

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

6
7
8
9

PUBLIC MEETING

10

OCTOBER 20, 2015

11

(Commencing at 7:00 p.m.)

12
13
14
15
16
17
18
19
20
21
22
23
24
25

PUBLIC MEETING 10/20/2015

	I N D E X	
	PROCEEDINGS	PAGE
1		
2	PROCEEDINGS	PAGE
3	Call to Order and Roll Call	5
4	Reading of Hearing Procedures by Ms. Eagan	6
5	Approval of Minutes (September 15, 2015 Meeting)	7
6	Communications and Visitor Comments	8
7	Old Business:	
8		
	[None]	
9		
10	New Business:	
11		
	File No. 150206 - MPH Properties, LLC/Mathew Hrebec:	
12		
	Presentation by Ms. Eagan	8
13	Presentation by Applicant	10
	Discussion	11
14	Moved to Old Business	12
	Vote	42
15		
	File No. 150210 - Christy Minerals, L. L. C.:	
16		
	Presentation by Ms. Eagan	14
17	Presentation by Applicant	16
	Discussion	17
18	Opposition	29
	Discussion	
19	Sent to Review Committee	41
20	Planning and Zoning Commission Forum	42
21	Planning Director's Report:	
	By Ms. Eagan	43
22		
	Adjournment	44
23		
	Certificate of Reporter	45
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

E X H I B I T S

IDENTIFICATION	DESCRIPTION	PAGE
Franklin County:		
A	Franklin County Unified Land Use Regulations of 2001	6
B	Official Zoning Map	6
C	Official Master Plan	6
D	Case Files -- all Cases Heard	6

(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

P R O C E E D I N G S

(October 20, 2015)

CHAIRMAN EVANS: I'd like to go ahead and call to order the October 20th meeting of the Franklin County Planning and Zoning Commission.

Scottie, will you please take roll.

MS. EAGAN: Bill Evans?

CHAIRMAN EVANS: Here.

MS. EAGAN: Jay Schulteheinrich?

COMMISSIONER SCHULTEHENRICH: Here.

MS. EAGAN: Todd Boland?

COMMISSIONER BOLAND: Here.

MS. EAGAN: Tim Reinhold?

COMMISSIONER REINHOLD: Here.

MS. EAGAN: Ray Cunio?

COMMISSIONER CUNIO: Here.

MS. EAGAN: Bill McLaren?

COMMISSIONER McLAREN: Here.

MS. EAGAN: Don Voss?

COMMISSIONER VOSS: [Not present]

MS. EAGAN: Dan Haire?

COMMISSIONER HAIRE: Here.

MS. EAGAN: Russell McCreary?

McCREARY: [Arrived later]

MS. EAGAN: And, Ron Williams?

1 COMMISSIONER WILLIAMS: Here.

2 MS. EAGAN: Okay, we have a quorum.

3 CHAIRMAN EVANS: Thank you. Would you
4 please give us a presentation of the meeting procedures and
5 exhibits.

6 MS. EAGAN: Tonight's Planning Commission
7 meeting is governed by the Franklin County Unified Land Use
8 Regulations of 2001.

9 Some matters on the agenda may be for action by the
10 Planning and Zoning Commission. These matters do not involve
11 public hearing. Other matters on the agenda require public
12 hearings under Missouri law. If a matter involves a public
13 hearing, all individuals who desire to testify will be given an
14 opportunity to do so.

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

20 (Thereupon, evidence was marked
21 for identification and presented for the record
22 as Planning and Zoning Exhibits A, B, C,
23 and D.)

24 All Old Business items on the agenda will be dealt
25 with first.

1 Once the Old Business issues have been taken care
2 of, each item of New Business will be opened.

3 As each case is opened, a staff report will first be
4 read to the Commission, followed by any questions for the staff.

5 Then if anyone in the audience would like to speak
6 or comment on a file that is a part of the public hearing, they
7 must first print their name on the sign-in sheet provided, and
8 then be sworn in by the Chairman.

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

12 It is possible for the Planning Commission to decide
13 to move a New Business issue to Old Business and vote on it the
14 same night.

15 At the conclusion of all questions, comments, and
16 discussion concerning each case, the Planning Commission will
17 proceed. Any final decision by the Planning and Zoning
18 Commission concerning Conditional Use Permits may be appealed to
19 the Board of Zoning Adjustment any time within 90 days.

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

22 CHAIRMAN EVANS: Thank you.

23 All the Commissioners should have received
24 September 15th minutes. If there are no corrections or
25 additions, the Chair would entertain a motion to approve.

1 COMMISSIONER HAIRE: Move to approve.

2 COMMISSIONER CUNIO: Second.

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

6 COMMISSIONER REINHOLD: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER CUNIO: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER BOLAND: Aye.

11 COMMISSIONER HAIRE: Aye.

12 COMMISSIONER SCHULTEHENRICH:

13 Aye.

14 COMMISSIONER McCREARY: Aye.

15 COMMISSIONER WILLIAMS: Aye.

16 CHAIRMAN EVANS: Opposed? [None]

17 Minutes are approved.

18 Communications and Visitor Comments. Is there
19 anyone present who wishes to address the Commission? [None]

20 If not, then we'll move on to Old Business. We have
21 none.

22 New Business File 150206 MPH Properties, L. L. C.,
23 Matthew Hrebec. Forgive the pronunciation. No public comments
24 accepted. Scottie, would you please give us the details.

25 MS. EAGAN: This is File 150206. The

1 Applicant is MPH Properties, L. L. C., care of Matthew Hrebec.

2 The Applicant requests to rezone two parcels from
3 Suburban Development to Industrial Development.

4 The property is located at 5025 Old Highway 100,
5 approximately three-tenths of a mile west of Fifth Street in St.
6 Johns Township.

7 The Facts: The total area for the rezoning is
8 approximately 16 acres.

9 The zoning of this property is Suburban Development.
10 The Applicant would like to rezone to Industrial Development.

11 Industrial Development zoning accommodates
12 enterprises engaged in the manufacturing, processing, creating,
13 repairing, renovating, painting, cleaning or assembly of goods,
14 merchandise or equipment.

15 The properties, located in Franklin County, around
16 the proposed site are zoned Suburban Development.

17 This property is mostly surrounded by undeveloped
18 land and the City of Washington Sewage Treatment Plant.

19 This property borders the city of Washington.

20 There is currently a large manufacturing facility,
21 over 40,000 square feet, on the property that used to house Seco
22 Products.

23 Staff Comments: Rezoning are allowed in our
24 regulations due to the ever-changing conditions that exist in the
25 county and elsewhere. According to Article 14, Section 321, any

1 such change must promote the health, safety, morals, comfort, and
2 general welfare of Franklin County by conserving and protecting
3 property and building values by securing the most economical use
4 of the land and facilitating the adequate provision of public
5 improvements in accordance with the Master Plan adopted by
6 Franklin County.

7 CHAIRMAN EVANS: Thank you.

8 Let the record reflect that Commissioner McCreary is
9 here.

10 [At this time, Commissioner McCreary
11 joined the meeting.]

12 COMMISSIONER McCREARY: I apologize for
13 the lateness.

14 CHAIRMAN EVANS: Is the Applicant present?

15 MR. MATTHEW HREBEC: Yes.

16 CHAIRMAN EVANS: Would you like to come
17 forward, please. Would you please state your name and address
18 and also sign in.

19 MR. HREBEC: My name is Matthew Hrebec,
20 2464 Taylor Road in Grover, Missouri is where I live.

21 [Thereupon, the witness was sworn.]

22 CHAIRMAN EVANS: Give us a little bit of
23 detail on what you're rezoning.

24 MR. HREBEC: Well, it's 165,000 square
25 foot warehouse and office space. Approximately 11,000 square

1 feet of the building is office, the rest of it being warehouse.

2 Just want to stay ahead of things with finding out
3 that the property was zoned as Suburban Development. I think it
4 was initially zoned, when the zoning process started, as Suburban
5 Development, but the building was built in the early '50s. It
6 was started. I think it was built all the way through into the
7 '80s and '90s. They added onto it, but I've had it for eight or
8 nine years and would like to use it for storage and retail sales
9 as well.

10 I just maybe even some manufacturing. I've got some
11 tenants, potential tenants that would like to use the space. So
12 just wanted to get ahead of this thing.

13 CHAIRMAN EVANS: You've actually owned the
14 property for eight or nine years?

15 MR. HREBEC: Yes, sir.

16 CHAIRMAN EVANS: Okay.

17 Any questions from the Commissioners? Jay?

18 COMMISSIONER SCHULTEHENRICH: Is this --
19 is this property, from I read, close to the city of Washington?

20 MS. EAGAN: It's right on the border. If
21 you look at the map, the blue is the city, the pink is the
22 property.

23 COMMISSIONER SCHULTEHENRICH: Have we
24 heard anything from the City of Washington potentially on this?

25 MS. EAGAN: I haven't officially sent

1 anything over since it's not open for public comment yet.

2 COMMISSIONER SCHULTEHENRICH: We haven't
3 heard anything just on it?

4 MS. EAGAN: I know they requested
5 information from us, but they haven't sent us anything.

6 COMMISSIONER SCHULTEHENRICH: Okay.

7 CHAIRMAN EVANS: Any other questions?

8 [None]

9 Thank you.

10 MR. HREBECK: Thanks.

11 CHAIRMAN EVANS: I would like to remind
12 the Commissioners again now we've looked at rezoning it's not the
13 particular use the applicant states he's using it for, but we
14 have to look at all of the permitted uses in that zoning district
15 as being requested.

16 So under Suburban Development, we really need to
17 look at, or I'm sorry, Industrial Development whether the
18 property would be appropriate for any permitted use in that
19 zoning district. And really -- go ahead.

20 COMMISSIONER WILLIAMS: I think more
21 important to me was -- is the fact that under our Master Plan, if
22 we recognize it as industrial on the existing land use map and in
23 the future land use map it is proposed for industrial. So I
24 think that's a big importance here.

25 CHAIRMAN EVANS: Thank you.

1 COMMISSIONER McCREARY: Chairman, looking
2 on the map on the future planning that is -- it's hard when you
3 blow it up, you really can't see it, but that area is industrial
4 for the future planning, correct?

5 MS. EAGAN: Right.

6 COMMISSIONER McCREARY: Okay, thank you.

7 CHAIRMAN EVANS: Yes, it is. I just
8 pointed out that we have to look at all the uses for in Suburban
9 Development is primarily residential and service oriented. It
10 doesn't include warehousing or manufacturing.

11 Any other comments, questions? If not, the Chair
12 would entertain a motion to move this to Old Business.

13 COMMISSIONER SCHULTEHENRICH: I'll make
14 that motion, Mr. Chairman.

15 COMMISSIONER McLAREN: Second.

16 CHAIRMAN EVANS: We have a motion and a
17 second to move File 150206 to Old Business. All in favor signify
18 by saying aye.

