

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

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

TRANSCRIPT OF PROCEEDINGS
PUBLIC MEETING
MARCH 17, 2015
(Commencing at 7:07 p.m.)

Reported by:
Patsy A. Hertweck, C. R.
Midwest Litigation Services

PUBLIC HEARINGS 3/17/2015

	I N D E X	
		PAGE
1		
2	PROCEEDINGS	
3	Call to Order and Roll Call	6
	Hearing Procedures by Ms. Eagan	7
4	Approval of Minutes (From February 17, 2015)	9
5		
6	Old Business:	
7		
8	File No 140249 - Sam Wagner:	
9	Presentation by Ms. Eagan	9
	Discussion	12
10	Vote	17
11		
12	File No 150005 - Clayton Kossuth:	
13	Withdrawn	17
14		
15	File No 150013 - Mayall Properties, L. L. C.:	
16		
	Presentation by Ms. Eagan	18
17	Discussion	19
	Vote	45
18		
19	New Business:	
20		
21	File No. 150035 - William D. Murphy:	
22		
	Presentation by Ms. Eagan	46
23	Presentation by Applicant	48
	Discussion	49
24	Move to Old Business	51
	Vote	57
25		

1	I N D E X	
2	(Continued)	
3	PROCEEDINGS	PAGE
4	New Business - continued:	
5		
	File No. 150040 - Kurt Unnerstall:	
6		
	Presentation by Ms. Eagan	52
7	Presentation by Applicant	54
	Discussion	55
8	Move to Old Business	56
	Vote	58
9		
	File No. 150043 - Mayall Properties, L. L. C.:	
10		
	Presentation by Ms. Eagan	25
11	Discussion	26
	Vote	34
12		
13	Preliminary Plats	59
14	Planning and Zoning Commission Forum	59
15	Planning Director's Report	64
16	Communications and Visitor Comments	66
17		
18		
	Adjournment	66
19		
20	Certificate of Reporter	67
21		
22		
23		
24		
25		

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

E X H I B I T S

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

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

1 A P P E A R A N C E S

2 BOARD OF ADJUSTMENT MEMBERS:

3 William Evans, Jr., Chairman

4 Jay Schulteheinrich, Co-Chairman

5 Donald Voss, Commissioner

6 William McLaren, Commissioner

7 Ray Cunio, Commissioner

8 Ron Williams, Commissioner

9 Todd Boland, Commissioner

10 John Fischer, Commissioner

11 Russell McCreary, Commissioner

12 PLANNING AND ZONING STAFF:

13 Ms. Scottie Eagan, Planning Director

14 Ms. Nichole Zielke, Administrative Assistant

15 LEGAL COUNSEL:

16 Mark Vincent, County Attorney

17

18 MIDWEST LITIGATION SERVICES:

19 By: Patsy A. Hertweck, C. R.

20 711 North Eleventh Street

21 St. Louis, Missouri 63101

22 (314) 644-2191

23

24

25

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

2 (March 17, 2015)

3 CHAIRMAN EVANS: I'd like to call to order
4 the March 17th meeting of the Franklin County Planning and Zoning
5 Commission.

6 Scottie, would you please take roll.

7 MS. EAGAN: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. EAGAN: Jay Schulteheinrich?

10 COMMISSIONER SCHULTEHENRICH: Here.

11 MS. EAGAN: Todd Boland?

12 COMMISSIONER BOLAND: Here.

13 MS. EAGAN: Tim Reinhold?

14 COMMISSIONER REINHOLD: (Not present.)

15 MS. EAGAN: Ray Cunio?

16 COMMISSIONER CUNIO: Here.

17 MS. EAGAN: John Fischer?

18 COMMISSIONER FISCHER: Here.

19 MS. EAGAN: Bill McLaren?

20 COMMISSIONER McLAREN: Here.

21 MS. EAGAN: Don Voss?

22 COMMISSIONER VOSS: Here.

23 MS. EAGAN: Dan Haire?

24 COMMISSIONER HAIRE: (Not present.)

25 MS. EAGAN: Russell McCreary?

1 COMMISSIONER McCREARY: Here.

2 MS. EAGAN: And, Ron Williams?

3 COMMISSIONER WILLIAMS: Here.

4 MS. EAGAN: Okay. We have a quorum.

5 CHAIRMAN EVANS: Thank you. Will you
6 please give us the presentation of the hearing procedures and
7 exhibits.

8 MS. EAGAN: Tonight's Planning Commission
9 hearing is governed by the Franklin County Unified Land Use
10 Regulations of 2001.

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

16 (Thereupon, evidence was marked
17 for identification and presented for the record
18 as Planning and Zoning Exhibits A, B, C,
19 and D.)

20 All Old Business items on the agenda will be dealt
21 with first.

22 Once the Old Business issues have been taken care
23 of, each item of New Business will be open for public hearing.

24 As each case is opened for hearing, a staff report
25 will first be read to the Commission, followed by any questions

1 for the staff.

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

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

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

13 At the conclusion of all questions, comments, and
14 discussion concerning each case, the public hearing for that case
15 will conclude, and the Planning Commission will proceed. Any
16 decision by the Planning Commission may be appealed to the Board
17 of Zoning Adjustment any time within 90 days.

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

20 CHAIRMAN EVANS: Thank you. All the
21 Commissioners should have received a copy of February 17th
22 minutes and had a chance to review them. If there's no changes
23 or corrections, the Chair would entertain a motion to approve
24 them.

