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FRANKLIN COUNTY PLANNING & ZONING COMMISSION

FRANKLIN COUNTY GOVERNMENT CENTER
SECOND FLOOR COMMISSION CHAMBERS

400 EAST LOCUST STREET
UNION, MISSOURI 63084

PLANNING & ZONING HEARING
TRANSCRIPT OF PROCEEDINGS
JUNE 29, 2016

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I N D E X

HEARINGS:	PAGE:
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File No. 160104	24

E X H I B I T S

EXHIBIT	DESCRIPTION	PAGE
A	Land Use Regulation	4
B	Zoning Map	4
C	Master Plan	4
D	Case File	4

(The original exhibits were retained by the Franklin County Planning & Zoning Commission.)

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A P P E A R A N C E S

FRANKLIN COUNTY:

John Griesheimer, Presiding Commission
Tim Brinker, 1st District
Jeff Maune, 2nd District
Mark Vincent, County Counsel
Scottie Eagan, Planning Director

Court Reporter:

Matthew Behlmann, CCR
Missouri CCR #1208
Midwest Litigation Services
711 North Eleventh Street
St. Louis, Missouri 63101
(314) 644-2191
1-800-280-3376

1 (WHEREUPON, the hearing began at 1:33 p.m.)

2 PLANNING & ZONING HEARING

3 PRESIDING COMMISSIONER GRIESHEIMER: We
4 will start the hearing. First of all, we will start
5 on File No. 160064, CFMV Venture, LLC. Scottie, go
6 ahead.

7 MS. EAGAN: First, I will start with the
8 hearing procedures. At this time, I would like to
9 place into the record the Franklin County Unified Land
10 Use Regulations as Exhibit A. The Official Zoning Map
11 as Exhibit B. The Official Master Plan as Exhibit C.
12 And then the case file for each case as Exhibit D, for
13 all the cases to be heard during this hearing.

14 (WHEREIN, all exhibits were placed into the
15 record.)

16 As each case is opened, the staff report
17 will first be read by the Planning and Zoning
18 Department. Followed by the commissioner's questions
19 for the staff. Then if anyone in the audience would
20 like to speak or comment during the hearing, they must
21 first pen their name on the signed sheet provide.
22 Then be sworn in.

23 When it is your turn to speak, you will
24 come to the front of the room to address the
25 commission, and only the commission, not anyone in the

1 audience with any questions or comments. Generally,
2 the applicant for the rezoning is allowed to speak
3 first. Followed by those in support of the rezoning.
4 Then those opposed.

5 The applicant may speak again, after
6 comments from the general public, to address any
7 questions or issues brought up during the hearing. At
8 the conclusion of all the questions, comments, and
9 discussions concerning each case, the public hearing
10 for each case will conclude.

11 The decision will generally be made by a
12 commission order, at a later date, during the County
13 Commission's regular meeting time.

14 This is File 160064, CFMZ Venture, LLC.
15 The applicant requests to rezone one parcel from
16 Suburban Development to Commercial Activity/Highway
17 Service. The property is located at 3883 Highway NN,
18 at the south of the intersection of Highway NN and Old
19 Highway O in Calvey Township.

20 The facts. The total area for the rezoning
21 is approximately point 3 acres. The zoning of this
22 property is Suburban Development. The applicant would
23 like to rezone to Commercial Activity/Highway Service.

24 Commercial Activity/Highway Service zoning
25 accommodates commercial uses that draw business

1 primarily along the major highways within the county.

2 The properties around the proposed site are zoned

3 Suburban Development.

4 The property directly south of the proposed

5 rezoning appears to have a commercial shopping center.

6 The properties to the northwest, across Old Highway O,

7 are part of a 39-lot medium density residential

8 subdivision that was platted in 1956.

9 The properties to the east, across Highway

10 N, appear to be large-lot residential land or

11 undeveloped land. There is currently an auto repair

12 business on this property. The applicant states this

13 business has been at this location for 16 years.

14 Staff comments. Rezoning's are allowed in

15 our regulations, due to the ever changing conditions

16 that exist in the County and elsewhere. According to

17 Article 14, Section 321, any such change must promote

18 the health, safety, morals, comfort, and general

19 welfare of Franklin County, by conserving and

20 protecting property and building values.