19 COMMISSIONER REINHOLD: Aye.

20 COMMISSIONER McLAREN: Aye.

21 COMMISSIONER CUNIO: Aye.

22 CHAIRMAN EVANS: Aye.

23 COMMISSIONER BOLAND: Aye.

24 COMMISSIONER HAIRE: Aye.

25 COMMISSIONER SCHULTEHENRICH:

1 Aye.

2 COMMISSIONER McCREARY: Aye.

3 CHAIRMAN EVANS: Opposed? [None]

4 Motion is carried.

5 File 150210 Christy Minerals, L. L. C.

6 Scottie, will you please give us the facts.

7 MS. EAGAN: This is File 150210. The

8 Applicant is Christy Minerals, L. L. C.

9 The Applicant wishes to mine a fireclay pit in the
10 Non-Urban and Agricultural Zoning District.

11 The property is locate don Klemme Road,
12 approximately one mile east of Vossbrink Road in Boone Township.

13 The Facts: The total acreage of the property is
14 approximately 40 acres in size. The Applicant only plans to use
15 a portion of the property, approximately two acres in size.

16 The property is in the Non-Urban and Agricultural
17 Zoning District. The extraction ,quarrying or mining of sand,
18 gravel, topsoil or other material requires Conditional Use Permit
19 in this zoning district.

20 The area surrounding the property is primarily
21 low-density residential or undeveloped land.

22 There does appear to be a structure on the large
23 parcel. According to the Assessor's records, it appears to be a
24 residential structure that was built in 1927.

25 This property will have access to Klemme Road. This

1 is a county road with a right-of-way width of approximately 30
2 feet.

3 Staff Comments: Because the Applicant is requesting
4 a CUP for only 2 of the 40 acres, they shall be required to turn
5 in a legal description of the 2 acres to be tied to be tied to
6 this CUP.

7 The Applicant shall be limited to mining only on the
8 property described in the legal description.

9 The Applicant shall operate according to all State
10 and federal regulations.

11 The Applicant should have hours of operation.

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

15 Then finally, all new and/or existing entrances will
16 need to be examined by the Franklin County Highway Department for
17 a commercial entrance. Planning and Zoning shall receive
18 documentation of final construction prior to issuance of the CUP>

19 And I forgot to put on here that Christy Minerals is
20 not -- they're not the owners of the property, but they do have
21 the mineral rights to this property. And then also we do have a
22 legal description of these two acres already in the file for that
23 Conditional Use Permit.

24 CHAIRMAN EVANS: Thank you.

25 Is the Applicant present? Can you please state your

1 name and address and then sign in, please.

2 MR. PATRICK HARDY: My name is Patrick
3 Hardy, and my address is 718 Montbrook, and that's in O'Fallon,
4 Missouri.

5 [Thereupon, the witness was sworn.]

6 CHAIRMAN EVANS: Could you please give a
7 little bit more detail on what you're proposing?

8 MR. HARDY: Yeah. We -- we purchased a
9 mineral deed on this two-acre section back in, I think it was
10 January. There is a fireclay pit on that two-acre property.
11 It's about 150 foot diameter and roughly 50 feet deep. We intend
12 to mine that this winter into next year.

13 We are in the process of obtaining the State
14 permits, Department of Natural Resources, Land Reclamation and
15 Water Protection Program. We have to get permits for both of
16 those.

17 The land rec permit, the public notice period was
18 up, I think, a week or two ago. And there's a two-week comment
19 period. So that permit should be issued within the next couple
20 of weeks.

21 The water permit I'm also hoping to have by the end
22 of the month. And then we -- we plan to start as soon as we get
23 all the permits.

24 CHAIRMAN EVANS: Any questions from the
25 Commissioners? Ray?

1 COMMISSIONER CUNIO: Do you think you
2 could have this pit mined out in a year's time?

3 MR. HARDY: That's what we're hoping to
4 do, yeah. The land reclamation permit is going to be valid for a
5 period of five years. That includes time to establish vegetation
6 and for the pond to fill up. But yeah, I'm hoping to be done
7 within the next year.

8 COMMISSIONER CUNIO: How many tons?
9 That's a relatively small pit?

10 MR. HARDY: Yeah, I want to say it's about
11 15,000 tons. We don't have real good drill records on it.

12 CHAIRMAN EVANS: Bill?

13 COMMISSIONER McLAREN: Did I
14 misunderstand? Is there already a pit there? Did I...

15 MR. HARDY: Well, you know, I say that
16 there's a deposit in the ground that we intend to mine. Right
17 now it's a field.

18 COMMISSIONER McLAREN: Okay. So there's
19 not an existing pit?

20 MR. HARDY: No. No, we'd be mining it
21 out.

22 COMMISSIONER McLAREN: I'm sorry. I
23 thought I -- the way you said it there was an existing pit there.

24 MR. HARDY: I see.

25 COMMISSIONER CUNIO: Existing potential

1 pit.

2 COMMISSIONER McLAREN: Yeah, sorry.

3 COMMISSIONER SCHULTEHENRICH: Mr.

4 Chairman?

5 CHAIRMAN EVANS: Jay?

6 COMMISSIONER SCHULTEHENRICH: Describe how
7 you're going to quarry this mineral material out of there, would
8 you please, on what type of equipment and how many trucks are you
9 talking about and where are you transporting that to.

10 MR. HARDY: There is about five to ten
11 feet of dirt on top of the clay. I think it's closer to five
12 foot. We'll use bull dozers to push that up to the side and
13 stockpile it in the corner of the property. And then we -- we
14 seed that on top -- seed it and mulch it to try to keep it from
15 eroding away.

16 And then we do the actual mining with an excavator
17 and dump trucks. I'm not sure how many dump trucks we're going
18 to have. I'd say between two and four. And the clay is actually
19 going to be stockpiled off the site. So we'll be loading into
20 trucks in the pit, and then hauling it out to a external
21 stockpile base. And that's going to be over near Rosebud over in
22 Gasconade County.

23 COMMISSIONER SCHULTEHENRICH: Okay. So I
24 understand you're -- and this is going to -- basically you're
25 talking about over the winter months. Could you be a little bit

1 more -- is it going to be basically -- do you expect to have that
2 excavated out of there by April first or by June or what does
3 your time period look like?

4 MR. HARDY: You know, it really depends a
5 lot on the weather. We just -- we -- it's not uncommon for us to
6 be totally shut down for a couple of months at a time during the
7 winter. But I'm hoping in November to start with the dirt work,
8 get the dirt off the top of the clay and build up our berms and
9 our sedimentation pond. And then start mining clay as soon as
10 possible.

11 Ideally, I would like to be done by June or July,
12 but I think realistically the end of the year is pretty generous,
13 pretty generous timeframe.

14 COMMISSIONER SCHULTEHENRICH: What type of
15 hours of operation are you looking at for -- for that to be --
16 for the excavation to take place and for the top -- removal of
17 the topsoil and then the excavation of material?

18 MR. HARDY: It will be normal business
19 hours, 8:00 to 5:00, Monday through Friday.

20 COMMISSIONER SCHULTEHENRICH: Not looking
21 to work over on weekends?

22 MR. HARDY: No. We very rarely work
23 weekends.

24 COMMISSIONER SCHULTEHENRICH: Once you
25 finish on your excavation of the materials, what time period are

1 you looking at on a reclamation back, or is that basically a
2 requirement by DNR or to provide a time period for reclamation
3 back to the natural setting for --

4 MR. HARDY: Yeah, I -- I think DNR says
5 that we have to start reclamation within six months of finishing
6 up the actual excavation. Typically we do right into reclamation
7 as soon as we're done. They like to see two growing seasons to
8 let the vegetation establish, and it usually takes a year or two
9 for the pond to fill up. But yeah, we'd be starting as soon as
10 we are done mining, and if everything goes well, we'll be
11 completely done two years after that.

12 COMMISSIONER SCHULTEHENRICH: Sounds like
13 you've done this before some place.

14 MR. HARDY: Yeah, we do most of our mining
15 in Gasconade and Montgomery County. This is the first time in
16 Franklin County.

17 COMMISSIONER SCHULTEHENRICH: Is it of the
18 same materials, or is it --

19 MR. HARDY: Yeah.

20 COMMISSIONER SCHULTEHENRICH: -- of a
21 different material?

22 MR. HARDY: Same stuff, yeah. Yeah, we --

23 COMMISSIONER SCHULTEHENRICH: What is it
24 specifically used for, by chance?

25 MR. HARDY: The main use is refractories,

1 high temperature linings for industrial processes like kilns and
2 blast furnaces. We also sell to pottery tile and cement
3 industries.

4 COMMISSIONER SCHULTEHENRICH: Okay. Thank
5 you.

6 Thank you, Mr. Chairman.

7 CHAIRMAN EVANS: I think you mentioned
8 that you would have -- you expect to have all your permits within
9 a month?

10 MR. HARDY: I'm hoping so, yeah. The land
11 reclamation permit should be issued by the end of October. It
12 didn't any comments on the public notice, and I haven't heard
13 anything from them. So I don't know if they did or not. And the
14 water permit it is a little harder to say. They -- they
15 sometimes take their time. Sometimes you get it the next week,
16 you know.

17 CHAIRMAN EVANS: Ray?

18 COMMISSIONER CUNIO: Did I understand you
19 to say that it make take all of next year depending on the
20 weather?

21 MR. HARDY: Yeah, if -- if we're fighting
22 the weather, and you know, worst case scenario, if everything
23 goes wrong, business slows down and we fight the weather, it
24 could take all year. Hopefully it takes less than that.

25 COMMISSIONER CUNIO: So, Scottie, in that

1 case, should he be applying for longer than a period of one year
2 initially?

3 MS. EAGAN: There's no time period on
4 this.

5 COMMISSIONER CUNIO: Oh, just one year to
6 start it then?

7 MS. EAGAN: Yeah.

8 MR. HARDY: Yeah. The land reclamation
9 permit is for five years.

10 COMMISSIONER CUNIO: Yeah. You know, I
11 have experience with I call them pits have been mined out,
12 because I got two of them on my place. In Western Franklin
13 County, there's quite a few fireclay pits. It doesn't come this
14 far east, and a lot of people in this part of the county aren't
15 even familiar with them. But is it your intention, I think from
16 I read here, that the reclamation process is going to be -- of
17 course, you'll follow DNR's, you know, recommendations, but the
18 goal is that the landowner would wind up with pasture around
19 that?

20 MR. HARDY: Yeah. It'll be --

21 COMMISSIONER CUNIO: And a livestock pond
22 if they want to use that or recreational pond?

23 MR. HARDY: Yes, that's correct.

24 COMMISSIONER CUNIO: All right.

25 MR. HARDY: And DNR has stipulations on --

1 they don't like seeing any roads and ditches any steeper than, I
2 think, it's six inches. They don't want to see bald spots in
3 vegetation. And there has to be transversal buffer on the
4 equipment. You have to be able to drive a tractor up to it and
5 mow.

6 CHAIRMAN EVANS: And looking at -- I asked
7 you to make sure it was a field. So there is no existing
8 entrance?

9 MR. HARDY: No, there isn't.

10 COMMISSIONER SCHULTEHENRICH:
11 Mr. Chairman, that brings me to a question on the entrance. I
12 note on what you had provided to us on the entrance is going to
13 far on the end that has the widest part to it.

14 MR. HARDY: Yeah, it'll be on the western
15 edge of the...

16 COMMISSIONER SCHULTEHENRICH: There is a
17 curb I see on there. What type of footage is that or so from
18 where that curb is to where you're expecting to have that
19 entrance, by chance?