25 COMMISSIONER McCREARY: I'd like to make a

1 motion to approve the minutes.

2 COMMISSIONER McLAREN: 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 VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER CUNIO: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER BOLAND: Aye.

11 COMMISSIONER WILLIAMS: Aye.

12 COMMISSIONER FISCHER: Aye.

13 COMMISSIONER SCHULTEHENRICH: Aye.

14 COMMISSIONER McCREARY: Aye.

15 CHAIRMAN EVANS: Opposed? (None.)

16 The minutes are approved.

17 Old Business File 140249, Sam Wagner. Scottie,
18 please give us the facts.

19 MS. EAGAN: File 140249, Sam Wagner.

20 The Applicant wishes to rezone and create a Planned
21 Unit Development with 24 lots in a proposed Residential 2 Zoning
22 District.

23 The property is located on Legacy Lane approximately
24 500 feet west of Highway M in Boles Township.

25 The Facts: This request involves two different

1 actions. The first is a rezoning from a Suburban Development to
2 Residential Development 2. The second action we are looking at
3 is the creation of a 24-lot PUD.

4 The request involves 13 existing lots totaling
5 approximately 10.49 acres. These properties are part of a larger
6 subdivision, Lakewood Estates, that was platted in 2006.

7 These lots are part of a long process of rezoning.
8 In November 2004, the Applicant applied to rezone these
9 properties, along with the rest of the current subdivision to
10 Residential Development 2. This was voted down in December 2004.

11 The Applicant then applied to have these properties
12 along with the rest of the current subdivision rezoned to
13 Community Development in April 2005, and the County Commission
14 again denied this request.

15 In December 2005, the Applicant applied to rezone
16 these properties along with the rest of the current subdivision
17 to Suburban Development to build 28 high-quality, single-family
18 homes. This rezoning was approved in May 2006.

19 At the previous rezoning meeting, the rezoning to
20 Suburban Development, it was stated that there should be no
21 objections to this rezoning because this district limits the
22 Applicant to building only single-family homes. No duplexes or
23 apartments may be built in that zoning district. The R2 Zoning
24 District would allow the Applicant to build duplexes and
25 apartments.

1 The properties surrounding the proposed rezoning are
2 mostly zoned Non-Urban and Agricultural. The remaining part of
3 the subdivision and the properties to the east of Highway M are
4 zoned Suburban Development.

5 The surrounding properties are primarily
6 medium-density residential with a few low-density residential
7 properties to the south and west.

8 There appears to be three homes built in the current
9 subdivision. There is a fourth home proposed in the subdivision
10 that is now classified as a handicapped home as determined by
11 BOZA in an appeal in 2013.

12 Today the Applicant wishes to rezone the 13 lots to
13 Residential Development 2 in order to do a zero-lot line
14 development in a PUD. The Residential Development 2 Zoning
15 District allows a minimum lot size of 10,000 square feet for
16 major subdivisions and 3 acres for a minor subdivision.

17 The maximum amount of density in R2 is one dwelling
18 unit per 5,000 square feet. The density in the proposed PUD is
19 one dwelling unit per 19,009 square feet.

20 The PUD is proposed to have 11 zero-lot line lots
21 and two single-family dwellings on it.

22 This development has an existing on-site wastewater
23 treatment facility and central water.

24 Staff Comments: Rezoning are allowed in our
25 regulations due to the every-changing conditions that exist in

1 the county and elsewhere. According to Article 14, Section 325,
2 any such change must promote the health, safety, morals, comfort,
3 and general welfare of Franklin County by conserving and
4 protecting property and building values by securing the most
5 economical use of land and facilitating the adequate provision of
6 public improvements in accordance with the Master Plan adopted by
7 Franklin County.

8 Because the area to be disturbed is greater than one
9 acre, Planning and Zoning shall receive a land disturbance permit
10 prior to construction.

11 Because this is a PUD with a rezoning, the Planning
12 and Zoning Commission only makes the recommendation of both the
13 rezoning and the PUD. The County Commission will make the final
14 determination.

15 And you all should have in your packet is a revised
16 preliminary development drawing for the Lakewood Estates PUD. As
17 you can see, he dropped one of the single-family lots off of the
18 PUD and added some of the common ground with an access to that
19 common ground for the PUD.

20 CHAIRMAN EVANS: Thank you. And I apology
21 since I wasn't here for the last Commission meeting, but I know
22 that those were two of the issues that were supposed to be
23 addressed to Mr. Wagner to come into compliance.

24 MS. EAGAN: Just a reminder, this is just
25 the preliminary development plan. If you guys recommend approval

1 on it, it will go to the final development plan, which will have
2 another public hearing before you guys before you'll make a
3 recommendation to the County Commission.

4 CHAIRMAN EVANS: Any questions or
5 discussion by the Commission?

6 COMMISSIONER McCREARY: Yes, Mr. Chairman,
7 I have some questions.

8 As far as dropping Lot 21 and adding the common
9 ground, was that to get the minimum ten acres required?

10 MS. EAGAN: They dropped the single-family
11 lot because that was an issue that that lot was not being
12 accessed through the PUD, and then another concern was that there
13 was no open space or common ground for the PUD. So they kind of
14 swapped to drop that single-family lot and add in the common
15 ground.

16 COMMISSIONER McCREARY: Okay. The common
17 ground, does that include the space between Lots 20 and 18? See
18 that part, I'll say, to the north? Is that going to -- see the
19 part that is, I guess, sectioned off from the common ground where
20 it says utility recreational use and maintenances easement?