21 By securing the most economical use of

22 land. And by facilitating the adequate provision of

23 public improvements, in accordance with the master

24 plan adopted by Franklin County. The Planning &

25 Zoning Commission met on May 17th, 2016, and voted to

1 recommend denial of this rezoning request, with 10 in
2 favor, zero opposed, and one abstention.

3 PRESIDING COMMISSIONER GRIESHEIMER: Is
4 there anyone in the audience who wishes to testify in
5 favor of the rezoning? You can come forward. You
6 will have to sign in, and then be sworn in.

7 (Witness sworn.)

8 MR. MEECEY: This little garage has been
9 there for like 40 or 45 years. I have owned it for 16
10 years. I guess when Highway O was restructured, it
11 took so much traffic away from the little garage.
12 Since then, it has been touch and go to keep it going.

13 So our thoughts were if we could -- all we
14 really wanted to do was to be able to sell six or
15 eight used cars. We have less than an acre, so we
16 wouldn't have room to sell a bunch of cars.

17 Even right now, as it sits, the cars we
18 have stacked around there to work on, are there
19 anyway. That's the reason that we wanted to do that.
20 So we could be able to have a dealer's license and
21 legally sell a few cars from there. That's really all
22 we wanted. It's a very, very small operation.

23 And we didn't feel that it would change any
24 footprint there at all. I mean the cars are still
25 there. The little garage is still there. But so much

1 has been taken away since Highway O was changed.
2 There's just not a lot of people who do come by there.
3 And that's pretty much where it's at.

4 PRESIDING COMMISSIONER GRIESHEIMER: Any
5 questions for the applicant? I guess a couple things
6 that I have. Number one, and correct me if I am
7 wrong. I do appreciate the fact that you did show up.
8 I think it was tabled from the April meeting. Then it
9 was denied at the main meeting. Due to the fact that
10 we do require the applicant show up. I do appreciate
11 the fact that you did come and testify.

12 MR. MEECEY: I wasn't aware of it until
13 Nicole told me that I needed to be here. I have never
14 really applied for this before. I didn't know, or I
15 would have been there.

16 PRESIDING COMMISSIONER GRIESHEIMER: I
17 guess my question is, maybe to Scottie or to you. I
18 am going to start asking this, because we have had a
19 number of rezoning's. But obviously, you want to sell
20 vehicles at this location. The issue is, the current
21 zoning category that it is in, you can't do that? Is
22 that why we are rezoning? And not a conditional use?

23 MS. EAGAN: Yeah. He is in the Suburban
24 Development zoning district, which is a pretty strict
25 residential district.

1 PRESIDING COMMISSIONER GRIESHEIMER: And
2 then by rezoning to this, that was allowable activity.
3 Okay. I know where the property is. There has been a
4 small commercial strip mall there forever.

5 MR. MEECEY: For probably 50 years or more.
6 And right across Highway NN is a used salvage yard.
7 It has been there forever also.

8 PRESIDING COMMISSIONER GRIESHEIMER: Anyone
9 else?

10 COMMISSIONER MAUNE: So how are they
11 operating now? If it is Suburban Development, that is
12 residential. It has obviously been a shopping center
13 and a repair shop. That quick mart has been in there
14 for years.

15 MR. MEECEY: Over 50.

16 MS. EAGAN: If it was a repair shop, prior
17 to him purchasing it, and prior to our regulations, it
18 would be a prior existing non-conforming use.

19 MR. MEECEY: I think that's probably
20 exactly right. It has been that garage -- two older
21 guys had it for 25 years. When I bought it, they
22 still ran it. Since then, I think that is probably
23 exactly right. It is just a little mechanic garage.
24 People come by there that don't have a lot of money,
25 and we help them. It's certainly not a big shop that

1 overcharges. You can't do that out there.

2 MS. EAGAN: I don't know what it was, prior
3 to him buying it, at this point.

4 MR. MEECEY: It was the same thing it has
5 been for the last 45 years. I have been around there
6 for 40 years, and it has always been the same thing.
7 A couple of older guys, John and Glen, had it for like
8 25 years, before I got it. We have been there 16
9 years.

