  
23 wrong one.

24                  COMMISSIONER McCREARY: Oh, I'm  
25 sorry. There you go, 160133.

1 CHAIRMAN EVANS: Do we have a second?

2 COMMISSIONER McLAREN: Second.

3 CHAIRMAN EVANS: We have a motion and  
4 a second to approve 160133. All in favor signify by saying  
5 all.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER WILLIAMS: Aye.

8 CHAIRMAN EVANS: Aye.

9 COMMISSIONER HAIRE: Aye.

10 COMMISSIONER McCREARY: Aye.

11 COMMISSIONER REINHOLD: [Abstained]

12 CHAIRMAN EVANS: Opposed? [None]

13 The file is approved.

14 Planning and Zoning Commission Forum. I would  
15 like to say one thing. Don Voss is not here tonight, but  
16 he's -- his term is up at the end of the month, and he has  
17 asked not to extend any farther.

18 We would like to thank him for his service. He  
19 has been on the Planning and Zoning Commission for 43 years.  
20 And at least 43 years. That is as far back as Nichole could  
21 trace his -- trace him on the Planning and Zoning  
22 Commission. So I'm sure several of us have served with him  
23 on other commissions and boards.

24 And Don has already been a real gentleman and  
25 really committed to public service, and -- but 43 years is

1 exceptional. So we'd like to thank him for his service.

2 COMMISSIONER HAIRE: We ought to make  
3 him honorary historian.

4 CHAIRMAN EVANS: Yeah, he would have  
5 all the history.

6 Anything else the Commissioners would like to  
7 discuss?

8 COUNTY ATTORNEY VINCENT: One thing  
9 I'd like to bring up if I could.

10 I think hopefully you all got the packet that  
11 Scottie mailed out about the case on the requirement for two  
12 hearings on the -- that we've had resolved. We won. We do  
13 not have to have two hearings.

14 There was a lot of wailing and gnashing of  
15 teeth, and a lot of people thought that I was wrong, but  
16 we're not. We're doing it correctly. There are issues  
17 about rezoning stuff. There's a lot of debate that can be  
18 taken up with regard to that.

19 Today the County Commission denied two rezoning  
20 requests that you all had recommended approval of. I  
21 haven't talked to them about it. I mentioned it to you  
22 guys. We have had discussions before about -- we had a  
23 class before about duties and responsibilities of the  
24 Planning Commission. I've asked the County Commissioners to  
25 look at the zoning classifications and zoning regulations to

1 see if it meets what their legislative desires are.

2 It doesn't matter what I like or what Nikki  
3 likes or what Scottie likes or what you guys like. It's --  
4 they're elected by the officials -- I'm sorry -- the  
5 citizens of Franklin County. It's their legislative agenda  
6 that is addressed and codified.

7 We'll offer again to you all, if you're  
8 interested, in a class to talk about the issues that you can  
9 address and what you can do in zoning and rezonings. There  
10 is a lot more there than what we have been doing.

11 COMMISSIONER HAIRE: Okay.

12 COUNTY ATTORNEY VINCENT: And I've  
13 heard talk about well, it's rubber-stamped. That is just  
14 wrong. It does not have to be a rubber stamp. If it's a  
15 rubber stamp, it's because you guys are making it a rubber  
16 stamp. There's a lot of things that you can do.

17 So anyway. If you want to do it, let me know,  
18 let Nichole know, let Scottie know. We'll set a date, but I  
19 think you guys are doing a great job. I think the County  
20 Commission does a very good job.

21 Nichole went to a recent meeting at one of our  
22 neighboring cities, I think, and what you -- how we handle  
23 things and the professionalism that we display on how we do  
24 our stuff is to be envied by probably all of them, the  
25 political entities in Franklin County and surrounding areas.

1 We do it right. They may not like what we do sometimes, but  
2 we do it right, and you guys take a lot of that credit. But  
3 don't demean what you all feel that you have authority or  
4 responsibility to do. You have a lot of authority and  
5 responsibility.

6 So anyway. If you want to, let everybody know  
7 at the -- everybody being Nikki and Scottie. If you want to  
8 have a class, I'll be glad to help you with it. If you want  
9 to bring somebody in, fine. I have been doing this not  
10 quite as long as Don Voss, but Don Voss predates zoning. He  
11 was their plan- -- their zoning was done in '77, and so he  
12 was there before plan and zoning. There was planning before  
13 there was zoning. Most people don't realize that they're  
14 two different things, but we kind of combined them.

15 Anyway, he's been here a long time, and I've  
16 been here a long time. I've been here since 1990, and I've  
17 seen a lot of stuff come through here. But we do it right.  
18 We try to do it right. There's no way it's going to be  
19 perfect; absolutely not. But we're going to do the best we  
20 can. So if you want to do it, if you want to have a class,  
21 want to have a meeting, want to just talk about it, what you  
22 can and can't do, what you should look for, what you don't  
23 look for, I'm more than happy to do whatever you need.

24 Okay?

25 CHAIRMAN EVANS: Thank you, Mark.

1 I think it would probably be a pretty good idea  
2 to get together and sit down. I would suggest probably  
3 waiting till the July meeting before we even look at  
4 calendars with everybody's vacations and everything going  
5 on. So -- but I think it probably be a pretty good idea.

6 COMMISSIONER HAIRE: Yeah, I agree.

7 CHAIRMAN EVANS: Anything else from  
8 the Commissioners? [None]

9 Planning Director's Report.

10 MS. ZIELKE: She ain't here.

11 CHAIRMAN EVANS: She's not here, and  
12 we don't want to know where she is and what she's doing.

13 If there is nothing else, the Chair would  
14 entertain a motion to adjourn.

15 COMMISSIONER McLAREN: Motion.

16 COMMISSIONER HAIRE: Second.

17 CHAIRMAN EVANS: We have a motion and  
18 a second to adjourn. All those in favor signify by saying  
19 aye.

20 COMMISSIONER REINHOLD: Aye.

21 COMMISSIONER McLAREN: Aye.

22 COMMISSIONER WILLIAMS: Aye.

23 CHAIRMAN EVANS: Aye.

24 COMMISSIONER HAIRE: Aye.

25 COMMISSIONER McCREARY: Aye.

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

CHAIRMAN EVANS: Opposed? [None]

We're adjourned.

[Thereupon, the proceedings concluded  
at 7:40 p.m.]

o8o

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, PATSY A. HERTWECK, Professional Court Reporter  
and Notary Public within and for the State of Missouri,  
before whom the foregoing proceeding was taken, do hereby  
swear that the aforementioned was held at the time and in  
the place previously described.