21 What is that that comes up to the cul de sac area?
22 Is that part of the common ground or --

23 MS. EAGAN: Are you talking about like the
24 squiggly lines? Is that what you're referring to?

25 COMMISSIONER McCREARY: See the arrow --

1 see the arrow that heads north? Here, let me show you.

2 MS. EAGAN: Yeah, that -- the arrow --
3 the dark arrow that says new ten-foot wide common ground access
4 easement?

5 COMMISSIONER McCREARY: No, the one that's
6 on the cul de sac . I'll just point it to you. This part right
7 here. What is that?

8 MS. EAGAN: Originally this common ground
9 was a part of the land larger Lakewood Estates Subdivision. So
10 that -- that arrow showing you where all the common ground is,
11 but the common ground for the PUD is just in that dark delineated
12 area, and then the rest of that, which would be north of that
13 dark area, would be for the rest of Lakewood Estates, the
14 single-family side of it.

15 COMMISSIONER McCREARY: So there would be
16 a home on that parcel?

17 MS. EAGAN: No, that's dedicated as common
18 ground in the original subdivision.

19 COMMISSIONER McCREARY: Okay. It'd just
20 be a different platting, but still be common ground?

21 MS. EAGAN: Right.

22 COMMISSIONER McCREARY: Thank you.

23 MS. EAGAN: Yeah, it's already platted as
24 common ground.

25 COMMISSIONER McCREARY: Okay, thanks.

1 CHAIRMAN EVANS: Any other discussion,
2 questions? Again, this is the preliminary PUD. So if we
3 approved it, it would permit the Applicant to come back with his
4 final.

5 COMMISSIONER McLAREN: If I can followup
6 on that question, then there was one lot that was dropped out of
7 the other subdivision that went to the lake that was turned into
8 common ground, and all this common ground that's now here is the
9 lake that's up there in the back of dam; is that correct?

10 MS. EAGAN: I don't understand your
11 question.

12 COMMISSIONER McLAREN: Well, I think the
13 blue that's up here on the -- on the projector --

14 MS. EAGAN: Uh-huh.

15 COMMISSIONER McLAREN: -- is actually a
16 lake. Isn't this what we're looking at?

17 COMMISSIONER VOSS: That's not a lake.

18 COMMISSIONER McLAREN: Where it says Lot
19 39 there, that's a lake.

20 MS. EAGAN: Uh-huh.

21 COMMISSIONER McLAREN: Correct?

22 MS. EAGAN: Correct.

23 COMMISSIONER McLAREN: So what's common
24 ground now is -- is the back of the lake dam and a little bit of
25 the lake?

1 MS. EAGAN: Right, they have access to
2 that lake.

3 COMMISSIONER McLAREN: And do you know,
4 will there be improvements done on this easement that goes
5 between?

6 MS. EAGAN: It says on their plan that
7 they plan to have it mulched, the 10-foot mulched walking path --

8 COMMISSIONER McLAREN: Okay.

9 MS. EAGAN: -- to the lake.

10 COMMISSIONER McLAREN: You know, there is
11 a pretty significant ditch, isn't there, that goes down? I drove
12 out and looked at it because I was curious. So it looks to me
13 like to me like there is a pretty significant ditch. In order
14 for it to be actually used, something would have to be done to
15 get across there. Is that -- that's actually part of this or
16 not?

17 MS. EAGAN: I haven't been up to that
18 site. So I can't answer that question.

19 CHAIRMAN EVANS: Again, if we permit the
20 preliminary PUD, he would have to come back with the final PUD
21 and have a public hearing on that. So we would have another
22 opportunity before we would finally approve it, and the public
23 would have the option of comments.

24 Any other discussion? If not, the Chair would
25 entertain a motion.

1 COMMISSIONER WILLIAMS: (Inaudible.)

2 CHAIRMAN EVANS: No. If you do the PUD,
3 the rezoning is automatically included in that. So what we do is
4 just one motion.

5 COMMISSIONER BOLAND: I'll make a motion
6 to approve.

7 CHAIRMAN EVANS: We have a motion to
8 approve. Do we have a second?

9 COMMISSIONER McCREARY: I'd like to second
10 that.

11 CHAIRMAN EVANS: We have a motion and a
12 second to a approve File 140249 for a PUD. All in favor signify
13 by saying aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER CUNIO: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER BOLAND: Aye.

19 COMMISSIONER WILLIAMS: Aye.

20 COMMISSIONER FISCHER: Aye.

21 COMMISSIONER SCHULTEHENRICH: Aye.

22 COMMISSIONER McCREARY: Aye.

23 CHAIRMAN EVANS: All opposed? (None.)

24 The motion is carried.

25 File 150005, Clayton Kossuth has been withdrawn.

1 Moving on to File 150013, Mayall Properties.

2 Scottie, will you please give us the facts.

3 MS. EAGAN: This is File 150013, Mayall
4 Properties, in care of Shawn Mayall.

5 The Applicant requests to rezone two parcels from
6 Suburban Development to Community Development.

7 The property is located on Pleasant Drive off of
8 Pottery Road approximately 900 feet south of Highway 100 in St.
9 John's Township.