10 PRESIDING COMMISSIONER GRIESHEIMER: Did
11 that answer your questions?

12 COMMISSIONER MAUNE: Yes.

13 COMMISSIONER BRINKER: I don't have any
14 questions.

15 PRESIDING COMMISSIONER GRIESHEIMER: Thank
16 you. Is there anyone else in the audience who wishes
17 to testify in favor of the rezoning? Anyone in the
18 audience wish to testify in opposition to the
19 rezoning? Or for information purposes only, on the
20 rezoning?

21 MR. VINCENT: I think there is a question
22 that needs to be asked, in following up with what Jeff
23 said. Has it been continuously used for these years
24 as a garage? Has it changed at all?

25 MR. MEECEY: It has not.

1 MR. VINCENT: I think that's where you were
2 heading, Jeff. It could be a prior existing
3 non-conforming use if it was continuously used for all
4 that period of time, without any breaks or
5 interruptions.

6 COMMISSIONER MAUNE: No. He is wanting to
7 get away from using it as a garage, and then do retail
8 sales there.

9 MR. VINCENT: My fault. I'm sorry.

10 COMMISSIONER MAUNE: We've had that issue
11 before, where repair is allowed, but sales is not.

12 MR. VINCENT: Right. So if he wanted to
13 keep it as it is, he could it.

14 COMMISSIONER BRINKER: I thought it was to
15 do both.

16 MR. MEECEY: It was. It was our idea. It
17 would only be used cars, obviously. Any time you sell
18 used cars, and you have a garage right there too, then
19 that is a huge advantage. It probably wouldn't help
20 you if you didn't have the garage. If you took the
21 garage away, it wouldn't work. It's a garage first.
22 Then if we can sell eight to ten used cars there, that
23 is fine.

24 One other question that I had, if that was
25 approved, that would not comply to any other place

1 around there though? I know how that would be a
2 problem. So across the road, they couldn't have a
3 used car lot. It would be just for this site, right?

4 PRESIDING COMMISSIONER GRIESHEIMER: Not
5 unless it is rezoned.

6 MR. MEECEY: Got it. Understand. Thank
7 you.

8 PRESIDING COMMISSIONER GRIESHEIMER: I am
9 assuming that across the road it is SD, the same,
10 correct?

11 MR. MEECEY: Right. It's Suburban
12 Development all through there.

13 PRESIDING COMMISSIONER GRIESHEIMER: All
14 right. Seeing none, that will conclude the hearing on
15 File No. 160064, CFMZ Venture, LLC. Thank you.

16 MR. MEECEY: Thank you, gentleman.

17 PRESIDING COMMISSIONER GRIESHEIMER: The
18 next file is File 160095, Peggy Hope.

19 MS. EAGAN: I will start by reading the
20 hearing procedures again. At this time, I would like
21 to place into the record the Franklin County Unified
22 Land Use Regulations as Exhibit A. The Official
23 Zoning Map as Exhibit B. The Official Master Plan as
24 Exhibit C. And the case file for each case as Exhibit
25 D, for all the cases to be heard at this hearing.

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7 Then be sworn in.

8 When it is your turn to speak, you will
9 come to the front of the room to address the
10 commission, and only the commission. Not anyone in
11 the audience with any questions or comments.
12 Generally, the applicant for the rezoning is allowed
13 to speak first. Followed by those in support of the
14 rezoning. And then those opposed.

15 The applicant may speak again after
16 comments from the general public, to address any
17 questions or issues brought up during the hearing. At
18 the conclusion of all the questions, comments, and
19 discussion concerning each case, the public hearing
20 for each case will conclude.

21 The decision will generally be made by
22 commission order, at a later date, during the County
23 Commission's regular meeting time.

24 This is File 160095. The applicant is
25 Peggy Hope. The applicant requests to rezone one

1 parcel from Suburban Development to Non-Urban and
2 Agricultural. The property is located at 2603 Wild
3 Plum Valley. Approximately 150 feet west of the
4 intersection of Highway O in Wild Plum Valley, in
5 Calvey Township.

6 The facts. The total area for the rezoning
7 is approximately 21 acres. The zoning of this
8 property is Suburban Development. The applicant would
9 like to rezone to Non-Urban and Agricultural.
10 Non-Urban and Agricultural Zoning allows agricultural,
11 recreational wildlife, forestry, open-space farming,
12 and related uses to mix with low-density residential
13 development.

