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FRANKLIN COUNTY PLANNING AND ZONING
BOARD OF ZONING ADJUSTMENT
FRANKLIN COUNTY GOVERNMENT CENTER
SECOND FLOOR COMMISSION CHAMBERS
400 EAST LOCUST STREET
UNION, MISSOURI 63084

TRANSCRIPT OF PROCEEDINGS
BOARD OF ZONING ADJUSTMENT
PRE-HEARING DISCUSSION
JANUARY 23, 2024
(COMMENCING AT 7:00 P.M.)

REPORTED BY:
PATSY A. MAYBERRY, C. R.
COMPLETE REPORTING SERVICES

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PATSY A. MAYBERRY, C. R.
COMPLETE REPORTING SERVICES
19 BROOKMOORE DRIVE
UNION, MISSOURI 63084
(636)221-0418

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A P P E A R A N C E

BOARD OF ZONING ADJUSTMENT:

JASON HEAD, CHAIRMAN

FRED THATCHER, COMMISSIONER

KENT VEDDER, COMMISSIONER

STEVE HOFF, COMMISSIONER

PLANNING AND ZONING STAFF:

SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING

CRYSTAL HOLDMEIER, PLANNING ASSISTANT

COMPLETE REPORTING SERVICES:

PATSY A. MAYBERRY, C. R.

19 BROOKMOORE DRIVE

UNION, MISSOURI 63084

(636)221-0418/pamayberrygm1@gmail.com

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

2 (JANUARY 23, 2024)

3 CHAIRMAN HEAD: So can
4 everybody hear me? Okay.

5 So we have a five-person Board, and we
6 always try to have five people here because in order
7 to succeed on a variance, you need to have
8 four-fifths of the votes.

9 We do have a quorum though. Four
10 members makes a quorum. So what we've typically
11 done in the past, since this is something that we
12 obviously try to avoid because we always want five
13 people here, is we give the applicants an option if
14 they want to have their hearing a different day,
15 because we don't want to essentially make your
16 burden more difficulty by having you run the table
17 with a 100 percent of the votes.

18 You certainly have the option to forge
19 ahead tonight. That's fine with us. We're all
20 here, but we typically leave it up to the
21 applicants.

22 MS. KATHY DABROWSKI: When
23 would the next meeting be?

24 CHAIRMAN HEAD: I believe
25 it's the 27th.

1 MS. EAGAN: February 27th.

2 MS. DABROWSKI: so you're
3 saying that we won't get a decision tonight if not
4 everyone agrees, right?

5 CHAIRMAN HEAD: You would get
6 a decision tonight, just that if we're to approve
7 the variance, you need four-fifths of the five
8 members.

9 So in order to be successful tonight,
10 you have to have 100 percent of the votes.

11 MS. DABROWSKI: If we don't
12 pass tonight, can we come back then next month?

13 CHAIRMAN HEAD: You can't
14 come back to us. Essentially there is an appellate
15 or an appeal procedure to it, but it's not back to
16 this Board.

17 So you basically get one shot at the
18 apple at the Board of Zoning Adjustment.

19 MS. DABROWSKI: And what's
20 the appeal timeline in the process?

21 MS. EAGAN: It's through
22 court.

23 MS. DABROWSKI: And when
24 would that -- we would be able to schedule that
25 ahead of time?

1 MS. EAGAN: You would have to
2 meet with an attorney and get that all done through
3 circuit court.

4 MS. DABROWSKI: Is there any
5 feedback that you can give us at this time about our
6 proposal?

7 CHAIRMAN HEAD: No, not
8 without having a full hearing.

9 MS. DABROWSKI: I see. And
10 then if the next time, it could be possible the next
11 time too there would only be four?

12 CHAIRMAN HEAD: I don't
13 remember the last time that this happened.

14 MS. EAGAN: Yeah, it's been a
15 long time.

16 CHAIRMAN HEAD: It's been a
17 very long time. At least on -- the staff actually
18 wrangles us pretty well to make sure that we're all
19 here. So I'm not sure -- I apologize. So I'm not
20 sure what happened to the other members that were
21 supposed to be here, because they ship us reminders
22 and prod us to get us here. So I'm not sure where
23 the other member is.

24 MS. DABROWSKI: Okay.

25 MS. EAGAN: And you can

1 discuss it.

2 MS. DABROWSKI: All right.

3 Thank you. Thank you for saying that.

4 (DISCUSSION AMONGST THE
5 APPLICANT GROUPS.)

6 CHAIRMAN HEAD: Is there
7 somebody here for the other application too?

8 MS. HOLDMEIER: Yeah, he's on
9 the phone.

10 MS. DABROWSKI: We're going
11 to hold because we want to make sure that we have
12 full representation.

13 CHAIRMAN HEAD: That is
14 just --

15 MS. DABROWSKI: That's the
16 Girl Scouts of Missouri.

17 CHAIRMAN HEAD: So that's
18 File 230298. As far as everybody that is concerned
19 tonight, that's going to be on February 27th, right?

20 MS. DABROWSKI: Yes.

21 CHAIRMAN HEAD: I apologize
22 for that, but they'll super wrangle everybody to
23 come, I promise.

24 Was there anybody here in opposition to
25 that?

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(NONE)

Okay. Do you need anything else?

MS. EAGAN: Not from them,
no.

CHAIRMAN HEAD: Okay. So the
first applicant, VBBTS, did you -- what do you want
to do in regards to the hearing tonight?

MR. JACKSON GNAEDINGER: We'd
like to postpone as well.

CHAIRMAN HEAD: Postpone,
okay. Were you guys here also to provide evidence
or testimony tonight?

AUDIENCE MEMBERS: Yes.

CHAIRMAN HEAD:
Unfortunately, it looks like all of our official
business for tonight is going to be postponed. So
sorry to drag everybody out on the terrible foggy
night.

(THEREUPON, THE PROCEEDINGS
WERE CONCLUDED AT 7:24 P.M.)

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CERTIFICATE OF REPORTER

STATE OF MISSOURI)
) SS
COUNTY OF FRANKLIN)

I, PATSY A. MAYBERRY, 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; the witness whose testimony appears in the foregoing transcript was duly sworn by me; the proceedings were taken down in stenographic notes by me and transcribed by me, or under my supervision, to the best of my ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this testimony was taken; further that I am not a relative or employee of any attorney or counsel employed by the parties thereto, nor financially or otherwise interested in the outcome of the action; and that the aforementioned represents a true and accurate transcript of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand.

Patsy A. Mayberry, Court Reporter
Notary Public, State of Missouri
My Commission Expires: September 14, 2026