20 MR. HARDY: I couldn't tell you off the
21 top of my head. It's --

22 COMMISSIONER SCHULTEHENRICH: Is that a
23 quarter of a mile or so?

24 MR. HARDY: I want to say six or seven
25 hundred feet, but I could be wrong about that.

1 COMMISSIONER SCHULTEHENRICH: Do we know
2 -- do you know by chance, Ron? Can you tell from this?

3 COMMISSIONER WILLIAMS: I don't remember
4 exactly, but I looked at the -- they actually have developed
5 these stormwater intervention plan, which is all-encompassing
6 with the proper erosion controls, measures, washout area with
7 gravel for the trucks as they come on -- I mean, they got it all
8 set up to get that permit, and I want to say that was under 800
9 lineal feet on that permit.

10 COMMISSIONER SCHULTEHENRICH: So a pretty
11 good distance?

12 COMMISSIONER WILLIAMS: Yeah, usually we
13 recommend a sight distance on a road like that somewhere over 200
14 feet.

15 COMMISSIONER SCHULTEHENRICH: Okay, all
16 right. Thank you.

17 Thank you.

18 CHAIRMAN EVANS: Any other questions for
19 the Applicant?

20 COMMISSIONER CUNIO: I got a question for
21 Ron. Does this require a -- it says a commercial entrance. Do
22 we allow a different commercial entrance or drive for something
23 that's going to be temporary like this, or is he going to have to
24 put in an entrance, a commercial entrance, as though it's going
25 to be a, you know, a factory there or something?

1 COMMISSIONER WILLIAMS: It's going to be a
2 \$60 permit. You know, that's verifying the entrance location,
3 and so it's no different than anybody that wants to put in a
4 driveway versus a commercial entrance. They will tell us what
5 that's going to be on the permit.

6 Bottom line is it's no different than any other
7 driveway. You know, it may have a little bit wider because of
8 the commercial entrance with the type of vehicles that are going
9 in, but the bottom line is it's no different. Sixty dollars,
10 fill out the application, run out and stake it. We'll come out
11 and look at it, and make sure it's -- I don't see a sight
12 distance problem right off the top of my head with it.

13 COMMISSIONER CUNIO: Okay.

14 COMMISSIONER WILLIAMS: I'm more worried
15 about our road. I would assume you're just leasing the property
16 to do this?

17 MR. HARDY: No, we own the mineral rights
18 on the two acres section.

19 COMMISSIONER WILLIAMS: Okay. So you've
20 actually bought the mineral rights?

21 MR. HARDY: Yeah.

22 COMMISSIONER WILLIAMS: Okay.

23 COMMISSIONER CUNIO: But to clarify that,
24 once you're done with the mineral rights, you have no involvement
25 in that property? Everything reverts or is still in the hands of

1 the ground itself, it's titled the land there?

2 MR. HARDY: The ground itself is, yeah.

3 COMMISSIONER CUNIO: Once you extract the
4 minerals, you're done?

5 MR. HARDY: Yeah. I'm not sure. Each
6 deed is different. This one I'm not sure if it automatically
7 reverts, but we typically will revert it back to the landowner.

8 COMMISSIONER CUNIO: Typically that's the
9 way it goes?

10 COMMISSIONER McLAREN: And I'm sorry. I
11 want to go back to what he originally said. Obviously I wasn't
12 listening well enough. Did you say there was 15,000 tons?

13 MR. HARDY: Somewhere in that ballpark,
14 yes.

15 COMMISSIONER McLAREN: Okay. So that's --
16 and it's going to be 150-foot pit, --

17 MR. HARDY: Yeah.

18 COMMISSIONER McLAREN: -- 50-foot deep?

19 MR. HARDY: Yeah.

20 COMMISSIONER McLAREN: I'm not a fireclay
21 pit person. So how does it wind up safe if it's that deep? And
22 I guess part of your permit with DNR?

23 MR. HARDY: It's MSHA actually, the Mine
24 Safety and Health Administration does inspections. They --
25 they've got a whole laundry list of what they like to see. The

1 main thing that they look for in a site like this is berms around
2 the pit, the pit and the ramp. You have a berm that's at least
3 as high as the actual large piece of equipment that's going to be
4 there, just to keep the truck --

5 COMMISSIONER McLAREN: Well, I'm really
6 kind of asking when you're gone.

7 MR. HARDY: Oh, when we're gone.

8 COMMISSIONER McLAREN: I mean, I
9 understand that's probably part of it. I'm just nosey.

10 MR. HARDY: Yeah, it -- we're not going to
11 go until it's full of water. For us to close out permit, it has
12 to be full. So it's just going to be a deep pond at that point.

13 COMMISSIONER McLAREN: If somebody -- if
14 somebody goes out there and falls in it, they -- and there's --
15 it's not so deep they can't get back -- it's not vertical and
16 they can't -- somebody can get back out?

17 MR. HARDY: Yeah. Part of it -- it's hard
18 to say until, you know, we're in there, but part of it will be
19 pretty steep. Part of it will have a ramp.

20 COMMISSIONER CUNIO: Most of pits, clay
21 pits, have a ramp --

22 MR. HARDY: Yeah.

23 COMMISSIONER CUNIO: -- that they
24 excavated.

25 CHAIRMAN EVANS: Would you put that

1 overburden back in there, in the pit?

2 MR. HARDY: Some of it we use most of the
3 overburden to build a dam around the edge and just contour the
4 edge of the pit and do any other grading that we can do in the
5 area. But yeah, any extra we'll probably put it in the pit.

6 CHAIRMAN EVANS: Any other questions?

7 Now, you talked about normal hours of operation.

8 MR. HARDY: Uh-huh.

9 CHAIRMAN EVANS: Would that be like 8:00
10 to 5:00, Monday through Friday?

11 MR. HARDY: Yeah.

12 CHAIRMAN EVANS: I think we might want to
13 include that as a condition.

14 Any other questions or consideration for conditions?

15 I would think that most of the permits he's going to
16 have to get would probably control a lot of this. Thank you.

17 MR. HARDY: Thank you.

18 CHAIRMAN EVANS: Any other discussion?

19 Is there anyone else present who would like to speak
20 in favor of this Conditional Use Permit?

21 Anyone present who would like to speak in
22 opposition?

23 COMMISSIONER WILLIAMS: He wanted to speak
24 in favor.

25 CHAIRMAN EVANS: Sir, are you speaking in

1 favor or opposition?

2 MR. JERRY COOPER: Opposition.

3 CHAIRMAN EVANS: Please state your name
4 and address.

5 MR. JERRY COOPER: Jerry Cooper, 3678
6 Klemme Road, Imperial, Missouri.

7 CHAIRMAN EVANS: Sign in please.

8 [Thereupon, the witness was sworn.]

9 CHAIRMAN EVANS: Go ahead, please.

10 MR. COOPER: I'm in opposition of yous
11 granting the permit to them. My house is an earth-contact home.
12 It has a concrete floor in it. I am probably 300 yards or so
13 away from the pit that they're wanting to dig.

14 My concern is blasting or even heavy pounding with a
15 jackhammer or whatever cracking my floors or in my walls. I'm
16 also a little bit concerned about getting down into my well
17 because I sit at a lower level than what they are drilling, and I
18 am worried about the runoff that this may create.

19 CHAIRMAN EVANS: Any questions? Ron?

20 COMMISSIONER WILLIAMS: Where are you in
21 relationship to the property?

22 MR. COOPER: Where he was talking the
23 sharp curve in the road. I live right there. My driveway enters
24 that sharp curve.

25 COMMISSIONER WILLIAMS: Okay.

1 CHAIRMAN EVANS: Any questions? [None]

2 Thank you.

3 MR. COOPER: Thank you.

4 CHAIRMAN EVANS: I do have a question for
5 the Applicant. What type of equipment will you be using for the
6 pit?

7 MR. HARDY: Hydraulic excavators and
8 bulldozers, and we won't be doing any blasting.

9 CHAIRMAN EVANS: Okay. No blasting, no
10 hammers, anything like that, just --

11 MR. HARDY: We sometimes do use a
12 hydraulic hammer if we need to. I don't know if we will at this
13 site or not, but it is quite possible.

14 CHAIRMAN EVANS: In your other locations,
15 have you ever had any issues?

16 MR. HARDY: No.

17 CHAIRMAN EVANS: Any other questions for
18 the Applicant?

19 COMMISSIONER CUNIO: Just explain to
20 people maybe if you would what fireclay is. It's kind of brittle
21 when everything is --

22 MR. HARDY: Yeah, the stuff that we're
23 mining in this part of the country, they call it flint clay. It
24 doesn't -- it looks like a flint rock but softer. We dig it out
25 with excavators. Although, it kind of -- we have to fight it

1 sometimes. It is pretty tough stuff, but it looks more like a
2 rock than what you think of as normal clay.

3 COMMISSIONER CUNIO: But as far as the
4 hardness and everything, it's nothing like rock or anything?

5 MR. HARDY: No, you can hold it in a
6 hammer and hit it with -- hold it in your hand and hit it with a
7 hammer and it'll break apart.

8 COMMISSIONER CUNIO: Okay.

9 CHAIRMAN EVANS: Any other questions for
10 the Applicant? [None]

11 Thank you.

12 Was there anyone else wishing to speak in
13 opposition? Please step forward. State your name and address
14 and sign in please.

15 MR. LAWRENCE VOYT: Lawrence Voyt.

16 Address is 3793 Klemme Road, Gerald, Missouri. And --

17 [Thereupon, the witness was sworn.]

18 I mean, I guess I'm in opposition, but I really
19 don't have one way or the other. I just would like to know which
20 way -- which direction are the trucks going to go out. Are they
21 going east or west, because I live west of where this is and I do
22 want to comment that this is going to the second pit on this
23 property. On the left up there when they showed the area, there
24 was a pit excavated a long time ago. So I mean, is there any
25 more mineral rights on it? I don't know if that's relevant or

1 not. And could I get a better look of where that entrance is
2 going to be on Klemme where they propose? I mean, is it going to
3 be straight across because the it's real close to Klemme Road. I
4 mean, and how deep is it after they get done is it actually going
5 to be? I was just curious. I don't know if you can --

6 CHAIRMAN EVANS: Okay.

7 MR. VOYT: And is there any -- going to be
8 any runoff going -- because my property is straight across from
9 if. Is any of it going to be going north, or is it going to be
10 excavated all be running east and south.

11 So that's all I have.

12 CHAIRMAN EVANS: All right, thank you.

13 The Applicant, if you'd like to step forward again
14 and address those.

15 MR. HARDY: As far as other mineral rights
16 in the area, this is the only one that we have in this direct
17 area. We don't have anything else along Klemme Road.

18 And as far as runoff, everything on the site is
19 going to be directed to -- the site slopes to the southeast, and
20 all the runoff that -- as far as that is going to be directed
21 towards a sediment pond to let the dirt and stuff drop out.

22 CHAIRMAN EVANS: As far as the trucks go,
23 which way will they be headed?

24 MR. HARDY: It's -- they're probably going
25 to the east -- or, I'm sorry, to the west. The pit itself is

1 roughly a hundred feet from the road, 75 to a hundred feet, and
2 about 50 feet deep.

3 CHAIRMAN EVANS: Okay.

4 Any other questions for the Applicant? [None]

5 Thank you.

6 MR. HARDY: Thank you.

7 CHAIRMAN EVANS: Anyone else wishing to
8 speak in opposition? [None]

9 Any discussion from the Commissioners?

10 COMMISSIONER REINHOLD: I got a question.

11 CHAIRMAN EVANS: Tim?

12 COMMISSIONER REINHOLD: And it's maybe for
13 Mark. Mark, if they've had the mineral rights since like 1950
14 and is it 1952 or something like that, is that -- how could you
15 keep them out of it if they have the mineral rights?