14 The properties around the proposed site or
15 zoned Suburban Development. This property is
16 primarily by low-density residential land. This
17 property does have access to Wild Plum Valley, which
18 is a county maintained road. The applicant is not the
19 current owner of the property, but they do have a
20 contract with the owner to purchase.

21 At the May 17, 2016 Planning & Zoning
22 Commission Meeting, Ms. Hope amended her original
23 application to rezone the property to Non-Urban
24 Agricultural, instead of Community Development, which
25 was the original request.

1 Staff comments. The future land use map
2 shows this property is moved to Non-Urban. The
3 property directly west is shown as medium density
4 residential land. And the property to the west,
5 across Wild Plum Valley, is shown as Commercial.

6 Rezoning's are allowed in our regulations,
7 due to the ever changing conditions that exist in the
8 County and elsewhere. According to Article 14,
9 Section 321, any such change must promote the health,
10 safety, morals, comfort, and general welfare of
11 Franklin County, by conserving and protecting property
12 and building values.

13 By securing the most economical use of
14 land. And facilitating the adequate provision of
15 public improvements, in accordance with the master
16 plan adopted by Franklin County.

17 The Planning & Zoning Commission met on May
18 17th, 2016, and voted to recommend approval of this
19 rezoning request, with 10 in favor and 1 opposed.

20 PRESIDING COMMISSIONER GRIESHEIMER: Is
21 there anyone in the audience who wishes to testify in
22 favor of the rezoning. You may come forward.

23 (Witness sworn.)

24 MS. HOPE: What do I tell you? What I am
25 wanting to do with it? Or just that I want it done?

1 PRESIDING COMMISSIONER GRIESHEIMER: That
2 would be the best.

3 MS. HOPE: I am hoping to close on August
4 20th, on the small piece of property in Wild Plum
5 Valley, to have it be a small wedding venue, and bed
6 and breakfast. So I had to change from Suburban to
7 this, to get my Conditional Use Permit.

8 PRESIDING COMMISSIONER GRIESHEIMER: Again,
9 obviously, what she wants to do is not allowable in
10 the current zoning district that she has. She can't
11 get a Conditional Use Permit. So what we have to do
12 is rezone the property. And so everybody knows, in
13 reading the transcript, we are going to rezone this to
14 Non-Urban Agricultural, and then obviously if we do
15 allow it, you will come back and ask for a Conditional
16 Use Permit for that type of use.

17 MS. HOPE: Correct.

18 PRESIDING COMMISSIONER GRIESHEIMER: Any
19 questions for the applicant? I see none.

20 MS. HOPE: I have a question.

21 PRESIDING COMMISSIONER GRIESHEIMER: Yes,
22 ma'am.

23 MS. HOPE: I turned in my application for
24 CUP also. But because Scottie is going to be on
25 vacation in July --

1 MS. EAGAN: I already went on vacation.

2 MS. HOPE: Well, why was it then that they
3 wouldn't let me do it in July? They are making me
4 wait until August 26?

5 MS. EAGAN: Because the deadline for the
6 July meeting was last week.

7 MS. HOPE: And then this wouldn't have been
8 done?

9 MS. EAGAN: Correct.

10 PRESIDING COMMISSIONER GRIESHEIMER: By the
11 way, and also for the record, we are not charging you
12 for the Conditional Use. That is all part of the --

13 MS. HOPE: I already paid for it.

14 PRESIDING COMMISSIONER GRIESHEIMER: Oh,
15 did you? I thought I read --

16 MS. HOPE: Yes. It was \$650. You can give
17 it back.

18 PRESIDING COMMISSIONER GRIESHEIMER: Maybe
19 I misread something. I apologize.

20 MS. HOPE: I will take the check.

21 PRESIDING COMMISSIONER GRIESHEIMER: I
22 thought I read that in the transcript. Okay. I don't
23 know what I was reading.

24 MS. HOPE: It was a good idea. That's all
25 I have.

1 PRESIDING COMMISSIONER GRIESHEIMER: Okay.
2 We will see if anyone else in the audience wishes to
3 testify in support of the rezoning? Anyone in the
4 audience wish to testify in opposition to the
5 rezoning? Or for informational purposes only on the
6 rezoning issue? No takers. That will conclude the
7 hearing on File No. 160095.