IN WITNESS WHEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Patsy A. Hertweck, Court Reporter  
Notary Public, State of Missouri

My Commission Expires:  
August 26, 2018

PUBLIC MEETING 6/21/2016

<b>A</b>	23:8 25:22 27:16 28:14,15	10:9,13 17:4 17:11,14,17,21 18:3,7,10,14 18:18,24 19:2 19:9,13,20,25 26:25 27:9,20 31:8 32:12	<b>bring</b> 28:3 31:9 33:9 <b>build</b> 12:7 13:6 14:10 <b>building</b> 11:25 12:7,16,17 13:19 14:19,25 15:6 16:2 20:7 20:14,15 <b>buildings</b> 12:14 14:7,13 <b>built</b> 12:14 <b>business</b> 2:6,10 2:14 6:17 7:17 7:19,20 8:7,7 8:16 9:14 11:4 11:18,22,24 12:1 19:24 20:19 21:2 27:4,6,8,10 29:14	<b>certain</b> 19:3 <b>Certificate</b> 2:22 36:1 <b>Chair</b> 8:20 20:16 29:16 34:13 <b>Chairman</b> 4:3 5:3,9 6:10,19 8:2,17,25 9:6,9 9:25 10:4,11 10:17,24 11:2 12:21 13:14,18 14:15,18 15:4 15:23 16:3 20:4 21:1,6,10 21:19 24:4,7 25:2,6,23,25 26:20 27:3,11 28:24 29:4,8 29:12,20 30:1 30:3,8,12 31:4 33:25 34:7,11 34:17,23 35:1			
<b>ability</b> 6:14 <b>absolutely</b> 26:15 33:19 <b>absorbs</b> 28:15 <b>abstain</b> 6:17 <b>Abstained</b> 21:9 30:11 <b>accept</b> 8:23 9:1 <b>accepted</b> 21:15 <b>accessory</b> 11:8 <b>acquired</b> 8:15 <b>acre</b> 23:13 <b>acres</b> 11:14 22:1 22:24 25:21 <b>action</b> 7:2 10:6 <b>add</b> 13:9 14:19 <b>additional</b> 13:19 22:25 23:7,23 <b>additions</b> 8:20 <b>address</b> 8:4 9:12 12:23 24:8 32:9 <b>addressed</b> 32:6 <b>adjoining</b> 13:25 <b>adjourn</b> 34:14 34:18 <b>adjourned</b> 35:2 <b>Adjournment</b> 2:21 <b>Adjustment</b> 8:13 <b>Administrative</b> 4:10 <b>AF</b> 11:10,11 <b>affairs</b> 11:25 <b>affect</b> 27:16 <b>aforementioned</b> 36:6 <b>agenda</b> 7:2,4,17 32:5 <b>agree</b> 34:6 <b>Agricultural</b> 11:9,16 12:4 <b>ahead</b> 5:4 21:12 <b>ain't</b> 34:10 <b>amount</b> 15:6,24	<b>answer</b> 16:23 25:12,13 <b>anyway</b> 32:17 33:6,15 <b>appeal</b> 8:15 <b>appealed</b> 8:13 <b>appear</b> 19:23 <b>appears</b> 23:3 <b>Applicant</b> 2:13 2:17 11:7 12:7 12:9,22 21:16 21:22 22:5,19 22:23 23:1,20 24:5,15,22 <b>Applicants</b> 13:1 <b>application</b> 12:20 <b>Applications</b> 8:15 <b>applied</b> 14:3 <b>approval</b> 2:4 12:19 24:3 25:9 26:22 27:12,21 31:20 <b>approve</b> 8:21 24:16 26:21 27:2 29:1,18 30:4 <b>approved</b> 9:10 12:15 30:13 <b>approximately</b> 11:11,13 22:1 22:11 <b>area</b> 25:14 <b>areas</b> 32:25 <b>Article</b> 23:21 <b>asked</b> 15:12 19:7 30:17 31:24 <b>asking</b> 15:23 24:15 <b>Assistant</b> 4:10 <b>assume</b> 26:8 <b>attached</b> 3:11 <b>Attorney</b> 4:12	<b>audience</b> 7:24 8:5 <b>August</b> 36:15 <b>authority</b> 33:3,4 <b>average</b> 22:10 <b>aye</b> 9:2,3,4,5,6,7 9:8 10:20,21 10:22,23,24,25 11:1 21:3,4,5,6 21:7,8 29:5,6,7 29:8,9,10,11 30:6,7,8,9,10 34:19,20,21,22 34:23,24,25	<b>B</b>	<b>C</b>	<b>back</b> 29:14 30:20 <b>backhoe</b> 16:18 17:13,17 19:21 <b>backhoes</b> 18:9 <b>basically</b> 9:17 13:4 14:16 15:4,15 18:6 20:4 24:15 <b>basis</b> 23:11 <b>believe</b> 10:6 13:16 27:25 <b>best</b> 33:19 <b>big</b> 28:10 <b>Bill</b> 4:5 5:8,21 10:14 14:1 16:16 18:18 25:14 <b>Board</b> 4:2 8:13 <b>boards</b> 30:23 <b>Boland</b> 5:13,14 <b>boring</b> 13:4,10 17:24 18:12,17	<b>C</b> 1:24 3:7 4:1 4:15 5:1 7:10 7:16 <b>calculations</b> 28:20 <b>calendars</b> 34:4 <b>call</b> 2:3,3 5:4 <b>called</b> 17:9 <b>Cameron</b> 12:24 14:6 24:6,11 25:24 <b>Cameron's</b> 28:1 <b>Cardinal</b> 11:11 12:12 <b>care</b> 7:20 <b>carried</b> 11:3 21:11 29:13 <b>case</b> 3:8 7:11,11 7:21 8:10 28:11,12,17,18 31:11 <b>cases</b> 3:8 7:11 <b>CENTER</b> 1:2 <b>central</b> 22:9	<b>CHAMBERS</b> 1:3 <b>change</b> 16:13 27:12 <b>cities</b> 32:22 <b>citizens</b> 32:5 <b>City</b> 22:18 <b>class</b> 31:23 32:8 33:8,20 <b>classifications</b> 31:25 <b>code</b> 19:5,17 <b>codified</b> 32:6 <b>collected</b> 23:4 <b>combined</b> 33:14 <b>come</b> 8:3 33:17 <b>comes</b> 13:12 27:21 <b>Commencing</b> 1:12 <b>comment</b> 7:25 <b>comments</b> 2:4 8:5,9 9:11 12:14 21:13