16 COUNTY ATTORNEY VINCENT: Mineral rights
17 is kind of a weird thing. I'm not sure that these guys have had
18 them since 1952. I mean, every piece of property has mineral
19 rights below it. Usually it's vested in the property itself. I
20 think -- I thought they acquired the mineral rights earlier --

21 MR. HARDY: Yeah, we bought them in
22 January this year.

23 COUNTY ATTORNEY VINCENT: Yeah. But there
24 is -- I want to make sure you all still remember the -- there's a
25 rule special statute on mining and stuff, 64.890. I sent them to

1 you in your last packet. Just that's one of the few statutes
2 that I know with admonition about what you can and cannot do with
3 leased land beyond the zoning regulations. It doesn't say you
4 cannot put conditions on it. It just says that you have to do
5 something. You can't -- I'm going to read it to you so it's in
6 the record.

7 At 64.890 it says that nothing in Section 64.800,
8 which are our alternate zoning regulations, through 64.905 which
9 is the end of our zoning regulations, enabling statutes shall
10 affect the recovery of natural resources by strip or open-cut
11 mining. I'm not sure that this is either one of those, but I
12 just want to make sure you're aware of it because I don't know
13 what clay mining is either. I have no idea. I don't know where
14 it fits, but you still have this fit in with the Master Plan and
15 the things that you guys are talking about. But there is
16 legislation and laws that protect mining operations. So just be
17 cognizant of that when you make your conditions and stuff. But I
18 don't know what strip mining or open, whatever it is, mining open
19 cut.

20 COMMISSIONER REINHOLD: Could be an
21 open-cut mining.

22 COUNTY ATTORNEY VINCENT: If it's open-cut
23 mining, then got to be careful what restrictions you put on it
24 because we'd be in violation of the statutes. Now I know what
25 open cut mining is. So I've learned something tonight.

1 COMMISSIONER CUNIO: You can tell a lot of
2 people don't get out to the western part of the county.

3 COUNTY ATTORNEY VINCENT: What's that?

4 COMMISSIONER CUNIO: I say you can tell a
5 lot of folks here don't get out to the western part of the
6 county.

7 COUNTY ATTORNEY VINCENT: I get out there,
8 I wouldn't know what it is. I wouldn't know if I fell in it.

9 COMMISSIONER McCREARY: Don't say that.

10 COMMISSIONER CUNIO: There's a lot of pits
11 out there, but --

12 CHAIRMAN EVANS: Any other questions or
13 comments?

14 COMMISSIONER McCREARY: Yeah, Chairman.

15 Brought up the question of blasting. Just it's been
16 very recently where I work at Ellisville we had a neighboring
17 property sold, and they are developing it. And we had a person
18 come in because they did have a blasting permit. Mark, I don't
19 know if this is St. Louis County or what, but he came in and took
20 pictures of the inside and recorded any cracks or any kind of
21 deviations in the structure itself. And it was part of the
22 permit. I don't know if that's a St. Louis County thing or what,
23 but that was only because they were so blasting. They were
24 planning on blasting.

25 Now, you don't foresee any blasting going on to

1 address the neighbor's concerns about his house and foundation
2 and such?

3 MR. HARDY: Yeah. We're not going to have
4 to do any blasting at this pit.

5 COMMISSIONER McCREARY: Okay.

6 CHAIRMAN EVANS: Mark, with that statute,
7 we would be hard pressed to restrict...

8 COUNTY ATTORNEY VINCENT: Well, I don't
9 know what you -- there's a fine line in there someplace between
10 restrict but put conditions on there. So I don't know that. I
11 just ask you to be cognizant of the statute in question. We have
12 had situations in the City and the County in the past, Russell,
13 where we've had blasting done for major utility stuff where --
14 and we've done the same thing, but the County does not have this.
15 And we don't have full revocation where we go out do that.

16 COMMISSIONER McCREARY: Right. And it was
17 my understanding this gentleman that came in and did all the
18 surveying that this was to satisfy the insurance company.

19 COUNTY ATTORNEY VINCENT: Yeah.

20 COMMISSIONER McCREARY: I'm not sure if it
21 was a County statute or what, but basically he came in and took
22 pictures and recorded anything, and of course, it was all
23 documented before that. Of course, we had to allow the person on
24 our property to do that. You don't have to do that, but if there
25 was any concerns, that's what this was. It was for the

1 underwriter of the insurance company, not the permittee itself
2 that was doing the blasting.

3 COUNTY ATTORNEY VINCENT: We do that to
4 establish a baseline for blasting for the very same reason.

5 COMMISSIONER McCREARY: Right.

6 COUNTY ATTORNEY VINCENT: So there is not
7 a question of what the condition was before and after the
8 operation?

9 COMMISSIONER McCREARY: Exactly.

10 COUNTY ATTORNEY VINCENT: As city attorney
11 I did some of that before, but never in the county.

12 COMMISSIONER McCREARY: Thank you.

13 CHAIRMAN EVANS: Any other questions
14 comments? Right now the only...

15 COMMISSIONER CUNIO: Just to clarify a
16 point. The Applicant, you said you owned the mineral rights for
17 the year, about a year?

18 MR. HARDY: I'm sorry?

19 COMMISSIONER CUNIO: You've owned the
20 mineral rights for a year?

21 MR. HARDY: Roughly a year, yeah.

22 COMMISSIONER CUNIO: Roughly a year. Did
23 you purchase it from another company or from the landowner?

24 MR. HARDY: We purchased it from another
25 company.

1 COMMISSIONER CUNIO: Right. And the
2 reason I bring that up is that, correct me if I'm wrong, but in
3 Gasconade County or any of the clay country or western Franklin
4 County, most of that country was explore drilled in the early
5 '50s, early to mid '50s. So a lot of times these companies as
6 they've been bought or sold or what have you, probably in the
7 case of your company, they bought the mineral rights from not the
8 landowner, the original landowner, but from another company.

9 MR. HARDY: Yeah, that's correct. I think
10 this one was originally purchased from the landowner sometime in
11 the 1950s.

12 COMMISSIONER CUNIO: Right.

13 CHAIRMAN EVANS: Any other discussion?

14 Right now the only condition that we have talked
15 about is business hours from 8:00 to 5:00, but we do have some
16 opposition. So this will go to the Review Committee.

17 COUNTY ATTORNEY VINCENT: If I could ask a
18 question of you all. I understand that I don't know anything
19 about cut-mining or clay pits and that kind of stuff, other than
20 three feet part in them, I guess. But is there a standard in
21 the industry for the ramp that you're talking about leaving going
22 into the pit and coming out of the pit?

23 MR. HARDY: No, it's dictated by the
24 equipment that you use.

25 COUNTY ATTORNEY VINCENT: All right. I

1 didn't know if there was an industry standard or not.

2 COMMISSIONER CUNIO: Standard for the
3 ramp, you say?

4 COUNTY ATTORNEY VINCENT: For the ramp
5 going in and out.

6 COMMISSIONER CUNIO: Correct me if I'm
7 wrong, but isn't that relative -- could be relative a lot for the
8 size the pit is how steep the exit ramp is?

9 MR. HARDY: Yeah, it depends on how
10 steeply the walls of the pit slope in, and --

11 COMMISSIONER CUNIO: Right, and --

12 MR. HARDY: -- also the equipment that we
13 use. We're going to be using regular on-road dump trucks since
14 we're stockpiling it away from the site, which is going to limit
15 how steep we can cut it.

16 If you're using off-road trucks, you can go steeper,
17 but we are not going to be using those in this situation.

18 COMMISSIONER HAIRE: Does that need to be
19 defined in the DNR approval?

20 MR. HARDY: No.

21 COMMISSIONER CUNIO: Lot of these pits,
22 not all of them, are more circular in nature.

23 MR. HARDY: Uh-huh.

24 COMMISSIONER CUNIO: So my experience with
25 the pits I've seen is that your ramps generally since they're

1 relative small in diameter, I think you said 150 feet --

2 MR. HARDY: Uh-huh.

3 COMMISSIONER CUNIO: -- are going to be
4 kind of circular, and they won't come straight up.

5 MR. HARDY: Yeah.

6 COMMISSIONER CUNIO: Will yours be kind of
7 circular or round --

8 MR. HARDY: I would expect to come
9 straight out because of how small this pit is, but we won't
10 really know until we get into it what the walls will look like.

11 CHAIRMAN EVANS: Any other questions?

12 [None] Thank you.

13 Other questions or comment? Chair would entertain a
14 motion. And just in case -- because many of us are unfamiliar
15 with this, we may want to keep that file open for a week or two.
16 But that's up to the Commissioners. Jay?

17 COMMISSIONER SCHULTEHENRICH: I make a
18 motion that we move this to Review Committee, and we keep the
19 file open for a period of two weeks from today.

20 CHAIRMAN EVANS: We have a motion. Do we
21 have a second?

22 COMMISSIONER HAIRE: I'll second it.

23 CHAIRMAN EVANS: We have a motion and a
24 second to send File 15020 to Review Committee and keep the file
25 open for two weeks from today.

1 All in favor signify by saying aye.

2 COMMISSIONER REINHOLD: Aye.

3 COMMISSIONER McLAREN: Aye.

4 COMMISSIONER CUNIO: Aye.

5 CHAIRMAN EVANS: Aye.

6 COMMISSIONER HAIRE: Aye.

7 COMMISSIONER SCHULTEHENRICH:

8 Aye.

9 COMMISSIONER McCREARY: Aye.

10 CHAIRMAN EVANS: Opposed?

11 COMMISSIONER BOLAND: Nay.

12 CHAIRMAN EVANS: Motion is carried.

13 Moving back to Old Business.

14 File 15006 MPH Properties, L. L. C., Matthew
15 Hrebec.

16 Any further discussion? If not, the Chair would
17 consider a motion to approve.

18 COMMISSIONER REINHOLD: I make a motion to
19 approve it.

20 COMMISSIONER McCREARY: I'll second.

21 CHAIRMAN EVANS: We have a motion and a
22 second to approve File 150206. All in favor signify by saying
23 aye.

24 COMMISSIONER REINHOLD: Aye.

25 COMMISSIONER McLAREN: Aye.

1 COMMISSIONER CUNIO: Aye.

2 CHAIRMAN EVANS: Aye.

3 COMMISSIONER BOLAND: Aye.

4 COMMISSIONER HAIRE: Aye.

5 COMMISSIONER SCHULTEHENRICH:

6 Aye.

7 COMMISSIONER McCREARY: Aye.

8 CHAIRMAN EVANS: Opposed? [None]

9 Motion is carried.

10 Preliminary Plats. We have none.

11 Planning and Zoning Commission Forum. Anything any
12 of the Commissioners wish to discuss?

13 We'll say this is our first meeting without
14 Commissioner Fischer and hope that everyone has signed the card.
15 We'd like to thank him for his long service. Scottie, how many
16 years was he on the Commission?

17 MS. EAGAN: I want to say it's 26 years.

18 CHAIRMAN EVANS: Twenty-six years. All
19 right.

20 Planning Director's Report.

21 MS. EAGAN: I don't have too much today.

22 I think next month only thing we have as of right now would be
23 this Old Business item, unless Mark rewrites Article 4. We might
24 add that on the agenda for you.