10 The Facts: The total area for the rezoning is
11 approximately 17.94 acres, and encompasses two separate parcels.

12 The zoning of this property is Suburban Development.
13 The Applicant would like to rezone to Community Development.
14 Community Development zoning provides a district that brings
15 shopping, the workplace, and home closer together by allowing a
16 mixed use of all types of residential density and most forms of
17 commercial development.

18 The properties around the proposed site are
19 primarily zoned Suburban Development. This property is
20 surrounded by low-density residential land and the City of
21 Washington to the north at Highway 100 to the east.

22 One of these parcels is a part of a subdivision,
23 Pleasant View Condominiums.

24 These parcels currently house eight apartment
25 complexes.

1 The previous owner received a Conditional Use Permit
2 in 1997 to build an additional apartment building, making the
3 total buildings at eight.

4 Staff Comments: The Applicant currently has a
5 building permit application to build another apartment complex.
6 The community Development zoning does not seem to fit that area
7 as it will open it up to most forms of commercial development.
8 Planning and Zoning staff would recommend rezoning to a similar
9 district to Suburban Development that is primarily residential in
10 nature.

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

19 And in your packets, you have a letter from Shawn
20 Mayall requesting to change his application from Community
21 Development to a proposed zoning district of RD3 that you'll hear
22 later on in this meeting. And then we also received a letter
23 from the City of Washington, which I handed out at the beginning
24 of this meeting, and that's from their Planning and Zoning
25 Commission.

1 CHAIRMAN EVANS: Thank you.

2 And with receipt of this letter, I would like to
3 point out, since the question has come up, RD3 is not an existing
4 zoning district. So we would be discussing this file based on an
5 assumption that RD3 would be approved by the Commission because,
6 again, RD3 would have to be recommended by us to the Commission
7 and then approved by the Commission.

8 So we'll proceed with this file based on the
9 assumption that RD3 would be approved by the Commission as we
10 send it up to them.

11 Any discussion, questions?

12 COMMISSIONER McCREARY: Mr. Chairman?

13 CHAIRMAN EVANS: Russell.

14 COMMISSIONER McCREARY: Yeah. On this
15 file as well as another one received this month, we've received
16 maps of the Washington zoning -- planning and zoning, but it
17 doesn't tell us what R3 -- you know, what the zones are. It
18 just says residential or whatever. So I'm going off the
19 color-coded map that really it says residential, commercial, or
20 whatever. I don't have the definitions of what's allowed.

21 MS. ZIELKE: You're not required to. I
22 only provided that just for your information.

23 COMMISSIONER McCREARY: Okay. I know
24 we're trying to stay within similarities of the City's and the
25 County. If there is a way that we could get that --

1 MS. EAGAN: You can always go on their
2 website and look it up. I mean, if we provided you what all of
3 these different zoning districts mean, it would be a book.

4 COMMISSIONER McCREARY: Right. Well, I'm
5 going to have to get at this earlier than five o'clock the day
6 before to do that.

7 MS. EAGAN: Well, we sent it last week. I
8 don't know why you didn't get it to you.

9 COMMISSIONER McCREARY: I know, but it
10 just came yesterday. And we're going to have to work on that
11 somehow or other. Either I can drop by on Tuesday or something
12 or whatever before they go out, but if we get a hectic schedule,
13 I won't be able to -- I guess other people wouldn't be able to
14 give full attention to these matters, you knew. We'll trying to
15 do a good job here, but without all the information in a timely
16 manner. It is problematic.

17 CHAIRMAN EVANS: Normally they do come out
18 about a week before.

19 COMMISSIONER McCREARY: Right.

20 CHAIRMAN EVANS: This week, they came out
21 late. I think everybody probably got theirs yesterday.

22 COMMISSIONER McCREARY: Did everybody get
23 theirs yesterday?

24 COMMISSIONER BOLAND: I had mine Saturday.

25 COMMISSIONER McLAREN: Saturday. I had

1 mine Saturday.

2 COMMISSIONER McCREARY: Yeah, normally
3 I'll get them Friday night, Saturday, but for some reason --

4 MS. ZIELKE: They were mailed Tuesday
5 afternoon. I can assure everyone of that because I put it in the
6 Post Office mail box Tuesday afternoon.

7 COMMISSIONER McCREARY: Right.

8 CHAIRMAN EVANS: Yeah, and we wanted to
9 get them earlier, but this time that was the same way. I got
10 yesterday afternoon.

11 COMMISSIONER McCREARY: Right. Okay.

12 CHAIRMAN EVANS: I will say that not that
13 I don't have a life, but I did go to the Washington Planning and
14 Zoning Commission meeting last Monday, and they really had no
15 problem with the zoning --

16 COMMISSIONER McCREARY: Right.

17 CHAIRMAN EVANS: -- at all. Their
18 concerns, as you can see in the letter, were more with the safety
19 issues and water, but as far as zoning, they didn't seem to have
20 any problems with it.

21 COMMISSIONER McCREARY: Okay. Thanks.

22 COMMISSIONER BOLAND: My only problem,
23 Bill, is we don't have an R3 -- you know, at this point, RD3. So
24 what can we even discuss. We might as well let the Commission --

25 CHAIRMAN EVANS: I think, yeah. We have

1 two approaches, and it can either be tabled or like chose to go
2 ahead with the application, making it contingent that RD3 would
3 be approved.