PUBLIC MEETING 6/21/2016

24:1 <b>commercial</b> 11:19 12:1,16 15:10 16:8 18:21 <b>Commission 1:1</b> 1:3 2:20 3:10 4:2 5:6 6:25 7:3,22 8:4,5,6 8:10,12 9:12 10:19 22:7 25:8 30:14,19 30:22 31:19,24 32:20 36:14 <b>Commissioner</b> 4:4,5,6,7,8 5:11,14,16,18 5:20,22,24 6:1 6:3,5,8,16,20 8:22,24 9:3,4,5 9:7,8 10:14,16 10:21,22,23,25 11:1 13:24 14:5,10,23 15:8,11,14,19 15:21 16:1,5 16:10,15,24 17:2,9,12,15 17:19,23 18:5 18:8,11,15,16 18:20,22 19:1 19:6,7,11,12 19:15,16,22 20:18,20,21,22 20:23,24 21:4 21:5,7,8,9 25:11,24 26:1 26:4,7,10,13 26:16,19 27:1 27:5,7,13,18 27:23 28:6,7 28:21,23 29:3 29:6,7,9,10,11 29:17,19,22,24 30:2,6,7,9,10 30:11 31:2 32:11 34:6,15	34:16,20,21,22 34:24,25 <b>Commissioners</b> 6:12 8:18 31:6 31:24 34:8 <b>commissions</b> 30:23 <b>committed</b> 30:25 <b>common 25:12</b> 25:15,21 <b>communication</b> 6:13 <b>Communicati...</b> 2:4 9:11 <b>Community</b> 22:3 <b>Complete 24:1</b> <b>completed 12:18</b> <b>comprised</b> 24:19 <b>concerning 8:10</b> 8:12 <b>concluded 35:3</b> <b>conclusion 8:9</b> <b>conditional 8:12</b> 11:19 20:8 <b>conditions 12:18</b> 12:20 <b>conducting</b> 11:25 <b>confirming</b> 15:13 <b>conflict 6:12</b> 16:7 19:8,10 <b>connection</b> 12:15 <b>consider 6:14</b> <b>considered</b> 16:18 <b>construction</b> 11:22,24 19:24 <b>contained 25:15</b> <b>continue 10:8</b> 25:1 <b>Contraction</b> 11:22	<b>contractor 11:8</b> 11:24 13:4,10 17:24 <b>Contractor/C...</b> 11:18 <b>control 23:14</b> <b>copy 8:19</b> <b>corner 24:18,19</b> <b>correct 10:10</b> 14:9,12,17,20 14:21 15:7,20 26:12,24 <b>corrections 8:20</b> <b>correctly 31:16</b> <b>COUNSEL 4:11</b> <b>Counselor 27:24</b> <b>County 1:1,2</b> 3:3,4 4:12 5:5 6:25 10:9,13 12:16 17:4,11 17:14,17,21 18:3,7,10,14 18:18,24 19:2 19:9,13,20,25 22:7,22 23:17 23:25 24:2 26:25 27:9,20 31:8,19,24 32:5,12,19,25 <b>Court 36:3,11</b> <b>crawlers 18:13</b> <b>created 21:22</b> <b>creating 28:4</b> <b>credit 33:2</b> <b>Crestfall 24:18</b> <b>Cunio 5:17,18</b> <b>CUP 12:15 14:3</b> 14:20 16:12 20:4,11 <b>currently 12:9</b> 13:4	<b>date 32:18</b> <b>dates 9:19</b> <b>day 18:1</b> <b>days 8:14</b> <b>deal 28:10</b> <b>dealt 7:18</b> <b>debate 31:17</b> <b>decide 8:7</b> <b>decision 8:11</b> <b>declare 6:12</b> <b>dedication</b> 22:25 <b>defer 16:21</b> <b>define 18:25</b> <b>definitely 25:19</b> <b>definition 11:21</b> 15:18 19:17 20:6 <b>definitions 20:6</b> <b>delay 5:3</b> <b>demean 33:3</b> <b>demoed 14:14</b> <b>demolish 14:7</b> <b>denied 31:19</b> <b>dense 28:4</b> <b>Dental 11:17</b> <b>Department 2:7</b> 8:16 9:15 12:16 <b>described 36:7</b> <b>DESCRIPTI...</b> 3:2 <b>design 23:10</b> <b>desire 7:6</b> <b>desires 32:1</b> <b>details 9:16 11:6</b> <b>detaining 23:9</b> <b>detention 23:6</b> 23:11 26:8 27:15,24 28:9 28:15,18,19 <b>development</b> 2:16 21:23 22:4,6,8,11,23 23:2,14,19 24:23,24 28:5 <b>device 19:18</b>	<b>difference 17:3</b> 17:5 <b>different 13:22</b> 14:2 33:14 <b>directing 16:21</b> <b>directional</b> 18:17 <b>Director's 2:20</b> 34:9 <b>discuss 31:7</b> <b>discussion 2:8</b> 2:13,18 8:10 20:16 25:10 29:15 <b>discussions</b> 31:22 <b>display 32:23</b> <b>distinction</b> 17:22 <b>district 11:9,16</b> 11:16 21:24 22:17 <b>disturb 23:13</b> <b>disturbance</b> 23:12 <b>DNR 23:12</b> <b>doing 13:12</b> 31:16 32:10,19 33:9 34:12 <b>Don 5:23 30:15</b> 30:24 33:10,10 <b>DOT 18:1</b> <b>drawing 24:19</b> <b>drawings 24:1</b> <b>Drive 11:11</b> 12:12 21:25 <b>duties 31:23</b> <hr/> <b>E</b> <hr/> <b>E 2:1 3:1 4:1,1</b> 5:1,1 <b>easement 22:19</b> 22:20,21 <b>East 1:4 24:12</b> <b>eight 25:12</b> <b>elapses 9:18</b> <b>elected 32:4</b>
--	--	--	--	---