25 COUNTY ATTORNEY VINCENT: I'll try to get

1 it for you.

2 MS. EAGAN: Other than that, I made --
3 noticed today I was looking at some other property on our future
4 land use map for a Realtor, and I happened to go down the area of
5 Old 100, TV and Highway M, and I happened to see the property of
6 diesel shop. I forget the name of it. Aftermath Diesel on Old
7 Highway 100. And I know it was brought up at the meeting two
8 months ago that that on our future land use map was residential.
9 As a matter of fact, it's actually shown as commercial.

10 So I just, for the future when anybody brings up the
11 future land use map, just please make sure you're looking in the
12 spot where this property is so there is no mistake made in the
13 future of mistaking what property should be in the future and
14 actually making decisions based on that.

15 So that's all I have.

16 CHAIRMAN EVANS: All right. If there is
17 nothing else, the Chair would entertain a motion to adjourn.

18 COMMISSIONER BOLAND: So moved.

19 COMMISSIONER McLAREN: Second.

20 CHAIRMAN EVANS: We have a motion and
21 seconded to adjourn. All in favor signify by saying aye.

22 COMMISSIONER REINHOLD: Aye.

23 COMMISSIONER McLAREN: Aye.

24 COMMISSIONER CUNIO: Aye.

25 CHAIRMAN EVANS: 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

COMMISSIONER BOLAND: Aye.

COMMISSIONER HAIRE: Aye.

COMMISSIONER WILLIAMS: Aye.

COMMISSIONER SCHULTEHENRICH:

Aye.

COMMISSIONER McCREARY: Aye.

CHAIRMAN EVANS: Opposed? [None]

We are adjourned.

[Thereupon, the proceedings concluded at

7:44 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

PUBLIC MEETING 10/20/2015

<p>A</p> <p>able 23:4</p> <p>accepted 8:24</p> <p>access 14:25</p> <p>accommodates 9:11</p> <p>acquired 7:20 33:20</p> <p>acreage 14:13</p> <p>acres 9:8 14:14 14:15 15:4,5 15:22 25:18</p> <p>action 6:9</p> <p>actual 18:16 20:6 27:3</p> <p>add 42:24</p> <p>added 11:7</p> <p>additions 7:25</p> <p>address 7:10 8:19 10:17 16:1,3 29:4 31:13,16 32:14 36:1</p> <p>adequate 10:4</p> <p>adjourn 43:17 43:21</p> <p>adjourned 44:8</p> <p>Adjournment 2:22</p> <p>Adjustment 7:19</p> <p>Administration 26:24</p> <p>Administrative 4:15</p> <p>admonition 34:2</p> <p>adopted 10:5</p> <p>affect 34:10</p> <p>aforementioned 45:6</p> <p>Aftermath 43:6</p> <p>agenda 6:9,11 6:24 42:24</p> <p>ago 16:18 31:24 43:8</p> <p>Agricultural</p>	<p>14:10,16</p> <p>ahead 5:3 11:2 11:12 12:19 29:9</p> <p>all-encompass... 24:5</p> <p>allow 24:22 36:23</p> <p>allowed 9:23</p> <p>alternate 34:8</p> <p>and/or 15:15</p> <p>anybody 25:3 43:10</p> <p>apart 31:7</p> <p>apologize 10:12</p> <p>appeal 7:20</p> <p>appealed 7:18</p> <p>appear 14:22</p> <p>appears 14:23</p> <p>applicant 2:13 2:17 9:1,2,10 10:14 12:13 14:8,9,14 15:3 15:7,9,11,25 24:19 30:5,18 31:10 32:13 33:4 37:16</p> <p>application 15:14 25:10</p> <p>Applications 7:20</p> <p>applying 22:1</p> <p>appropriate 12:18</p> <p>approval 2:5 15:13 39:19</p> <p>approve 7:25 8:1,4 41:17,19 41:22</p> <p>approved 8:17</p> <p>approximately 9:5,8 10:25 14:12,14,15 15:1</p> <p>April 19:2</p> <p>area 9:7 13:3 14:20 24:6</p>	<p>28:5 31:23 32:16,17 43:4</p> <p>Arrived 5:24</p> <p>Article 9:25 42:23</p> <p>asked 23:6</p> <p>asking 27:6</p> <p>assembly 9:13</p> <p>Assessor's 14:23</p> <p>Assistant 4:15</p> <p>assume 25:15</p> <p>attached 3:12</p> <p>attorney 4:18 33:16,23 34:22 35:3,7 36:8,19 37:3,6 37:10,10 38:17,25 39:4 42:25</p> <p>audience 7:5,11</p> <p>automatically 26:6</p> <p>aware 34:12</p> <p>aye 8:5,6,7,8,9 8:10,11,13,14 8:15 13:18,19 13:20,21,22,23 13:24 14:1,2 41:1,2,3,4,5,6 41:8,9,23,24 41:25 42:1,2,3 42:4,6,7 43:21 43:22,23,24,25 44:1,2,3,5,6</p>	<p>19:1 20:1 36:21</p> <p>berm 27:2</p> <p>berms 19:8 27:1</p> <p>better 32:1</p> <p>beyond 34:3</p> <p>big 12:24</p> <p>Bill 4:6 5:7,17 17:12</p> <p>bit 10:22 16:7 18:25 25:7 29:16</p> <p>blast 21:2</p> <p>blasting 29:14 30:8,9 35:15 35:18,23,24,25 36:4,13 37:2,4</p> <p>blow 13:3</p> <p>blue 11:21</p> <p>Board 7:19</p> <p>Boland 4:9 5:11 5:12 8:10 13:23 41:11 42:3 43:18 44:1</p> <p>Boone 14:12</p> <p>border 11:20</p> <p>borders 9:19</p> <p>bottom 25:6,9</p> <p>bought 25:20 33:21 38:6,7</p> <p>break 31:7</p> <p>bring 38:2</p> <p>brings 23:11 43:10</p> <p>brittle 30:20</p> <p>brought 35:15 43:7</p> <p>buffer 23:3</p> <p>build 19:8 28:3</p> <p>building 10:3 11:1,5</p> <p>built 11:5,6 14:24</p> <p>bull 18:12</p> <p>bulldozers 30:8</p> <p>business 2:7,10</p>	<p>2:14 6:24 7:1 7:2,13,13,21 8:20,22 13:12 13:17 19:18 21:23 38:15 41:13 42:23</p>
		<p>B</p> <p>B 3:1,6 6:17,22</p> <p>back 16:9 20:1,3 26:7,11 27:15 27:16 28:1 41:13</p> <p>bald 23:2</p> <p>ballpark 26:13</p> <p>base 18:21</p> <p>based 43:14</p> <p>baseline 37:4</p> <p>basically 18:24</p>	<p>C</p> <p>C 2:15 3:7 4:1 4:21 5:1 6:17 6:22 8:22 9:1 14:5,8 41:14</p> <p>call 2:3,3 5:4 22:11 30:23</p> <p>card 42:14</p> <p>care 7:1 9:1</p> <p>careful 34:23</p> <p>carried 14:4 41:12 42:9</p> <p>case 3:8 6:17,18 7:3,16 21:22 22:1 38:7 40:14</p> <p>cases 3:8 6:18</p> <p>cement 21:2</p> <p>CENTER 1:2</p> <p>Certificate 2:23 45:1</p> <p>Chair 7:25 13:11 40:13 41:16 43:17</p> <p>Chairman 4:3 5:3,8 6:3 7:8 7:22 8:3,9,16 10:7,14,16,22 11:13,16 12:7 12:11,25 13:1 13:7,14,16,22 14:3 15:24 16:6,24 17:12 18:4,5 21:6,7 21:17 23:6,11 24:18 27:25 28:6,9,12,18 28:25 29:3,7,9 29:19 30:1,4,9 30:14,17 31:9</p>	

PUBLIC MEETING 10/20/2015

32:6,12,22	7:11,15 8:18	36:16,20 37:5	15:12,13	13:21 17:1,8
33:3,7,11	8:23 9:23	37:9,12,15,19	28:14 34:4,17	17:25 21:18
35:12,14 36:6	13:11 15:3	37:22 38:1,12	36:10	21:25 22:5,10
37:13 38:13	21:12 35:13	39:2,6,11,18	conserving 10:2	22:21,24
40:11,20,23	37:14	39:21,24 40:3	consider 41:17	24:20 25:13
41:5,10,12,21	commercial	40:6,17,22	consideration	25:23 26:3,8
42:2,8,18	15:17 24:21	41:2,3,4,6,7,9	28:14	27:20,23
43:16,20,25	24:22,24 25:4	41:11,18,20,24	construction	30:19 31:3,8
44:7	25:8 43:9	41:25 42:1,3,4	15:18	35:1,4,10
CHAMBERS	Commission 1:1	42:5,7,14	contour 28:3	37:15,19,22
1:3	1:3 2:20 3:11	43:18,19,22,23	control 28:16	38:1,12 39:2,6
chance 20:24	4:2 5:5 6:6,10	43:24 44:1,2,3	controls 24:6	39:11,21,24
23:19 24:2	7:4,10,11,12	44:4,6	Cooper 29:2,5,5	40:3,6 41:4
change 10:1	7:16,18 8:19	Commissioners	29:10,22 30:3	42:1 43:24
Christy 2:15	42:11,16	7:23 11:17	corner 18:13	CUP 15:4,6,18
14:5,8 15:19	Commissioner	12:12 16:25	correct 13:4	curb 23:17,18
circular 39:22	4:5,6,7,8,9,10	33:9 40:16	22:23 38:2,9	curious 32:5
40:4,7	4:11 5:10,12	42:12	39:6	currently 9:20
city 9:18,19	5:14,16,18,20	Committee 2:19	corrections 7:24	curve 29:23,24
11:19,21,24	5:22 6:1 8:1,2	38:16 40:18	COUNSEL 4:17	cut 34:19,25
36:12 37:10	8:6,7,8,10,11	40:24	country 30:23	39:15
clarify 25:23	8:12,14,15	Communicati...	38:3,4	cut-mining
37:15	10:8,10,12	2:6 8:18	county 1:1,2 3:3	38:19
clay 18:11,18	11:18,23 12:2	companies 38:5	3:4 5:4 6:7	
19:8,9 27:20	12:6,20 13:1,6	company 36:18	9:15,25 10:2,6	D
30:23 31:2	13:13,15,19,20	37:1,23,25	15:1,16 18:22	D 2:1 3:8 5:1
34:13 38:3,19	13:21,23,24,25	38:7,8	20:15,16	6:18,23
cleaning 9:13	14:2 17:1,8,13	completed	22:13,14	dam 28:3
close 11:19	17:18,22,25	15:12	33:16,23	Dan 4:10 5:21
27:11 32:3	18:2,3,6,23	completely	34:22 35:2,3,6	days 7:19
closer 18:11	19:14,20,24	20:11	35:7,19,22	dealt 6:24
Co-Chairman	20:12,17,20,23	concern 29:14	36:8,12,14,19	decide 7:12
4:4	21:4,18,25	concerned	36:21 37:3,6	decision 7:17
cognizant 34:17	22:5,10,21,24	29:16	37:10,11 38:3	decisions 43:14
36:11	23:10,16,22	concerning 7:16	38:4,17,25	deed 16:9 26:6
come 7:9 10:16	24:1,3,10,12	7:18	39:4 42:25	deep 16:11
22:13 24:7	24:15,20 25:1	concerns 36:1	couple 16:19	26:18,21
25:10 35:18	25:13,14,19,22	36:25	19:6	27:12,15 32:4
40:4,8	25:23 26:3,8	concluded 44:9	course 22:17	33:2
comfort 10:1	26:10,15,18,20	conclusion 7:15	36:22,23	defined 39:19
coming 38:22	27:5,8,13,20	concrete 29:12	Court 45:3,11	Department
Commencing	27:23 28:23	condition 28:13	cracking 29:15	7:21 15:16
1:11	29:20,25	37:7 38:14	cracks 35:20	16:14
comment 7:6	30:19 31:3,8	Conditional	create 29:18	depending
12:1 16:18	33:10,12	7:18 14:18	creating 9:12	21:19
31:22 40:13	34:20 35:1,4,9	15:23 28:20	Cunio 4:7 5:15	depends 19:4
comments 2:6	35:10,14 36:5	conditions 9:24	5:16 8:2,8	39:9