4 The other option would be waiting for us to act on
5 RD3 waiting for it to get to the Commission waiting for it to get
6 approved before they came back. So they have the option of,
7 according to the best legal counsel available --

8 ATTORNEY VINCENT: Only one available.

9 CHAIRMAN EVANS: -- this evening, that
10 they could proceed in that manner.

11 COMMISSIONER WILLIAMS: I'd -- I don't
12 know if it's possible, but I'd rather look at the RD3 district
13 first and then make a recommendation contingent on that moving
14 forward. That make more sense?

15 CHAIRMAN EVANS: Yeah, I think we can do
16 that, which I should have done before since I had the option of
17 changing the agenda. So even though we have -- which I meant to
18 actually. It would be more appropriate to move on to the other
19 files. So if we would, in fact, temporarily be --

20 COMMISSIONER SCHULTEHENRICH: Mr.
21 Chairman, I would suggest that we would move this file in the
22 order after the discussion on -- on the RD3 zoning. So if we
23 don't move this file over, I'm not sure we would have the means
24 of bringing this file back up later this evening. So am I
25 correct in that regards? And if that would be the case, then I

1 am ready to make a motion that we put this on the agenda

2 immediately following the discussion on the RD3.

3 COMMISSIONER WILLIAMS: I'm second that.

4 CHAIRMAN EVANS: All right. We have a
5 motion and a second to move the agenda item to after File 140043.

6 All in favor signify by saying aye.

7 COMMISSIONER VOSS: Aye.

8 COMMISSIONER McLAREN: Aye.

9 COMMISSIONER CUNIO: Aye.

10 CHAIRMAN EVANS: Aye.

11 COMMISSIONER BOLAND: Aye.

12 COMMISSIONER WILLIAMS: Aye.

13 COMMISSIONER FISCHER: Aye.

14 COMMISSIONER SCHULTEHENRICH: Aye.

15 COMMISSIONER McCREARY: Aye.

16 CHAIRMAN EVANS: All right. We will move

17 to the last file on the agenda, which is File 150043, Mayall

18 Properties, L. L. C.

19 Scottie, give us the facts on this, please.

20 MS. EAGAN: Hold on one second.

21 You want the amended one, correct?

22 CHAIRMAN EVANS: Correct.

23 MS. EAGAN: Okay, I just wanted to make

24 sure.

25 This is File 150043, Mayall Properties, L. L. C.

1 The Applicant requests the County create a new
2 zoning district Residential Development 3.

3 The Facts: The Applicant is requesting the County
4 to create a new zoning district.

5 RD3's purpose would be to allow light-density,
6 single-family and multi-family residential development in areas
7 that are primarily served by central utilities. Two-family and
8 multi-family dwellings should be encouraged in this zoning
9 district.

10 The Applicant has structured the zoning district to
11 exclude mobile home park subdivisions but still allow
12 multi-family developments in high-density areas.

13 This district proposes a maximum of one dwelling
14 unit per 5,000 square feet.

15 Staff Comments: This proposed zoning district is a
16 good mix of our RD1 high-density, single-family zoning district
17 and our RD2 high-density, multi-family with mobile home park
18 subdivision zoning district.

19 Amendments are allowed in our regulations due to the
20 ever-changing conditions that exist in the county and elsewhere.
21 According to Article 14, Section 321, any such change must
22 promote the health, safety, morals, comfort and general welfare
23 of Franklin County by conserving and protecting property and
24 building values by securing the most economical use of land and
25 facilitating the adequate provisions of public improvements in

1 accordance with the Master Plan adopted by Franklin County.

2 CHAIRMAN EVANS: All right. Thank you.

3 And if you look at basically the existing RD2, I
4 think the only changes are with Section A that it now adds
5 multi-family instead of just the high-density, single-family and
6 that mobile home parks has been removed as well as golf courses.

7 So I believe those are the --

8 MS. EAGAN: No, golf courses are be still
9 a conditional.

10 CHAIRMAN EVANS: Are they?

11 MS. EAGAN: Yeah. They're conditional in
12 all of our residential.

13 CHAIRMAN EVANS: I must have left that
14 out. So basically there are three words that are different.

15 It says high-density, single-family residential --
16 yeah, high-density, multi-family. And again mobile home parks
17 were removed. Otherwise, it's identical to RD2.

18 Any discussion? Jay.

19 COMMISSIONER SCHULTEHENRICH: I guess the
20 question I would have on number six again comes to the question
21 that I have -- I have an issue of bringing up on various
22 occasions. But again, I'm not sure why I see the need for us to
23 allow mobile homes to be within this RD3 zoning district.

24 It's multi-family. There is some single-family
25 allowed in here dwellings, and -- but I do not see the need of

1 why we have to again address mobile homes, both single and
2 double.

3 MS. EAGAN: I mean, we do have RD1, and
4 that doesn't allow mobile homes in that district, just so you're
5 aware.

6 COMMISSIONER BOLAND: I thought they
7 weren't allowed.

8 COMMISSIONER SCHULTEHENRICH: I'm not sure
9 as to what the need is for it to be addressed in this one here
10 with RD3. They are allowed in RD2. So you already have a place
11 in which there is the allowance of mobile homes. I'm just --
12 again, just don't see the need for us to allow mobile homes again
13 come in, do not pay any of the personal property tax on there.