PUBLIC MEETING 6/21/2016

<b>Eleventh</b> 4:16	7:9,10,10,11	<b>forth</b> 23:16	31:22 32:3,15	<b>hydrants</b> 23:23
<b>employees</b> 13:10	<b>exhibits</b> 3:10	<b>Forum</b> 2:20	32:19 33:2	
<b>engaged</b> 11:23	6:23 7:15	30:14		<b>I</b>
<b>engineer</b> 24:1	<b>existing</b> 13:5	<b>Franklin</b> 1:1,2	<b>H</b>	<b>idea</b> 34:1,5
<b>Engineering</b>	23:4,22 26:11	3:4 5:5 6:25	<b>H</b> 3:1	<b>identification</b>
12:25 24:12	27:14	12:16 22:22	<b>Haire</b> 4:7 5:25	3:2 7:14
<b>entertain</b> 8:20	<b>Expires</b> 36:14	23:16,25 24:2	6:1 8:22 9:7	<b>impartially</b> 6:15
20:17 29:16	<b>expiring</b> 12:20	32:5,25	10:14,25 14:23	<b>include</b> 9:20
34:14	<b>extend</b> 30:17	<b>front</b> 8:4	15:11,21 16:10	25:18
<b>entities</b> 32:25	<b>extra</b> 28:19	<b>function</b> 14:16	20:20,22 21:7	<b>increase</b> 27:16
<b>envied</b> 32:24		15:5	27:13 28:6,21	<b>independent</b>
<b>equipment</b>	<b>F</b>	<b>further</b> 29:15	28:23 29:9,22	11:8,17,21,24
11:19 12:8	<b>facility</b> 13:5,6		30:9 31:2	18:12
13:7,11 14:24	<b>fact</b> 15:9	<b>G</b>	32:11 34:6,16	<b>indicated</b> 28:1
14:24 15:2,6,9	<b>facts</b> 11:13 13:8	<b>G</b> 5:1	34:24	<b>individuals</b> 7:6
15:24 16:16	<b>Failure</b> 12:19	<b>General</b> 11:17	<b>hand</b> 36:8	<b>influence</b> 6:14
17:3,20,22	<b>far</b> 18:9 24:25	<b>gentleman</b>	<b>handle</b> 32:22	<b>information</b>
18:12 19:4,24	25:12 30:20	30:24	<b>happened</b> 9:22	26:23
<b>erosion</b> 23:13	<b>farther</b> 30:17	<b>gentlemen</b> 24:13	<b>happy</b> 33:23	<b>initial</b> 23:10
<b>Estates</b> 2:16	<b>favor</b> 9:1 10:19	<b>give</b> 6:11,22	<b>hear</b> 9:23 25:8	<b>Inside</b> 18:10
21:13 22:15	20:10 21:2	9:16 11:6	<b>heard</b> 3:8 7:12	<b>interested</b> 32:8
<b>Evans</b> 4:3 5:3,8	29:5 30:4	<b>given</b> 7:7	22:6 32:13	<b>interpreting</b>
5:9 6:10,19	34:18	<b>glad</b> 33:8	<b>hearing</b> 2:3 7:4	17:1
8:17,25 9:6,9	<b>feel</b> 33:3	<b>gnashing</b> 31:14	7:6,12,25	<b>involve</b> 7:4
9:25 10:4,11	<b>feet</b> 11:11 22:9	<b>go</b> 5:4 17:25	<b>hearings</b> 7:5	<b>involves</b> 7:5
10:17,24 11:2	22:11,13	20:23 21:12	9:19 31:12,13	<b>issue</b> 8:7 28:3
12:21 13:14,18	<b>file</b> 2:7,11,16	29:25	<b>held</b> 36:6	<b>issues</b> 6:14 7:19
14:15,18 15:4	6:17,21 7:11	<b>going</b> 14:7,13,18	<b>help</b> 16:23 33:8	31:16 32:8
15:23 16:3	7:25 9:14 10:1	14:25 15:2	<b>hereto</b> 3:11	<b>it'd</b> 13:19
20:4 21:1,6,10	10:5,7,8,15,18	16:21 18:19	<b>hereunto</b> 36:8	<b>item</b> 7:20
21:19 24:4,7	11:4 20:19	19:3 25:14,16	<b>Hertweck</b> 1:24	<b>items</b> 7:17
25:2,6,23,25	21:2,13 29:1	28:2,8,9 33:18	4:15 36:3,11	
26:20 27:3,11	29:14,18,21	33:19 34:4	<b>highway</b> 11:10	<b>J</b>
28:24 29:4,8	30:13	<b>good</b> 18:1 27:18	11:11 18:1	<b>Jay</b> 5:10 6:4
29:12,20 30:1	<b>Files</b> 3:8	32:20 34:1,5	<b>Hill</b> 2:16 21:13	<b>Jill</b> 2:11 6:17
30:3,8,12 31:4	<b>final</b> 8:11 24:3	<b>governed</b> 6:25	22:15	11:4 13:1,3
33:25 34:7,11	25:19 26:22	<b>GOVERNME...</b>	<b>historian</b> 31:3	29:15
34:17,23 35:1	27:20	1:2	<b>history</b> 31:5	<b>job</b> 32:19,20
<b>everybody</b> 33:6	<b>find</b> 27:14	<b>granting</b> 16:12	<b>hold</b> 25:21	<b>jobs</b> 13:12
33:7	<b>fine</b> 18:6 33:9	<b>great</b> 32:19	<b>home</b> 20:5	<b>Jr</b> 4:3
<b>everybody's</b>	<b>fire</b> 23:20,22,24	<b>ground</b> 25:12,15	<b>honest</b> 15:1	<b>July</b> 9:23 10:15
34:4	<b>first</b> 7:18,22 8:1	25:21	<b>honorary</b> 31:3	10:18 34:3
<b>evidence</b> 7:13	9:22	<b>guess</b> 10:4 13:5	<b>hopefully</b> 31:10	<b>June</b> 1:11 5:2,5
<b>exactly</b> 10:1	<b>fits</b> 16:2	13:8,13 16:6	<b>hours</b> 8:16	22:7
28:6	<b>FLOOR</b> 1:3	16:20 24:13,16	<b>house</b> 12:8	
<b>exceptional</b> 31:1	<b>followed</b> 7:22	25:17	13:17 28:8	<b>K</b>
<b>Exhibit</b> 3:4,6,7,8	<b>foregoing</b> 36:5	<b>guys</b> 18:25	<b>hydrant</b> 23:22	<b>keep</b> 10:18
				13:13