deposit 17:16	39:19	Ellisville 35:16	evidence 6:20	favor 8:4 13:17
Describe 18:6	DNR's 22:17	enabling 34:9	exactly 24:4	28:20,24 29:1
described 15:8	documentation	engaged 9:12	37:9	41:1,22 43:21
45:7	15:18	enterprises 9:12	examined 15:16	federal 15:10
description 3:2	documented	enters 29:23	excavated 19:2	feet 9:21 11:1
15:5,8,22	36:23	entertain 7:25	27:24 31:24	15:2 16:11
desire 6:13	doing 30:8 37:2	13:12 40:13	32:10	18:11 23:25
detail 10:23	dollars 25:9	43:17	excavation	24:9,14 33:1,1
16:7	don 5:19 14:11	entrance 15:17	19:16,17,25	33:2 38:20
details 8:24	dozers 18:12	23:8,11,12,19	20:6	40:1
developed 24:4	drill 17:11	24:21,22,24,24	excavator 18:16	fell 35:8
developing	drilled 38:4	25:2,4,8 32:1	excavators 30:7	field 17:17 23:7
35:17	drilling 29:17	entrances 15:15	30:25	Fifth 9:5
Development	drive 23:4 24:22	equipment 9:14	Exhibit 6:16,17	fight 21:23
9:3,3,9,10,11	driveway 25:4,7	18:8 23:4 27:3	6:17,18	30:25
9:16 11:3,5	29:23	30:5 38:24	exhibits 3:11	fighting 21:21
12:16,17 13:9	drop 32:21	39:12	6:5,22	file 2:11,15 6:18
deviations 35:21	due 9:24	eroding 18:15	exist 9:24	7:6 8:22,25
diameter 16:11	dump 18:17,17	erosion 24:6	existing 12:22	13:17 14:5,7
40:1	39:13	establish 17:5	15:15 17:19	15:22 40:15
dictated 38:23		20:8 37:4	17:23,25 23:7	40:19,24,24
diesel 43:6,6	E	Evans 4:3 5:3,7	exit 39:8	41:14,22
different 20:21	E 2:1 3:1 4:1,1	5:8 6:3 7:22	expect 19:1 21:8	Files 3:8
24:22 25:3,6,9	5:1,1	8:3,9,16 10:7	40:8	fill 17:6 20:9
26:6	Eagan 2:4,12,16	10:14,16,22	expecting 23:18	25:10
dig 29:13 30:24	2:21 4:14 5:7	11:13,16 12:7	experience	final 7:17 15:18
direct 32:16	5:9,11,13,15	12:11,25 13:7	22:11 39:24	finally 15:15
directed 32:19	5:17,19,21,23	13:16,22 14:3	expiring 15:14	finding 11:2
32:20	5:25 6:2,6	15:24 16:6,24	explain 30:19	fine 36:9
direction 31:20	8:25 11:20,25	17:12 18:5	explore 38:4	finish 19:25
Director 4:14	12:4 13:5 14:7	21:7,17 23:6	external 18:20	finishing 20:5
Director's 2:21	22:3,7 42:17	24:18 27:25	extra 28:5	fireclay 14:9
42:20	42:21 43:2	28:6,9,12,18	extract 26:3	16:10 22:13
dirt 18:11 19:7	earlier 33:20	28:25 29:3,7,9	extraction 14:17	26:20 30:20
19:8 32:21	early 11:5 38:4	29:19 30:1,4,9		first 6:25 7:3,7
discuss 42:12	38:5	30:14,17 31:9	F	19:2 20:15
discussion 2:13	earth-contact	32:6,12,22	facilitating 10:4	42:13
2:17,18 7:16	29:11	33:3,7,11	facility 9:20	Fischer 42:14
28:18 33:9	east 1:4 14:12	35:12 36:6	fact 12:21 43:9	fit 34:14
38:13 41:16	22:14 31:21	37:13 38:13	factory 24:25	fits 34:14
distance 24:11	32:10,25	40:11,20,23	facts 9:7 14:6,13	five 17:5 18:10
24:13 25:12	economical 10:3	41:5,10,12,21	Failure 15:13	18:11 22:9
district 12:14,19	edge 23:15 28:3	42:2,8,18	falls 27:14	flint 30:23,24
14:10,17,19	28:4	43:16,20,25	familiar 22:15	floor 1:3 29:12
ditches 23:1	eight 11:7,14	44:7	far 22:14 23:13	floors 29:15
DNR 20:2,4	either 34:11,13	ever-changing	31:3 32:15,18	folks 35:5
22:25 26:22	Eleventh 4:22	9:24	32:20,22	follow 22:17

followed 7:4	given 6:13	Haire 4:10 5:21	6:13,19 7:6	inches 23:2
foot 10:25 16:11	go 5:3 12:19	5:22 8:1,11	hearings 6:12	include 13:10
18:12	26:11 27:11	13:24 39:18	heavy 29:14	28:13
footage 23:17	29:9 31:20	40:22 41:6	held 45:6	includes 17:5
foregoing 45:5	32:22 36:15	42:4 44:2	hereto 3:12	individuals 6:13
foresee 35:25	38:16 39:16	hammer 30:12	hereunto 45:8	industrial 9:3
forget 43:6	43:4	31:6,7	Hertweck 4:21	9:10,11 12:17
Forgive 8:23	goal 22:18	hammers 30:10	45:3,11	12:22,23 13:3
forgot 15:19	goes 20:10	hand 31:6 45:8	high 21:1 27:3	21:1
Forum 2:20	21:23 26:9	hands 25:25	Highway 9:4	industries 21:3
42:11	27:14	happened 43:4	15:16 43:5,7	industry 38:21
forward 10:17	going 17:4 18:7	43:5	hit 31:6,6	39:1
31:13 32:13	18:17,19,21,24	hard 13:2 27:17	hold 31:5,6	information
foundation 36:1	19:1 22:16	36:7	home 29:11	12:5
four 18:18	23:12 24:23	harder 21:14	hope 42:14	initially 11:4
Franklin 1:1,2	24:23,24 25:1	hardness 31:4	Hopefully 21:24	22:2
3:3,4 5:4 6:7	25:5,8 26:16	Hardy 16:2,3,8	hoping 16:21	inside 35:20
9:15 10:2,6	27:3,10,12	17:3,10,15,20	17:3,6 19:7	inspections
15:16 20:16	28:15 31:20	17:24 18:10	21:10	26:24
22:12 38:3	31:21,22 32:2	19:4,18,22	hours 7:21	insurance 36:18
Friday 19:19	32:2,4,7,8,9,9	20:4,14,19,22	15:11 19:15	37:1
28:10	32:9,19,20,24	20:25 21:10	19:19 28:7	intend 16:11
front 7:10	34:5 35:25	21:21 22:8,20	38:15	17:16
full 27:11,12	36:3 38:21	22:23,25 23:9	house 9:21	intention 22:15
36:15	39:5,13,14,17	23:14,20,24	29:11 36:1	intervention
furnaces 21:2	40:3	25:17,21 26:2	Hrebec 2:11	24:5
further 41:16	good 17:11	26:5,13,17,19	8:23 9:1 10:15	involve 6:10
future 12:23	24:11	26:23 27:7,10	10:19,19,24	involvement
13:2,4 43:3,8	goods 9:13	27:17,22 28:2	11:15 41:15	25:24
43:10,11,13,13	governed 6:7	28:8,11,17	HREBECK	involves 6:12
G	GOVERNME...	30:7,11,16,22	12:10	issuance 15:18
G 5:1	1:2	31:5 32:15,24	hundred 23:25	issue 7:13
Gasconade	grading 28:4	33:6,21 36:3	33:1,1	issued 16:19
18:22 20:15	granting 29:11	37:18,21,24	hydraulic 30:7	21:11
38:3	gravel 14:18	38:9,23 39:9	30:12	issues 7:1 30:15
general 10:2	24:7	39:12,20,23	I	it'll 22:20 23:14
generally 39:25	ground 17:16	40:2,5,8	idea 34:13	31:7
generous 19:12	26:1,2	hauling 18:20	Ideally 19:11	item 7:2 42:23
19:13	Grover 10:20	head 23:21	identification	items 6:24
gentleman	growing 20:7	25:12	3:2 6:21	J
36:17	guess 26:22	headed 32:23	Imperial 29:6	jackhammer
Gerald 31:16	31:18 38:20	health 10:1	importance	29:15
getting 29:16	guys 33:17	26:24	12:24	January 16:10
give 6:4 8:24	34:15	heard 3:8 6:18	important 12:21	33:22
10:22 14:6	H	11:24 12:3	improvements	Jay 4:4 5:9
16:6	H 3:1	21:12	10:5	11:17 18:5
		hearing 2:4 6:11		