14 ATTORNEY VINCENT: Jay, that's not
15 correct.

16 COMMISSIONER SCHULTEHENRICH: Real
17 estate -- is it real estate tax?

18 ATTORNEY VINCENT: That's not correct.

19 COMMISSIONER SCHULTEHENRICH: I thought
20 that's what we were told here --

21 ATTORNEY VINCENT: No.

22 COMMISSIONER SCHULTEHENRICH: -- at a
23 meeting about --

24 ATTORNEY VINCENT: Taxes.

25 COMMISSIONER SCHULTEHENRICH: -- four

1 months ago when we got -- we got a good discussion on, Mark, but
2 go ahead and clarify it for me. Thank you.

3 ATTORNEY VINCENT: We have fixed that.
4 Mobile home parks are not allowed, you understand that.

5 COMMISSIONER SCHULTEHENRICH: (Nodding.)

6 ATTORNEY VINCENT: Okay. Under Missouri
7 law, the way the assessors office is to operate now if you own a
8 lot and if the mobile home that you own is attached to the lot
9 that you own, it's taxed as real property.

10 If you don't own the lot, you're taxed as personal
11 property, and now the provision is that if you want to get your
12 car renewed, license renewed, you have to pay both personal
13 property tax on all cars and mobile homes that you own.

14 So there's not going to be any mobile home tax bills
15 not paid in Franklin County anymore going forward.

16 That's not correct there, but --

17 COMMISSIONER SCHULTEHENRICH: Just making
18 it clear in my mind, then it's considered to be under personal
19 property, but it's not considered under real estate.

20 ATTORNEY VINCENT: Not true. If you own
21 the lot --

22 COMMISSIONER SCHULTEHENRICH: Okay.

23 ATTORNEY VINCENT: See, first of all, you
24 can't -- if you have a -- in this district the only thing you can
25 do is own the lot and put a mobile home that you own on that lot.

1 And then it becomes real estate, and you pay real estate taxes on
2 the value of the whole thing.

3 COMMISSIONER SCHULTEHENRICH: On the value
4 of the land?

5 ATTORNEY VINCENT: And the mobile home
6 that's on it. That gets included in the value.

7 COMMISSIONER SCHULTEHENRICH: So on the
8 mobile home you would pay twice then?

9 ATTORNEY VINCENT: No.

10 COMMISSIONER SCHULTEHENRICH: You'd pay it
11 as personal property?

12 ATTORNEY VINCENT: It is converted to real
13 property once you put it on your own land. That's Missouri law.

14 COMMISSIONER SCHULTEHENRICH: Okay.

15 ATTORNEY VINCENT: They will -- the
16 assessor comes out and does the appraisal on the land with a
17 mobile home on it as a home. And that would be more than just
18 what the land is. It'll be taxed just like a house would be,
19 what is the value of that on that land. That's real property.

20 COMMISSIONER SCHULTEHENRICH: Okay.

21 ATTORNEY VINCENT: But if you're in mobile
22 home park and you own and lease a pad, you pay personal property
23 tax.

24 COMMISSIONER SCHULTEHENRICH: Okay.

25 ATTORNEY VINCENT: No more free lunch.

1 COMMISSIONER SCHULTEHENRICH: Is that a new
2 change, or has that been around for sometime?

3 ATTORNEY VINCENT: That's been around for
4 two years, but I just found it last December.

5 COMMISSIONER SCHULTEHENRICH: Okay. All
6 right. I still don't see what the need though is for mobile
7 homes to be within this zoning district, and I would still base
8 my comments in that regards.

9 ATTORNEY VINCENT: Jay, just so you're
10 clear, that's your call.

11 COMMISSIONER SCHULTEHENRICH: Right.

12 ATTORNEY VINCENT: I'm just talking about
13 the tax aspect of it.

14 COMMISSIONER SCHULTEHENRICH: No, I
15 understand.

16 CHAIRMAN EVANS: Yeah. I think that same
17 question came up with the previous applicants, the possibility
18 that they want to develop -- have a development, but the zoning
19 district did not preclude having mobile homes in this. I think
20 it initially either might have been under that and been an issue
21 there.

22 COMMISSIONER SCHULTEHENRICH: It is
23 certainly not my intent to do -- to certainly suggest doing a
24 denial of R3 or RD3. Let me be clear on that because I am in
25 support of the RD3. The number six is the question I certainly

1 have within my mind if we decide to go ahead and approve it, RD3
2 with that in there, so be it, but I just truly in my mind do not
3 understand why there needs to be a continuation of mobile homes
4 in some of these zoning districts.

5 ATTORNEY VINCENT: You can make a --
6 recommend to amend to it.

7 COMMISSIONER SCHULTEHENRICH: Well, I'd
8 like to hear if anybody else would have reasons for also wishing
9 to have it out. If nobody else sees any reason to have it out,
10 then I'm not going to move forward to the part of amendment or a
11 motion to address that. Certainly there is some feelings do
12 that, I'll be more than happy to make what motion. But until I
13 hear that, I -- Mr. Chairman, I won't further it at this point
14 unless somebody else speaks in support.

15 CHAIRMAN EVANS: I mean, I personally
16 would just assume not see it in there also. And again, this is a
17 recommendation to the Commission. So the Commission will look at
18 what we give them, and can add or change or delete whatever they
19 choose to do.

20 So this is not final, but it should carry the
21 opinion of the majority of the Commission, but again, it is a
22 recommendation. Once it does go to the Commission, they have the
23 option for a public hearing and will make any changes they see
24 fit when they make the final decision.

25 COMMISSIONER McCREARY: I have some other

1 issues to bring up too.