PUBLIC MEETING 6/21/2016

<b>kept</b> 16:13	28:19 31:14,15	29:10,17,24	<b>month</b> 30:16	<b>Notary</b> 36:4,12
<b>kind</b> 18:12	31:17 32:10,16	30:10 34:25	<b>motion</b> 8:20,25	<b>Note</b> 23:5
24:16 25:17	33:2,4,17	<b>McLaren</b> 4:5	10:8,17 11:3	<b>noted</b> 23:2
33:14	<b>lots</b> 22:12 23:7	5:21,22 9:4	20:17,19 21:1	<b>notice</b> 9:24
<b>know</b> 15:1,2,3	24:16,20,21	10:22 16:5	21:11 27:2,12	<b>notices</b> 9:19,22
16:5 28:1,7	<b>Louis</b> 4:17	18:16,20 19:1	27:12 29:1,4	<b>number</b> 25:12
32:17,18,18	<b>low-density</b> 12:5	19:7,12,15	29:13,16,18	
33:6 34:12	<b>lower</b> 24:19	20:24 21:4	30:3 34:14,15	<b>O</b>
<b>L</b>	<b>Lueken</b> 12:24	25:11 29:6,19	34:17	<b>O</b> 5:1
<b>ladies</b> 24:13	12:25 13:16,21	30:2,6 34:15	<b>motorized</b> 17:6	<b>o8o</b> 35:5
<b>lake</b> 23:5 25:22	14:1,9,12,17	34:21	<b>move</b> 8:7,22	<b>oath</b> 24:8
26:11 27:14	15:1,7 24:6,6	<b>mean</b> 15:15 28:9	9:14 10:14	<b>obviously</b> 28:4
28:13,14,15	24:11,11 25:5	<b>measures</b> 23:24	12:10 20:14,19	<b>offer</b> 22:24 32:7
<b>lake's</b> 25:15	25:13 26:3,6,9	<b>mechanical</b>	21:2 24:22	<b>office</b> 11:8,21,22
<b>land</b> 3:4 7:1	26:12,15,17	19:18	27:3,6,8,10	12:9 13:15
12:6 23:12,13	28:11,22	<b>Medical</b> 11:17	<b>Moved</b> 2:14	14:19 20:5,7
23:17,25	<b>M</b>	<b>meet</b> 12:19	<b>Moving</b> 29:14	20:15
<b>large</b> 23:8	<b>machinery</b>	19:23 23:25	<b>N</b>	<b>offices</b> 8:16
<b>law</b> 7:5 17:5	11:18 15:9	25:16 27:15	<b>N</b> 2:1 4:1 5:1	11:16 12:1
<b>left</b> 10:2,7 24:21	16:12,16 17:3	<b>meeting</b> 1:10 5:5	<b>name</b> 8:1 12:23	<b>official</b> 3:6,7 7:9
<b>legal</b> 4:11 18:1	17:20	6:23,25 8:19	12:24 24:8	7:10
<b>legislative</b> 32:1	<b>mailed</b> 31:11	10:7,12,15,19	<b>need</b> 9:19 10:8	<b>officials</b> 32:4
32:5	<b>Main</b> 24:12	16:23 23:16	12:15 33:23	<b>offset</b> 23:8
<b>license</b> 16:17	<b>majority</b> 22:12	32:21 33:21	<b>neighboring</b>	<b>Oh</b> 29:24
17:7,25	<b>making</b> 32:15	34:3	32:22	<b>oil</b> 28:2
<b>licensed</b> 20:2,3	<b>map</b> 3:6 7:10	<b>meets</b> 32:1	<b>never</b> 27:23,25	<b>okay</b> 6:19 9:25
<b>likes</b> 32:3,3	13:23	<b>MEMBERS</b> 4:2	<b>new</b> 2:10 6:17	13:3 15:25
<b>line</b> 23:24	<b>Mark</b> 4:12 10:4	<b>memory</b> 24:17	7:20 8:7 9:19	16:20,24 18:8
<b>Litigation</b> 1:25	16:22 26:24	25:14	11:4 12:7 13:6	18:14,15 19:1
4:14	33:25	<b>mentioned</b> 25:7	14:11,19,24	19:2,12,25
<b>little</b> 28:4	<b>marked</b> 7:13	31:21	15:6 20:7,14	21:21 25:2,23
<b>located</b> 11:10	<b>Master</b> 3:7 7:10	<b>Meramec</b> 11:12	20:15 27:15	27:11 28:21,23
21:25 23:18	<b>math</b> 25:20	<b>Michael</b> 2:11	<b>newspaper</b> 9:20	32:11 33:24
<b>location</b> 12:11	<b>matter</b> 7:5 28:8	6:17 11:4 13:1	<b>Nichole</b> 4:10 5:7	<b>Old</b> 2:6,14 7:17
<b>LOCUST</b> 1:4	32:2	13:3 29:15	6:22 9:16 11:6	7:19 8:7 9:14
<b>long</b> 16:1 33:10	<b>matters</b> 7:2,3,4	<b>Midwest</b> 1:25	13:8 14:21	20:19 21:2
33:15,16	<b>McCreary</b> 4:8	4:14	15:16 21:19	27:3,6,8,10
<b>look</b> 16:16 20:6	6:2,3 8:24 9:8	<b>Mike</b> 13:3	25:6 30:20	29:14
21:12 27:21	11:1 15:8,14	<b>minimum</b> 22:8	32:18,21	<b>once</b> 7:19 26:22
31:25 33:22,23	15:19 16:1,15	25:17	<b>night</b> 8:8	<b>open</b> 10:1,5,7,8
34:3	16:24 17:2,9	<b>minutes</b> 2:4 8:19	<b>Nikki</b> 32:2 33:7	10:15,18 22:24
<b>looking</b> 16:11	17:12,15,19,23	8:23 9:1,10	<b>nine</b> 24:21	23:1
<b>looks</b> 14:13 17:5	18:5,8,11,15	10:7	<b>Non-Urban</b> 11:9	<b>opened</b> 7:20,21
20:13	18:22 19:6,11	<b>Missouri</b> 1:5	11:15 12:3	<b>operate</b> 11:8
<b>lot</b> 14:3,14 17:5	20:18,21,23	4:17 7:5 36:4	<b>normal</b> 8:16	20:2
22:8,10 28:9	21:8 27:7 29:3	36:12	<b>North</b> 4:16	<b>operated</b> 17:7
		<b>misspoke</b> 14:4		20:3