40:16 Jerry 29:2,5,5 Johns 9:6 joined 10:11 July 19:11 June 19:2,11	landowner 22:18 26:7 37:23 38:8,8 38:10 large 9:20 14:22 27:3 lateness 10:13 laundry 26:25 law 6:12 Lawrence 31:15 31:15 laws 34:16 learned 34:25 leased 34:3 leasing 25:15 leaving 38:21 left 31:23 legal 4:17 15:5,8 15:22 legislation 34:16 level 29:17 limit 39:14 limited 15:7 line 25:6,9 36:9 lineal 24:9 linings 21:1 list 26:25 listening 26:12 LITIGATION 4:20 little 10:22 16:7 18:25 21:14 25:7 29:16 live 10:20 29:23 31:21 livestock 22:21 LLC/Mathew 2:11 loading 18:19 locate 14:11 located 9:4,15 location 25:2 locations 30:14 LOCUST 1:4 long 31:24 42:15 longer 22:1	look 11:21 12:14 12:17 13:8 19:3 25:11 27:1 32:1 40:10 looked 12:12 24:4 looking 13:1 19:15,20 20:1 23:6 43:3,11 looks 30:24 31:1 lot 19:5 22:14 28:16 35:1,5 35:10 38:5 39:7,21 Louis 4:23 35:19,22 low-density 14:21 lower 29:17	43:9 matters 6:9,10 6:11 Matthew 8:23 9:1 10:15,19 41:14 McCreary 4:11 5:23,24 8:14 10:8,10,12 13:1,6 14:2 35:9,14 36:5 36:16,20 37:5 37:9,12 41:9 41:20 42:7 44:6 McLaren 4:6 5:17,18 8:7 13:15,20 17:13,18,22 18:2 26:10,15 26:18,20 27:5 27:8,13 41:3 41:25 43:19 43:23 mean 24:7 27:8 31:18,24 32:2 32:4 33:18 measures 24:6 meet 15:13 meeting 1:9 2:5 5:4 6:4,7 10:11 42:13 43:7 MEMBERS 4:2 mentioned 21:7 merchandise 9:14 mid 38:5 MIDWEST 4:20 mile 9:5 14:12 23:23 mine 14:9 16:12 17:16 26:23 mined 17:2 22:11 mineral 15:21	16:9 18:7 25:17,20,24 31:25 32:15 33:13,15,16,18 33:20 37:16 37:20 38:7 minerals 2:15 14:5,8 15:19 26:4 mining 14:17 15:7 17:20 18:16 19:9 20:10,14 30:23 33:25 34:11,13,16,18 34:18,21,23,25 minutes 2:5 7:24 8:4,17 Missouri 1:5 4:23 6:12 10:20 16:4 29:6 31:16 45:4,12 mistake 43:12 mistaking 43:13 misunderstand 17:14 Monday 19:19 28:10 Montbrook 16:3 Montgomery 20:15 month 16:22 21:9 42:22 months 18:25 19:6 20:5 43:8 morals 10:1 motion 7:25 8:3 13:12,14,16 14:4 40:14,18 40:20,23 41:12,17,18,21 42:9 43:17,20 move 7:13 8:1 8:20 13:12,17 40:18
<hr/> K keep 18:14 27:4 33:15 40:15 40:18,24 kilns 21:1 kind 27:6 30:20 30:25 33:17 35:20 38:19 40:4,6 Klemme 14:11 14:25 29:6 31:16 32:2,3 32:17 know 12:4 17:15 19:4 21:13,16,22 22:10,17 24:1 24:2,25 25:2,7 27:18 30:12 31:19,25 32:5 34:2,12,13,18 34:24 35:8,8 35:19,22 36:9 36:10 38:18 39:1 40:10 43:7	<hr/> L L 2:15,15 8:22 8:22 9:1,1 14:5,5,8,8 41:14,14 land 3:4 6:7 9:18 10:4 12:22,23 14:21 16:14 16:17 17:4 21:10 22:8 26:1 34:3 43:4 43:8,11	<hr/> M M 43:5 main 20:25 27:1 major 36:13 making 43:14 manufacturing 9:12,20 11:10 13:10 map 3:6 6:16 11:21 12:22 12:23 13:2 43:4,8,11 Mark 4:18 33:13,13 35:18 36:6 42:23 marked 6:20 Master 3:7 6:17 10:5 12:21 34:14 material 14:18 18:7 19:17 20:21 materials 19:25 20:18 matter 6:12		

<p>moved 2:14 43:18 Moving 41:13 mow 23:5 MPH 2:11 8:22 9:1 41:14 MSHA 26:23 mulch 18:14</p> <hr/> <p style="text-align: center;">N</p> <p>N 2:1 4:1 5:1 name 7:7 10:17 10:19 16:1,2 29:3 31:13 43:6 natural 16:14 20:3 34:10 nature 39:22 Nay 41:11 near 18:21 need 12:16 15:16 30:12 39:18 neighbor's 36:1 neighboring 35:16 never 37:11 new 2:10 7:2,13 8:22 15:15 Nichole 4:15 night 7:14 nine 11:8,14 Non-Urban 14:10,16 normal 7:21 19:18 28:7 31:2 north 4:22 32:9 nosey 27:9 Notary 45:4,12 note 23:12 notice 16:17 21:12 noticed 43:3 November 19:7</p> <hr/> <p style="text-align: center;">O</p>	<p>O 5:1 O'Fallon 16:3 o8o 44:11 obtaining 16:13 Obviously 26:11 October 1:10 5:2,4 21:11 off-road 39:16 office 10:25 11:1 offices 7:21 official 3:6,7 6:16,17 officially 11:25 Oh 22:5 27:7 Okay 6:2 11:16 12:6 13:6 17:18 18:23 21:4 24:15 25:13,19,22 26:15 29:25 30:9 31:8 32:6 33:3 36:5 Old 2:7,14 6:24 7:1,13 8:20 9:4 13:12,17 41:13 42:23 43:5,6 on-road 39:13 once 7:1 19:24 25:24 26:3 open 12:1 34:18 34:18,25 40:15,19,25 open-cut 34:10 34:21,22 opened 7:2,3 operate 15:9 operation 15:11 19:15 28:7 37:8 operations 34:16 opportunity 6:14 Opposed 8:16 14:3 41:10 42:8 44:7</p>	<p>opposition 2:18 28:22 29:1,2 29:10 31:13 31:18 33:8 38:16 order 2:3 5:4 oriented 13:9 original 38:8 originally 26:11 38:10 oris 20:1 overburden 28:1,3 owned 11:13 37:16,19 owners 15:20</p> <hr/> <p style="text-align: center;">P</p> <p>P 4:1,1 5:1 p.m 1:11 44:10 packet 34:1 PAGE 2:2 3:2 painting 9:13 parcel 14:23 parcels 9:2 part 7:6 22:14 23:13 26:22 27:9,17,18,19 30:23 35:2,5 35:21 38:20 particular 12:13 pasture 22:18 Patrick 16:2,2 Patsy 4:21 45:3 45:11 people 22:14 30:20 35:2 period 16:17,19 17:5 19:3,25 20:2 22:1,3 40:19 permit 14:18 15:23 16:17 16:19,21 17:4 21:11,14 22:9 24:8,9 25:2,5 26:22 27:11</p>	<p>28:20 29:11 35:18,22 permits 7:18 16:14,15,23 21:8 28:15 permitted 12:14 12:18 permittee 37:1 person 26:21 35:17 36:23 pictures 35:20 36:22 piece 27:3 33:18 pink 11:21 pit 14:9 16:10 17:2,9,14,19 17:23 18:1,20 26:16,21 27:2 27:2 28:1,4,5 29:13 30:6 31:22,24 32:25 36:4 38:22,22 39:8 39:10 40:9 pits 22:11,13 27:20,21 35:10 38:19 39:21,25 place 6:15 19:16 20:13 22:12 45:6 plan 3:7 6:17 10:5 12:21 16:22 24:5 34:14 planning 1:1 2:20,21 4:13 4:14 5:5 6:6 6:10,22 7:12 7:16,17 13:2,4 15:17 35:24 42:11,20 plans 14:14 Plant 9:18 Plats 42:10 please 5:6 6:4 8:24 10:17,17</p>	<p>14:6 15:25 16:1,6 18:8 29:3,7,9 31:13 31:14 43:11 point 27:12 37:16 pointed 13:8 pond 17:6 19:9 20:9 22:21,22 27:12 32:21 portion 14:15 possible 7:12 19:10 30:13 potential 11:11 17:25 potentially 11:24 pottery 21:2 pounding 29:14 Preliminary 42:10 present 5:20 8:19 10:14 15:25 28:19 28:21 presentation 2:12,13,16,17 6:4 presented 6:21 pressed 36:7 pretty 19:12,13 24:10 27:19 31:1 previously 45:6 primarily 13:9 14:20 print 7:7 prior 15:18 probably 27:9 28:5,16 29:12 32:24 38:6 problem 25:12 procedures 2:4 6:4 proceed 7:17 proceeding 45:5 proceedings 2:2</p>
--	--	---	--	---

44:9	purchase 37:23	Realtor 43:4	repairing 9:13	42:22 43:16
process 11:4	purchased 16:8	reason 37:4 38:2	report 2:21 7:3	right-of-way
16:13 22:16	37:24 38:10	rec 16:17	42:20	15:1
processes 21:1	push 18:12	receive 15:17	Reporter 2:23	rights 15:21
processing 9:12	put 15:19 24:24	received 7:23	45:1,3,11	25:17,20,24
Products 9:22	25:3 27:25	reclamation	requested 12:4	31:25 32:15
Professional	28:5 34:4,23	16:14 17:4	12:15	33:13,15,16,19
45:3	36:10	20:1,2,5,6	requesting 15:3	33:20 37:16
Program 16:15		21:11 22:8,16	requests 9:2	37:20 38:7
promote 10:1	Q	recognize 12:22	require 6:11	road 10:20
pronunciation	quarry 18:7	recommend	24:21	14:11,12,25
8:23	quarrying 14:17	24:13	required 15:4	15:1 24:13
proper 24:6	quarter 23:23	recommendat...	requirement	25:15 29:6,23
properties 2:11	question 23:11	22:17	20:2	31:16 32:3,17
8:22 9:1,15	24:20 30:4	record 6:15,21	requires 14:18	33:1
41:14	33:10 35:15	10:8 34:6	residential 13:9	roads 23:1
property 9:4,9	36:11 37:7	recorded 35:20	14:21,24 43:8	rock 30:24 31:2
9:17,19,21	38:18	36:22	resources 16:14	31:4
10:3 11:3,14	questions 7:4,15	records 14:23	34:10	roll 2:3 5:6
11:19,22	11:17 12:7	17:11	rest 11:1	Ron 4:8 5:25
12:18 14:11	13:11 16:24	recovery 34:10	restrict 36:7,10	24:2,21 29:19
14:13,15,16,20	24:18 28:6,14	recreational	restrictions	room 7:10
14:25 15:8,20	29:19 30:1,17	22:22	34:23	Rosebud 18:21
15:21 16:10	31:9 33:4	reflect 10:8	result 15:14	roughly 16:11
18:13 25:15	35:12 37:13	refractories	retail 11:8	33:1 37:21,22
25:25 29:21	40:11,13	20:25	retained 3:11	round 40:7
31:23 32:8	quite 22:13	regular 39:13	revert 26:7	rule 33:25
33:18,19	30:13	regulations 3:5	reverts 25:25	run 25:10
35:17 36:24	quorum 6:2	6:8,16 9:24	26:7	running 32:10
43:3,5,12,13		15:10 34:3,8,9	Review 2:19	runoff 29:18
propose 32:2	R	Reinhold 4:5	38:16 40:18	32:8,18,20
proposed 9:16	R 4:1,21 5:1	5:13,14 8:6	40:24	Russell 4:11
12:23	ramp 27:2,19,21	13:19 33:10	revocation	5:23 36:12
proposing 16:7	38:21 39:3,4,8	33:12 34:20	36:15	
protect 34:16	ramps 39:25	41:2,18,24	rewrites 42:23	S
protecting 10:2	rarely 19:22	43:22	rezone 9:2,10	S 3:1 4:1 5:1
Protection	Ray 4:7 5:15	relationship	rezoning 9:7	safe 26:21
16:15	16:25 21:17	29:21	10:23 12:12	safety 10:1
provide 20:2	read 7:4 11:19	relative 39:7,7	Rezoning 9:23	26:24
provided 7:7	22:16 34:5	40:1	right 11:20 13:5	sales 11:8
23:12	Reading 2:4	relatively 17:9	17:16 20:6	sand 14:17
provision 10:4	real 17:11 32:3	relevant 31:25	22:24 24:16	satisfy 36:18
public 1:9 6:11	realistically	remember 24:3	25:12 29:23	saying 8:4 13:18
6:11,12 7:6	19:12	33:24	32:12 36:16	41:1,22 43:21
8:23 10:4 12:1	really 12:16,19	remind 12:11	37:5,14 38:1	says 20:4 24:21
16:17 21:12	13:3 19:4 27:5	removal 19:16	38:12,14,25	34:4,7
45:4,12	31:18 40:10	renovating 9:13	39:11 42:19	scenario 21:22