2 CHAIRMAN EVANS: And any other -- Jay.

3 COMMISSIONER SCHULTEHENRICH: Mr. Chairman,
4 then I would like to make a motion that at number six of this
5 zoning request or zoning proposed zoning district that we would
6 eliminate mobile home single and mobile home double.

7 COMMISSIONER McCREARY: Right.

8 CHAIRMAN EVANS: We have a motion. Do we
9 have a second?

10 COMMISSIONER McCREARY: I'd like to second
11 that, leave the modular homes in there but not the mobile homes.
12 And I also have a question. I guess it's the way you've labeled
13 it Section 142. As it stands, Section 142 is RD2. We're going
14 to keep that, correct?

15 MS. EAGAN: Yeah that's just a typo.

16 COMMISSIONER McCREARY: Okay. So it'd be
17 like -- I mean, otherwise, you'll have to change everything from
18 there on back.

19 MS. EAGAN: Right.

20 COMMISSIONER McCREARY: Will this be 142A,
21 or will you have to change everything in the Code number-wise,
22 numerically?

23 MS. EAGAN: No, it will be 143 and ID will
24 be 144.

25 COMMISSIONER McCREARY: So we still have

1 RD -- RD2, and we'd be able to have mobile home single and double
2 in that, so we'd still be able to have that available?

3 CHAIRMAN EVANS: Correct.

4 COMMISSIONER McCREARY: Very good. Thank
5 you. I'd like to second it then.

6 CHAIRMAN EVANS: You mentioned that you
7 wanted to leave modular homes in there, double-wides.

8 COMMISSIONER McCREARY: Yeah, I believe --
9 well, modular homes which are different than mobile homes --

10 CHAIRMAN EVANS: Right, or double --
11 mobile homes double, you wanted to leave that in there?

12 COMMISSIONER McCREARY: No, not the mobile
13 homes double or single.

14 CHAIRMAN EVANS: Okay.

15 COMMISSIONER McCREARY: Just the -- just
16 modular home.

17 CHAIRMAN EVANS: I was going to say so
18 you're not changing -- trying to amend Jay's motion?

19 COMMISSIONER McCREARY: Right.

20 CHAIRMAN EVANS: You're seconding the
21 motion as he stated?

22 COMMISSIONER McCREARY: Yes, sir.

23 CHAIRMAN EVANS: All right. We have a
24 motion and a second to recommend the RD3 -- proposed RD3 to
25 remove mobile homes single and mobile homes double under B's

1 number six. All in favor signify by saying aye.

2 COMMISSIONER VOSS: Aye.

3 COMMISSIONER McLAREN: Aye.

4 COMMISSIONER CUNIO: Aye.

5 CHAIRMAN EVANS: Aye.

6 COMMISSIONER BOLAND: Aye.

7 COMMISSIONER WILLIAMS: Aye.

8 COMMISSIONER FISCHER: Aye.

9 COMMISSIONER SCHULTEHENRICH: Aye.

10 COMMISSIONER McCREARY: Aye.

11 CHAIRMAN EVANS: Opposed? (None.)

12 The motion is carried. All right. We have amended

13 RD3. Is there any other discussion or changes? (None.)

14 If not, the Chair would entertain a motion to

15 approve it.

16 COMMISSIONER SCHULTEHENRICH: Mr. Chairman,

17 I'll make a motion to approve the amended zoning district RD3.

18 CHAIRMAN EVANS: We have a motion. Do we

19 have a second?

20 COMMISSIONER McCREARY: I'd like to second

21 that.

22 CHAIRMAN EVANS: We have a motion and a

23 second to approve File 140043 as amended. All in favor signify

24 by saying aye.

25 COMMISSIONER VOSS: Aye.

1 COMMISSIONER McLAREN: Aye.

2 COMMISSIONER CUNIO: Aye.

3 COMMISSIONER WILLIAMS: Aye.

4 CHAIRMAN EVANS: Aye.

5 COMMISSIONER BOLAND: Aye.

6 COMMISSIONER FISCHER: Aye.

7 COMMISSIONER SCHULTEHENRICH: Aye.

8 COMMISSIONER McCREARY: Aye.

9 CHAIRMAN EVANS: Opposed? (None.)

10 The motion is carried.

11 Jumping back to the File 150013, Mayall Properties,

12 I don't think we need to go over the facts again. I think

13 everybody's attention span is long enough.

14 Again, I would mention that Washington did not have

15 an issue with the -- with the rezonings at all. They did have

16 issues with some of the safety issues pertaining mostly, I guess,

17 to water.

18 Any discussion, questions?

19 COMMISSIONER SCHULTEHENRICH: Mr. Chairman,

20 can I ask that there be -- for some clarification, are we

21 approving Mr. -- or Mayall Properties' request to be under this

22 because I think the way I read this amendment, Mr. Mayall

23 Properties is requesting that the district RD3 come into

24 existence which we have approved.

25 MS. EAGAN: Now it's going to the rezoning

1 from Subdivision Development to RD3 is what he is requesting.

2 CHAIRMAN EVANS: Any action we would take
3 would be contingent on the approval of RD3.

4 MS. EAGAN: So you have the option to
5 table it, approve it and make it contingent or recommend denial.
6 It's your choice.

7 CHAIRMAN EVANS: If we get it on a
8 contingent basis, it would be that RD3 was approved by the
9 Franklin County Commission and it was approved as we sent it to
10 them because obviously the Commission could make changes to our
11 recommendation. In which case, the file would have to come back
12 to us because we approved it contingent on RD3 and approved as we
13 sent it to them. So they could obviously bring RD3 into
14 existence, but that -- this particular file would come back.