8 MS. HOPE: One more question.

9 PRESIDING COMMISSIONER GRIESHEIMER: Yes,
10 ma'am.

11 MR. HOPE: So when is it that -- you said
12 the next meeting. When is that?

13 MS. EAGAN: They make their decision, when
14 they decide to.

15 PRESIDING COMMISSIONER GRIESHEIMER:
16 Hopefully, pretty shortly. So we can move this along.
17 Thank you. The next time is File No. 160100, Summer
18 Hill Estates Subdivision Properties, LLC.

19 MS. EAGAN: I will start with the hearing
20 procedures. At this time, I would like to place into
21 the record the Franklin County Unified Land Use
22 Regulations as Exhibit A. The Official Zoning Map as
23 Exhibit B. The Official Master Plan as Exhibit C.
24 And the case file for each case as Exhibit D, for all
25 the cases to be heard at this hearing.

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5 like to speak or comment during the hearing, they must
6 first print their name on the sign-in sheet provided.
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8 When it is your turn to speak, you will
9 come to the front of the room to address the
10 commission, and only the commission. Not anyone in
11 the audience with any questions or comments.
12 Generally, the applicant for the rezoning is allowed
13 to speak first. Followed by those in support of the
14 rezoning. And then those opposed to the rezoning.

15 The applicant may speak again after
16 comments from the general public, to address any
17 questions or issues brought up during the hearing. At
18 the conclusion of all the questions, comments, and
19 discussion concerning each case, the public hearing
20 for each case will conclude.

21 The decision will generally be made by
22 commission order, at a later date, during the County
23 Commission's regular meeting time.

24 This is File No. 160100. The applicant is
25 Summer Hill Estates Subdivision Properties, LLC. The

1 applicant requests to rezone one parcel from Community
2 Development to Residential Development 1. The
3 property is located off Watermill Drive, approximately
4 135 feet north of the intersection of Watermill Drive
5 and Millstone Court in St. John's Township.

6 The facts. The total area for the rezoning
7 is approximately nine acres. The zoning of this
8 property is Community Development. The applicant
9 would like to rezone to Residential Development 1.
10 Residential Development 1 Zoning allows single-family
11 residential developments in areas that are primarily
12 served by central utilities.

13 The minimum lot size in Residential
14 Development 1 is 10,000 square feet, with central
15 water and sewer. The properties to the south of the
16 proposed site are zoned Residential Development. The
17 properties directly north, east, west, southwest, and
18 southeast are zoned Community Development.

19 This property is surrounded by
20 medium-density residential land, and low-density
21 residential land. This property has access to
22 Watermill Drive, which is a private road with a
23 50-foot right-away width.

24 Staff comments. The future land use map
25 shows this property as being medium-density

1 residential. Rezoning's are allowed in our
2 regulations, due to the ever changing conditions that
3 exist in the County, and elsewhere.

4 According to Article 14, Section 321, any
5 such change must promote the health, safety, moral
6 comfort, and general welfare of Franklin County. By
7 conserving and protecting property and building
8 values. By securing the most economical use of land.
9 And facilitating the adequate provision of public
10 improvements, in accordance with the master plan
11 adopted by Franklin County.

12 The Planning & Zoning Commission met on May
13 17, 2016, and voted to recommend approval of this
14 rezoning request, with nine in favor, and zero
15 opposed, and two abstentions.

16 PRESIDING COMMISSIONER GRIESHEIMER: All
17 right. Anyone in the audience wish to testify in
18 support of the rezoning. You will need to sign in and
19 be sworn.

20 (Witness sworn.)

21 MR. WOLFE: My name is Chris Wolfe. I am
22 with Wunderlich Surveying & Engineering. We filled
23 out the application for the rezone. Basically --

24 PRESIDING COMMISSIONER GRIESHEIMER: Please
25 talk into that microphone.

1 MR. WOLFE: We are basically asking for the
2 rezone to RD1, to match the zoning district that
3 previously was rezoned RD1, to the south. It is going
4 to be the same use as that, which is single-family
5 residential. If you have any questions, I would be
6 glad to answer them.

7 PRESIDING COMMISSIONER GRIESHEIMER: First
8 of all, for the record, it states in our paperwork
9 here that the area to be rezoned is approximately 9.8
10 acres. That's what we have here. I think also, it is
11 required by Missouri Statute, that the cities within a
12 mile and a half are allowed to voice their opinion on
13 this. I think the City of Washington did consider it,
14 but chose not to issue any type of opinion. Is that
15 correct?