PUBLIC MEETING 6/21/2016

<p><b>operating</b> 13:5 13:17</p> <p><b>opinion</b> 16:11</p> <p><b>opportunity</b> 6:12 7:7</p> <p><b>opposed</b> 9:9 11:2 16:18 17:12 21:10 29:12 30:12 35:1</p> <p><b>opposition</b> 20:12</p> <p><b>oral</b> 21:14</p> <p><b>order</b> 2:3 5:4</p> <p><b>original</b> 22:14 26:5</p> <p><b>ought</b> 31:2</p> <p><b>outdoor</b> 11:18 15:9 16:12,16</p> <p><b>outside</b> 14:25 15:3,16 16:9 16:13 18:6</p> <p><b>owns</b> 13:24 20:14</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>P</b> 4:1,1 5:1</p> <p><b>p.m</b> 1:12 35:4</p> <p><b>packet</b> 31:10</p> <p><b>PAGE</b> 2:2 3:2</p> <p><b>paper</b> 9:24</p> <p><b>parcel</b> 13:22,23 14:2</p> <p><b>part</b> 7:25 16:22 25:19</p> <p><b>Patsy</b> 1:24 4:15 36:3,11</p> <p><b>pavement</b> 23:16</p> <p><b>people</b> 27:21 31:15 33:13</p> <p><b>percent</b> 22:24</p> <p><b>perfect</b> 33:19</p> <p><b>performing</b> 14:16</p> <p><b>permit</b> 11:20 20:8 23:12</p> <p><b>permits</b> 8:12</p>	<p><b>phase</b> 22:14,25 24:17,22,24 25:1</p> <p><b>piece</b> 12:10 19:4 19:24</p> <p><b>place</b> 7:8 24:14 36:7</p> <p><b>plan</b> 3:7 7:10 25:19 33:12</p> <p><b>plan-</b> 33:11</p> <p><b>planning</b> 1:1 2:7 2:20,20 4:2,9 5:5 6:11,24 7:3 7:15 8:6,10,11 9:15 10:19 26:22 30:14,19 30:21 31:24 33:12 34:9</p> <p><b>plans</b> 12:7,10</p> <p><b>plat</b> 21:12 23:2 23:3,15,21 24:14,15,23 25:18 26:5,21</p> <p><b>plate</b> 16:17</p> <p><b>plates</b> 17:25</p> <p><b>Plats</b> 2:16</p> <p><b>please</b> 5:7 6:22 11:6 12:23 21:20 24:7</p> <p><b>plus</b> 23:22</p> <p><b>point</b> 24:21 28:17</p> <p><b>political</b> 32:25</p> <p><b>position</b> 16:22</p> <p><b>possible</b> 8:6</p> <p><b>postcards</b> 9:20 9:24</p> <p><b>predates</b> 33:10</p> <p><b>preliminary</b> 2:16 21:12 23:3,21 24:14 24:15,23 25:18</p> <p><b>premise</b> 11:25</p> <p><b>premises</b> 12:2 16:8</p> <p><b>premium</b> 26:21</p> <p><b>present</b> 5:12,14</p>	<p>5:18,20,24 6:6 9:12 12:22 20:10,12 24:5</p> <p><b>presentation</b> 2:8 2:12,13,17,17 6:23</p> <p><b>presented</b> 7:14</p> <p><b>pretty</b> 34:1,5</p> <p><b>previous</b> 10:6 23:1</p> <p><b>previously</b> 24:10 36:7</p> <p><b>primarily</b> 11:22 11:25 12:5 19:18</p> <p><b>print</b> 8:1</p> <p><b>private</b> 12:13</p> <p><b>privy</b> 26:5</p> <p><b>probably</b> 32:24 34:1,2,5</p> <p><b>problem</b> 26:18 28:22</p> <p><b>procedures</b> 2:3 6:23</p> <p><b>proceed</b> 8:11</p> <p><b>proceeding</b> 36:5</p> <p><b>proceedings</b> 1:9 2:2 35:3</p> <p><b>Professional</b> 11:17 36:3</p> <p><b>professionalism</b> 32:23</p> <p><b>properties</b> 12:3</p> <p><b>property</b> 11:10 11:13,15 12:5 12:10,12 13:19 13:20,25,25 14:8 15:5 20:14 21:25 22:1,3,6</p> <p><b>proposal</b> 14:6</p> <p><b>propose</b> 24:17</p> <p><b>proposed</b> 21:23 22:10 23:24</p> <p><b>proposing</b> 23:23</p> <p><b>protection</b> 23:20 23:24</p>	<p><b>provide</b> 23:20 26:14 28:2</p> <p><b>provided</b> 8:2 22:17</p> <p><b>provision</b> 11:23</p> <p><b>public</b> 1:10 7:4 7:5,6,12,25 9:19 10:18 19:19,21 21:14 30:25 36:4,12</p> <p><b>put</b> 13:7 17:7 20:7,14</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>question</b> 10:5 15:12 16:21 25:13 27:14,19</p> <p><b>questions</b> 7:22 8:9 13:14 16:4 16:25 20:9 25:3,10 26:20 28:24</p> <p><b>quite</b> 33:10</p> <p><b>quorum</b> 6:9</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>R</b> 1:24 4:1,15 5:1</p> <p><b>Ray</b> 5:17</p> <p><b>RD1</b> 24:17</p> <p><b>read</b> 7:22 13:8 16:6,10 21:18 21:20</p> <p><b>real</b> 30:24</p> <p><b>realize</b> 33:13</p> <p><b>really</b> 13:9 20:7 30:25</p> <p><b>rear</b> 22:20</p> <p><b>reason</b> 14:19 27:24</p> <p><b>received</b> 8:18 26:23</p> <p><b>recommend</b> 25:7,9</p> <p><b>recommended</b> 31:20</p> <p><b>record</b> 6:20 7:9</p>	<p>7:15</p> <p><b>recorded</b> 8:23</p> <p><b>recused</b> 6:20</p> <p><b>refresh</b> 24:16</p> <p><b>regard</b> 31:18</p> <p><b>regulations</b> 3:4 7:1,9 9:18 17:1 22:22 23:17,25 31:25</p> <p><b>Reinhold</b> 4:4 5:15,16 6:16 6:20 9:3 10:21 13:24 21:9 27:1,5 29:11 30:11 34:20</p> <p><b>relating</b> 11:23</p> <p><b>relationship</b> 6:13</p> <p><b>relatively</b> 20:13</p> <p><b>relieved</b> 23:4</p> <p><b>remained</b> 10:5</p> <p><b>remains</b> 10:15</p> <p><b>remember</b> 10:1 report 2:20 7:21 21:18,20 34:9</p> <p><b>Reported</b> 1:23</p> <p><b>Reporter</b> 2:22 36:1,3,11</p> <p><b>representing</b> 13:1</p> <p><b>request</b> 22:5</p> <p><b>requesting</b> 20:5</p> <p><b>requests</b> 21:22 31:20</p> <p><b>require</b> 7:4</p> <p><b>required</b> 23:12 28:16</p> <p><b>requirement</b> 25:17 31:11</p> <p><b>requirements</b> 23:6 27:15</p> <p><b>requires</b> 11:19</p> <p><b>residential</b> 12:6 21:23 22:6,8</p> <p><b>resolved</b> 31:12</p> <p><b>responsibilities</b> 31:23</p>
---	--	---	---	--