PUBLIC MEETING 10/20/2015

Schulthehenrich 4:4 5:9,10 8:12 11:18,23 12:2,6 13:13 13:25 18:3,6 18:23 19:14 19:20,24 20:12,17,20,23 21:4 23:10,16 23:22 24:1,10 24:15 40:17 41:7 42:5 44:4 Scottie 4:14 5:6 8:24 14:6 21:25 42:15 seasons 20:7 Seco 9:21 second 1:3 8:2,4 13:15,17 31:22 40:21 40:22,24 41:20,22 43:19 seconded 43:21 section 9:25 16:9 25:18 34:7 securing 10:3 sediment 32:21 sedimentation 19:9 see 13:3 17:24 20:7 23:2,17 25:11 26:25 43:5 seed 18:14,14 seeing 23:1 seen 39:25 sell 21:2 send 40:24 sent 2:19 11:25 12:5 33:25 September 2:5 7:24 service 13:9 42:15 SERVICES	4:20 set 24:8 45:8 setting 20:3 seven 23:24 Sewage 9:18 sharp 29:23,24 sheet 7:7 shop 43:6 showed 31:23 shown 43:9 shut 19:6 side 18:12 sight 24:13 25:11 sign 10:18 16:1 29:7 31:14 sign-in 7:7 signed 42:14 signify 8:4 13:17 41:1,22 43:21 sir 11:15 28:25 sit 29:17 site 9:16 18:19 27:1 30:13 32:18,19 39:14 situation 39:17 situations 36:12 six 20:5 23:2,24 Sixty 25:9 size 14:14,15 39:8 slope 39:10 slopes 32:19 slows 21:23 small 17:9 40:1 40:9 softer 30:24 sold 35:17 38:6 somebody 27:13 27:14,16 someplace 36:9 soon 16:22 19:9 20:7,9 sorry 12:17 17:22 18:2	26:10 32:25 37:18 Sounds 20:12 south 32:10 southeast 32:19 space 10:25 11:11 speak 7:5,9 28:19,21,23 31:12 33:8 speaking 28:25 special 33:25 specifically 20:24 spot 43:12 spots 23:2 square 9:21 10:24,25 St 4:23 9:5 35:19,22 staff 4:13 7:3,4 9:23 15:3 stake 25:10 standard 38:20 39:1,2 start 16:22 19:7 19:9 20:5 22:6 started 11:4,6 starting 20:9 state 10:17 15:9 15:25 16:13 29:3 31:13 45:4,12 stated 15:13 states 12:13 statute 33:25 36:6,11,21 statutes 34:1,9 34:24 stay 11:2 steep 27:19 39:8 39:15 steeper 23:1 39:16 steeply 39:10 step 31:13 32:13 stipulations	22:25 stockpile 18:13 18:21 stockpiled 18:19 stockpiling 39:14 storage 11:8 stormwater 24:5 straight 32:3,8 40:4,9 Street 1:4 4:22 9:5 strip 34:10,18 structure 14:22 14:24 35:21 stuff 20:22 30:22 31:1 32:21 33:25 34:17 36:13 38:19 Suburban 9:3,9 9:16 11:3,4 12:16 13:8 sure 18:17 23:7 25:11 26:5,6 33:17,24 34:11,12 36:20 43:11 surrounded 9:17 surrounding 14:20 surveying 36:18 swear 45:5 sworn 7:8 10:21 16:5 29:8 31:17	talking 18:9,25 29:22 34:15 38:21 Taylor 10:20 tell 23:20 24:2 25:4 35:1,4 temperature 21:1 temporary 24:23 ten 18:10 tenants 11:11 11:11 testify 6:13 thank 6:3 7:22 10:7 12:9,25 13:6 15:24 21:4,6 24:16 24:17 28:16 28:17 30:2,3 31:11 32:12 33:5,6 37:12 40:12 42:15 Thanks 12:10 thing 11:12 27:1 33:17 35:22 36:14 42:22 things 11:2 34:15 think 11:3,6 12:20,24 16:9 16:18 17:1 18:11 19:12 20:4 21:7 22:15 23:2 28:12,15 31:2 33:20 38:9 40:1 42:22 thought 17:23 33:20 three 38:20 three-tenths 9:5 tied 15:5,5 tile 21:2 Tim 5:13 33:11 time 6:15 7:19 10:10 17:2,5
--	---	---	--	---

T

T 3:1
take 5:6 19:16
21:15,19,24
taken 7:1 45:5
takes 20:8 21:24
talked 28:7
38:14

19:3,6,25 20:2 20:15 21:15 22:3 31:24 45:6 timeframe 19:13 times 38:5 Timothy 4:5 titled 26:1 today 40:19,25 42:21 43:3 Todd 4:9 5:11 tonight 34:25 Tonight's 6:6 tons 17:8,11 26:12 top 18:11,14 19:8,16 23:21 25:12 topsoil 14:18 19:17 total 9:7 14:13 totally 19:6 tough 31:1 Township 9:6 14:12 tractor 23:4 transporting 18:9 transversal 23:3 Treatment 9:18 truck 27:4 trucks 18:8,17 18:17,20 24:7 31:20 32:22 39:13,16 try 18:14 42:25 turn 7:9 15:4 TV 43:5 Twenty-six 42:18 two 9:2 14:15 15:22 16:18 18:18 20:7,8 20:11 22:12 25:18 40:15 40:19,25 43:7	two-acre 16:9 16:10 two-week 16:18 type 18:8 19:14 23:17 25:8 30:5 typically 20:6 26:7,8 <hr/> U <hr/> Uh-huh 28:8 39:23 40:2 uncommon 19:5 understand 18:24 21:18 27:9 38:18 understanding 36:17 underwriter 37:1 undeveloped 9:17 14:21 unfamiliar 40:14 Unified 3:4 6:7 UNION 1:5 use 3:4 6:7 7:18 10:3 11:8,11 12:13,18,22,23 14:14,18 15:23 18:12 20:25 22:22 28:2,20 30:11 38:24 39:13 43:4,8,11 uses 12:14 13:8 usually 20:8 24:12 33:19 utility 36:13 <hr/> V <hr/> valid 17:4 values 10:3 vegetation 17:5 20:8 23:3 vehicles 25:8 verifying 25:2	versus 25:4 vertical 27:15 vested 33:19 Vincent 4:18 33:16,23 34:22 35:3,7 36:8,19 37:3,6 37:10 38:17 38:25 39:4 42:25 violation 34:24 Visitor 2:6 8:18 Voss 5:19,20 Vossbrink 14:12 vote 2:14 7:13 Voyt 31:15,15 32:7 <hr/> W <hr/> walls 29:15 39:10 40:10 want 11:2 17:10 22:22 23:2,24 24:8 26:11 28:12 31:22 33:24 34:12 40:15 42:17 wanted 11:12 28:23 wanting 29:13 wants 25:3 warehouse 10:25 11:1 warehousing 13:10 Washington 9:18,19 11:19 11:24 washout 24:6 wasn't 26:11 water 16:15,21 21:14 27:11 way 11:6 17:23 26:9 31:19,20 32:23 we'll 8:20 18:12 18:19 20:10	25:10 28:5 42:13 we're 17:3 18:17 20:7 21:21 27:7,10,18 30:22 36:3 39:13,14 we've 12:12 36:13,14 weather 19:5 21:20,22,23 week 16:18 21:15 40:15 weekends 19:21 19:23 weeks 16:20 40:19,25 weird 33:17 welfare 10:2 west 9:5 31:21 31:21 32:25 western 22:12 23:14 35:2,5 38:3 WHEREOF 45:8 wider 25:7 widest 23:13 width 15:1 William 4:3 Williams 4:8 5:25 6:1 8:15 12:20 24:3,12 25:1,14,19,22 28:23 29:20 29:25 44:3 wind 22:18 26:21 winter 16:12 18:25 19:7 wish 42:12 wishes 8:19 14:9 wishing 31:12 33:7 witness 10:21 16:5 29:8 31:17 45:8	work 19:7,21,22 35:16 worried 25:14 29:18 worst 21:22 wouldn't 35:8,8 wrong 21:23 23:25 38:2 39:7 <hr/> X <hr/> X 2:1 3:1 <hr/> Y <hr/> yards 29:12 yeah 16:8 17:4,6 17:10 18:2 20:4,9,14,19 20:22,22 21:10,21 22:7 22:8,10,20 23:14 24:12 25:21 26:2,5 26:17,19 27:10,17,22 28:5,11 30:22 33:21,23 35:14 36:3,19 37:21 38:9 39:9 40:5 year 15:12 16:12 17:7 19:12 20:8 21:19,24 22:1 22:5 33:22 37:17,17,20,21 37:22 year's 17:2 years 11:8,14 17:5 20:11 22:9 42:16,17 42:18 yous 29:10 <hr/> Z <hr/> Zielke 4:15 zoned 9:16 11:3
--	---	--	---	--

PUBLIC MEETING 10/20/2015

11:4 zoning 1:1 2:20 3:6 4:13 5:5 6:10,16,22 7:17,19 9:9,11 11:4 12:14,19 14:10,17,19 15:17 34:3,8,9 42:11	20th 5:4 2464 10:20 26 42:17 29 2:18	711 4:22 718 16:3 75 33:1		
<hr/> 0 <hr/>	<hr/> 3 <hr/>	<hr/> 8 <hr/>		
<hr/> 1 <hr/>	<hr/> 30 15:1 300 29:12 314 4:24 321 9:25 3678 29:5 3793 31:16	8 2:6,12 8:00 19:19 28:9 38:15 800 24:8 80s 11:7		
10 2:13 100 9:4 43:5,7 11 2:13 11,000 10:25 12 2:14 14 2:16 9:25 15 2:5 15,000 17:11 26:12 150 16:11 40:1 150-foot 26:16 15006 41:14 15020 40:24 150206 2:11 8:22,25 13:17 41:22 150210 2:15 14:5,7 15th 7:24 16 2:17 9:8 165,000 10:24 17 2:17 1927 14:24 1950 33:13 1950s 38:11 1952 33:14,18	<hr/> 4 <hr/> 4 42:23 40 14:14 15:4 40,000 9:21 400 1:4 41 2:19 42 2:14,20 43 2:21 44 2:22 45 2:23	<hr/> 9 <hr/> 90 7:19 90s 11:7		
<hr/> 2 <hr/>	<hr/> 5 <hr/> 5 2:3 5:00 19:19 28:10 38:15 50 16:11 33:2 50-foot 26:18 5025 9:4 50s 11:5 38:5,5			
2 15:4,5 20 1:10 5:2 200 24:13 2001 3:5 6:8 2015 1:10 2:5 5:2	<hr/> 6 <hr/> 6 2:4 3:4,6,7,8 60 25:2 63084 1:5 63101 4:23 64.800 34:7 64.890 33:25 34:7 64.905 34:8 644-2191 4:24			
	<hr/> 7 <hr/> 7 2:5 7:00 1:11 7:44 44:10			