16 MS. EAGAN: The e-mail I have said the
17 Planning & Zoning Commission met and didn't issue a
18 formal decision on it. But issued some
19 recommendations for the preliminary plats.

20 PRESIDING COMMISSIONER GRIESHEIMER: So
21 they at least had the opportunity to take a look at it
22 and voice opinions. Any questions for the applicant,
23 the witness?

24 MR. BRINKER: No. It's pretty
25 self-explanatory.

1 PRESIDING COMMISSIONER GRIESHEIMER: Anyone
2 else in the audience who would like to testify in
3 support of the rezoning? Okay. None. Anyone wishing
4 to testify in opposition to the rezoning? Or for
5 information purposes only, on the rezoning?

6 MR. HOOKLAND: I might have a question.

7 PRESIDING COMMISSIONER GRIESHEIMER: Okay.
8 Come on up.

9 (Witness sworn.)

10 MR. HOOKLAND: I guess I have one question.
11 I have a duplex on Watermill Drive. Is it going to
12 affect the zoning on that?

13 PRESIDING COMMISSIONER GRIESHEIMER: It
14 shouldn't. It should only be the parcel. This is for
15 the parcel, not the surrounding area.

16 MR. HOOKLAND: I am just concerned if it
17 would affect it in the future, where I wouldn't be
18 able to rent?

19 Commissioner BRINKER: No.

20 MR. HOOKLAND: That's all. I guess the
21 other question would be, with making it R1, do they
22 have use of the lake?

23 Commissioner BRINKER: That is something in
24 the subdivision code. This is a hearing to take
25 information that can impact our decision, one way or

1 the other, as to whether to rezone. As to exchange of
2 information on what it could impact, that is really
3 irrelevant to the hearing process.

4 PRESIDING COMMISSIONER GRIESHEIMER: And
5 that would be a civil matter. That would be outside
6 the scope.

7 COMMISSIONER BRINKER: Those kinds of
8 things are typically encompassed in the subdivision
9 guidelines.

10 MR. HOOKLAND: I am basically concerned
11 that my place doesn't get rezoned so that I can't rent
12 it.

13 PRESIDING COMMISSIONER GRIESHEIMER: We are
14 not touching your property at all. You are fine.

15 MR. HOOKLAND: Thank you.

16 PRESIDING COMMISSIONER GRIESHEIMER: Anyone
17 else wish to testify for information purposes, on the
18 rezoning? Seeing none, that will conclude the hearing
19 on File No. 160100. All right. Then last but not
20 least, we have File No. 160104. That is the
21 regulations.

22 MS. EAGAN: I will start with the hearing
23 procedures. At this time, I would like to place into
24 the record the Franklin County Unified Land Use
25 Regulations as Exhibit A. The Official Zoning Map as

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21 discussion concerning each case, the public hearing
22 for each case will conclude.

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24 commission order, at a later date, during the County
25 Commission's regular meeting time.

1 Again, this is File 160104, the Planning &
2 Zoning Department. And what we are doing is, that we
3 realized when we changed the regulations back in 2014,
4 we accidentally left out Outdoor Commercial Storage as
5 a permitted use in the Industrial Development Zoning
6 District.

7 We realized it made it over on our Zoning
8 Chart, but it never made it into the regulations. So
9 we just kind of wanted to fix that mistake.

10 PRESIDING COMMISSIONER GRIESHEIMER: Okay.
11 I wondered why we're doing that. Is there anyone in
12 the audience who wishes to testify in support of the
13 amendments? Is there anyone in the audience who
14 wishes to testify in opposition to the proposed
15 amendments? Or for informational purposes only, on
16 the proposed amendments? Seeing none, that will
17 conclude the hearing on File No. 160104, Section 144.

18 Before we conclude the hearing, Mark, I
19 have a legal question. I want to discuss a prior
20 rezoning application, and get a decision on that.
21 Have a vote on that. Do I close this hearing, and
22 then we can discuss that after? How do we do that?

23 MR. VINCENT: That's correct. You close
24 this hearing. Then you call a meeting.

25 PRESIDING COMMISSIONER GRIESHEIMER: I just

1 wanted to get it right. That will conclude the public
2 hearing today on the four rezoning's.

3 (The hearing concluded at 2:04 p.m.)

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