PUBLIC MEETING 6/21/2016

<b>responsibility</b> 33:4,5	32:3,18 33:7	<b>space</b> 22:24 23:1	<b>sure</b> 25:19 28:2	<b>thoroughfare</b> 19:19,21 20:2
<b>result</b> 12:20	<b>second</b> 1:3 8:24	<b>speak</b> 7:25 8:3	30:22	<b>thoroughfares</b> 20:1
<b>retained</b> 3:10	9:1 10:16,18	20:10,12	<b>surrounding</b> 12:3 32:25	<b>thought</b> 19:8
<b>reviewed</b> 24:2	20:24 21:2	<b>square</b> 22:9,11	<b>Survey</b> 24:12	31:15
<b>rezone</b> 22:5	29:2,3,5,19	22:12	<b>Surveying</b> 12:25	<b>till</b> 10:15 34:3
<b>rezoning</b> 25:7	30:1,2,4 34:16	<b>St</b> 4:17	<b>swear</b> 36:6	<b>Tim</b> 5:15
31:17,19	34:18	<b>staff</b> 4:9 7:21,23	<b>sworn</b> 8:2 13:2	<b>time</b> 6:11 7:8
<b>rezonings</b> 32:9	<b>Section</b> 23:21	12:14 21:18,20	24:10	8:13 33:15,16
<b>Ridge</b> 24:14	<b>see</b> 15:12 26:14	24:1 26:22	<hr/>	36:6
<b>right</b> 13:6 15:9	32:1	<b>stamp</b> 32:14,15	<b>T</b>	<b>Timothy</b> 4:4
15:14,16 19:6	<b>seen</b> 27:24 33:17	32:16	<b>T</b> 3:1	<b>Tobben</b> 5:19,20
19:11 20:5	<b>sense</b> 25:20	<b>standards</b> 23:16	<b>table</b> 10:2	<b>today</b> 16:14
25:3 26:9 27:5	<b>served</b> 12:12	<b>started</b> 9:22	<b>take</b> 5:7 10:6	27:17 31:19
33:1,2,17,18	23:23 30:22	<b>state</b> 12:23 24:7	33:2	<b>today's</b> 6:14
<b>right-hand</b>	<b>service</b> 22:16,16	36:4,12	<b>taken</b> 7:19 31:18	<b>Todd</b> 5:13
24:19	30:18,25 31:1	<b>stated</b> 12:19	36:5	<b>Tom</b> 5:19
<b>right-of-way</b>	<b>services</b> 1:25	<b>states</b> 23:5	<b>talk</b> 32:8,13	<b>tonight</b> 9:23
12:13	4:14 11:23	<b>storage</b> 11:19	33:21	24:14 30:15
<b>right-of-ways</b>	<b>set</b> 23:16 32:18	15:10	<b>talked</b> 31:21	<b>Tonight's</b> 6:24
23:15	36:8	<b>stored</b> 12:2	<b>talking</b> 15:5	<b>Township</b> 11:12
<b>road</b> 12:13	<b>setup</b> 18:12	14:24,25 15:3	17:6	<b>trace</b> 30:21,21
13:12 17:7	<b>sewer</b> 22:9,16	16:8,9 18:6	<b>teeth</b> 31:15	<b>track-hoes</b> 18:9
22:20	<b>sheet</b> 8:1	<b>storing</b> 15:16	<b>ten</b> 13:9	<b>trackhoe</b> 17:16
<b>roads</b> 23:15	<b>show</b> 6:20	<b>stormwater</b>	<b>term</b> 30:16	<b>trailer</b> 18:16,23
<b>roll</b> 2:3 5:7	<b>shown</b> 23:2	23:4,9	<b>testify</b> 7:6	<b>TRANSCRIPT</b>
<b>Ron</b> 4:6 6:7	<b>shows</b> 22:19	<b>straightforward</b>	<b>testimony</b> 21:14	1:9
25:25 27:14	23:15	20:13	<b>thank</b> 6:10 8:17	<b>treatment</b> 22:17
28:20	<b>sic</b> 29:18	<b>street</b> 1:4 4:16	12:21 24:4	<b>trucks</b> 17:25
<b>room</b> 8:4	<b>side</b> 22:21	23:22	25:4,5 26:19	<b>try</b> 33:18
<b>rubber</b> 32:14,15	<b>sign-in</b> 8:1	<b>stuff</b> 31:17	30:18 31:1	<b>Tuesday</b> 5:4
32:15	<b>significant</b>	32:24 33:17	33:25	<b>turn</b> 8:3
<b>rubber-stamp...</b>	25:22 28:15	<b>subdivision</b>	<b>thick</b> 19:5	<b>two</b> 12:1 14:7,13
32:13	<b>signify</b> 9:1 10:20	21:23 22:14	<b>thing</b> 13:9 18:17	16:7 18:6
<b>runs</b> 20:5	21:3 29:5 30:4	23:10 26:5	19:5 30:15	23:23 24:15
<b>Russell</b> 4:8 6:2	34:18	<b>submit</b> 28:20	31:8	28:9 31:11,13
16:20	<b>sir</b> 10:9,13	<b>submitted</b> 21:14	<b>things</b> 18:13	31:19 33:14
<hr/>	<b>sit</b> 34:2	24:2	19:3 32:16,23	<b>type</b> 19:4,4,5
<b>S</b>	<b>site</b> 18:13	<b>Suburban</b> 2:16	33:14	<hr/>
<hr/>	<b>six</b> 9:18	<b>success</b> 25:1	<b>think</b> 9:21 13:17	<b>U</b>
<b>S</b> 3:1 4:1 5:1	<b>size</b> 11:14 22:2,8	<b>successful</b> 24:25	13:21,21 14:1	<b>Uh-huh</b> 17:11
<b>saying</b> 9:2 10:20	22:10,23 23:19	<b>sucker</b> 17:24	16:15 18:19,20	17:14
21:3 29:5 30:4	28:14	<b>sufficient</b> 25:16	19:10 24:20	<b>underground</b>
34:18	<b>sizes</b> 28:8	27:25	25:14,20 27:10	23:18
<b>says</b> 13:10 16:17	<b>somebody</b> 33:9	<b>suggest</b> 34:2	28:8 31:10	<b>understand</b> 14:6
<b>Schulthehenrich</b>	<b>sorry</b> 5:3 21:19	<b>Summer</b> 2:16	32:19,19,22	15:22 17:22
5:10,11 6:4,5	29:20,25 32:4	21:13 22:15	34:1,5	
<b>Scottie</b> 31:11	<b>southeast</b> 24:18	<b>supposed</b> 22:24		

PUBLIC MEETING 6/21/2016

<b>understanding</b> 10:3	<b>want</b> 6:11 16:11 32:17 33:6,7,8	24:9 36:8	32:9 33:10,11 33:12,13	24:23
<b>Unified</b> 3:4 7:1 23:17,25	33:20,20,21,21 34:12	<b>won</b> 31:12		<b>220-acre</b> 28:13
<b>UNION</b> 1:5	<b>wanting</b> 13:6 20:7 24:22	<b>words</b> 17:24	<b>0</b>	<b>23</b> 23:5
<b>use</b> 3:4 7:1 8:12 11:9,19,24	<b>wants</b> 13:13 20:13	<b>works</b> 25:20	<b>1</b>	<b>24</b> 2:17
19:19,19 20:8 23:1,17,25	<b>Washington</b> 22:18	<b>written</b> 21:13	<b>1</b> 21:23 22:6,9 22:17	<b>2429</b> 11:10
<b>utilities</b> 23:18	<b>water</b> 22:9,16 22:17,18 23:24	<b>wrong</b> 29:23 31:15 32:14	<b>1.2</b> 22:24	<b>25</b> 2:18
<b>utility</b> 22:19,20 22:21	<b>Watermill</b> 21:25	<b>wrote</b> 19:3	<b>10</b> 2:8,9 22:24	<b>26</b> 36:15
<hr/> <b>V</b> <hr/>	<b>watershed</b> 28:13	<b>Wunderlich</b> 12:25 24:12	<b>10-foot</b> 22:20	<b>29</b> 2:14,18
<b>vacations</b> 34:4	<b>way</b> 10:1 15:21	<b>X</b>	<b>10,000</b> 22:9,12	<b>29th</b> 22:7 25:8
<b>valid</b> 28:17	<b>we'll</b> 9:14 21:12 16:11 17:5	<b>X</b> 2:1 3:1	<b>10.22</b> 11:13	<hr/> <b>3</b> <hr/>
<b>vehicle</b> 16:18 17:3,6,10	26:14 33:18	<b>Y</b>	<b>11</b> 2:12	<b>3</b> 16:6 22:14
18:21 19:4,17	<b>we're</b> 15:4 28:4 31:16,16 33:19	<b>yard</b> 13:13	<b>12</b> 2:13	<b>30</b> 2:20
19:18	35:2	<b>yeah</b> 14:12,22 15:23 16:2,3	<b>13</b> 2:13	<b>314</b> 4:18
<b>vehicles</b> 12:2 16:8,17 18:2,4	<b>we've</b> 31:12	16:11,17 18:4	<b>14</b> 25:21	<b>32</b> 24:20
20:1	<b>weeks</b> 9:18	24:13 26:3	<b>15-foot</b> 22:19	<b>33</b> 24:20
<b>Vincent</b> 4:12 10:9,13 17:4	<b>went</b> 32:21	31:4 34:6	<b>15,000</b> 22:12	<b>34</b> 2:20
17:11,14,17,21	<b>west</b> 11:11 12:10 13:5,17,22	<b>year</b> 12:19	<b>150</b> 13:7	<b>35</b> 2:21
18:3,7,10,14	14:2	<b>years</b> 30:19,20 30:25	<b>150277</b> 2:7 9:14 10:15,18	<b>36</b> 2:22
18:18,24 19:2	<b>wheels</b> 19:18	<b>Yep</b> 14:5 18:7 26:17	<b>160101</b> 21:13 29:18	<hr/> <b>4</b> <hr/>
19:9,20,25	<b>WHEREOF</b> 36:8	<b>Z</b>	<b>16013</b> 29:14	<b>4</b> 14:3,14
26:25 27:9,20	<b>width</b> 12:13	<b>Zielke</b> 2:3,8,12 2:17 4:10 5:8	<b>160133</b> 2:11 6:17,21 11:4	<b>40-foot</b> 12:13
31:8 32:12	<b>William</b> 4:3	5:10,13,15,17	20:20,22 21:2	<b>400</b> 1:4
<b>violation</b> 15:20	<b>Williams</b> 4:6 6:7 6:8 9:5 10:16	5:19,21,23,25	29:1,25 30:4	<b>43</b> 30:19,20,25
<b>Visitor</b> 2:4	10:23 14:5,10	6:2,4,7,9,24	<b>169101</b> 2:16	<hr/> <b>5</b> <hr/>
<b>Visitors</b> 9:11	19:16,22 21:5	9:17 10:3 11:7	<b>17</b> 2:4 25:21	<b>5-foot</b> 22:21
<b>Voss</b> 5:23,24 30:15 33:10,10	25:24 26:1,4,7	14:22 15:17	<b>17,231</b> 22:11	<b>512</b> 24:12
<b>vote</b> 2:9,14,18 8:7 27:16	26:10,13,16,19	16:20,25 21:17	<b>17th</b> 8:19	<hr/> <b>6</b> <hr/>
<hr/> <b>W</b> <hr/>	27:18,23 28:7	21:21 34:10	<b>180-</b> 28:13	<b>6</b> 2:3,3
<b>Wagner</b> 2:11 6:18 11:5 13:1	29:7 30:7	<b>zoned</b> 12:3 24:17	<b>197</b> 23:21	<b>60</b> 13:7
13:3,4 29:15	34:22	<b>zoning</b> 1:1 2:7 2:20 3:6 4:2,9	<b>1990</b> 33:16	<b>63084</b> 1:5
<b>wailing</b> 31:14	<b>willing</b> 28:1	5:5 6:11 7:3,9	<hr/> <b>2</b> <hr/>	<b>63101</b> 4:17
<b>wait</b> 9:23	<b>wishes</b> 11:7	7:15 8:11,13	<b>2</b> 15:9 16:6	<b>644-2191</b> 4:18
<b>waiting</b> 34:3	<b>wishing</b> 9:12 20:10,12	9:15 10:19	<b>20</b> 2:14	<hr/> <b>7</b> <hr/>
<b>Walnut</b> 24:14	<b>witness</b> 13:2	11:9,16 21:23	<b>2001</b> 3:5 7:1	<b>7</b> 3:4,6,7,8
		22:3 26:22	<b>2016</b> 1:11 2:4 5:2	<b>7:07</b> 1:12
		27:21 30:14,19	<b>2018</b> 36:15	<b>7:40</b> 35:4
		30:21 31:25,25	<b>21</b> 1:11 2:17 5:2	<b>700</b> 11:11
			<b>21st</b> 5:5	<b>711</b> 4:16
			<b>22</b> 24:16	<b>77</b> 33:11
			<b>22-lot</b> 21:22	<hr/> <b>8</b> <hr/>
				<b>8</b> 2:4 23:21
				<b>8-inch</b> 23:24

**PUBLIC MEETING 6/21/2016**

<hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p>9 2:4,8 9.8 22:1 90 8:14</p>				
---	--	--	--	--

**MIDWEST LITIGATION SERVICES**

**www.midwestlitigation.com**

**Phone: 1.800.280.DEPO(3376)**

**Fax: 314.644.1334**