15 COMMISSIONER SCHULTEHENRICH: So would the
16 correct motion be to approve the -- the Mayall Properties'
17 request recommend that we recommend that the Commission would
18 approve Mayall Properties' request to come under RD3 on this
19 development? Is that what we're --

20 MS. EAGAN: You would recommend -- if you
21 want to recommend, you would recommend that the County Commission
22 approve the rezoning of this property to RD3 contingent upon them
23 passing RD3 as you guys send it to them.

24 COMMISSIONER SCHULTEHENRICH: Then I
25 guess then Mayall Properties would have to come back to us

1 subject to the County Commissioners approving it for their
2 request --

3 MS. EAGAN: Not if you do contingent upon.
4 If you just table it, then he would have to come back for you
5 guys to make a recommendation.

6 COMMISSIONER SCHULTEHENRICH: Okay.

7 CHAIRMAN EVANS: So if the Commission
8 approved RD3 and made no changes, then they would then look at
9 his zoning as RD3. If the Commission made any changes to RD3,
10 then he would have to come back.

11 ATTORNEY VINCENT: There would be
12 back-to-back public hearings. One public hearing would first be
13 on -- from the County Commission would be on the new zoning
14 district. And if they acted on it right then or tabled it, they
15 would then have the public hearing on the request to rezone. And
16 if they denied the -- to create some new district at some later
17 by Commission order, then this thing, the application, would be
18 defunct. It would be moot.

19 If they approved it, then they could go ahead and
20 approve the request to rezone it from SD to RD3 at that time, but
21 it's all going to fall in -- it has to fall in line, and moving
22 it from the agenda like Ron suggested was the right way to
23 approach it. It's your call, guys.

24 COMMISSIONER BOLAND: But if we table it,
25 we kind of protect what -- the overview of it?

1 ATTORNEY VINCENT: Yeah. I mean, it's --
2 the public hearing is what counts. If you guys like the idea,
3 you recommend in favor. If you don't like the idea or if you
4 don't like the way it's being handled, you know, then you can
5 table it or whatever. But the key is if you're in favor of it or
6 opposed to it, whatever your recommendations are, they got to get
7 it so they can have a public hearing.

8 CHAIRMAN EVANS: And for example, we would
9 send RD3 to them and we remove number six. Now, if the
10 Commission looks at that and says we want to put mobile homes
11 back in there, even if we approved Mayall, he would come back to
12 us because we approved it based on how we sent it to them. So
13 any changes they make it would come back to us. It would void
14 his approval because we did it contingent on what we sent to the
15 Commission. So if they make changes we may not agree with, it
16 would come back to us. If they approve it as we sent it to them,
17 then, as Mark says, they would go ahead and look at his rezoning.

18 ATTORNEY VINCENT: That's right.

19 COMMISSION McCREARY: Mr. Chairman?

20 CHAIRMAN EVANS: Russ.

21 COMMISSIONER McCREARY: Last month he came
22 to us wanting to continue developing this parcel of ground that
23 was zoned properly at the time when it was started. Due to us
24 changing the laws of the zoning itself, he couldn't continue. So
25 he came back and wanted to rezone it to Community Development.

1 We didn't feel that was the best interest of the county. So we
2 came up with RD3 to be able to suit this property to what it was
3 originally cleared from the Planning and Zoning and the
4 Commission, and we've done that. I don't see why we would not go
5 ahead and approve it on contingent that the RD3 is accepted by
6 the Commission. That way if it's done, he won't have to come
7 back to us again. There'll be no time wasted.

8 However, if it does come back, we'll have to take it
9 under consideration. So I'd like to make a motion to go ahead
10 and approve this contingent to RD3 being approved by the
11 Commission, with the changes in line six.

12 COMMISSIONER BOLAND: I'd just like to
13 make a correction to you. Cameron suggested the RD3. We didn't.
14 So --

15 COMMISSIONER McCREARY: Right.

16 COMMISSIONER BOLAND: Right.

17 COMMISSIONER McCREARY: To fix what we did
18 basically.

19 COMMISSIONER BOLAND: Right.

20 MS. EAGAN: Also just to clarify. We
21 didn't do anything wrong. He could still do the development
22 under other zoning district. He just wanted to build more
23 apartments on that property. So there are other districts in
24 existence he can rezone to. So it's nothing that the zoning code
25 did to where he now can't develop that property. It's he wants

1 to build more than what a different zoning district would allow.

2 So putting it all on the zoning code changing,
3 making him not be able to develop this property that he just
4 bought, it just doesn't sit well with me because it's putting all
5 the blame on my development for stopping this development.

6 COMMISSIONER BOLAND: He could have had a
7 building permit 30 days ago?

8 MS. EAGAN: If he rezoned to a different
9 district, potentially, yes.

10 COMMISSIONER McCREARY: Right, but he
11 couldn't build the way it's zoned now, and that's why he came to
12 us. Right?

13 MS. EAGAN: Right. But he could have
14 chose a different district. We wouldn't have had to go through
15 all this process if he --

16 COMMISSIONER McCREARY: Right, and that's
17 what the problem was to begin with. He chose a district that was
18 way wide open that didn't sell -- set well with us. Right?

19 MS. EAGAN: Right. But he could have
20 chose the residential development zoning district, and build
21 fewer apartment buildings.

22 COMMISSIONER McCREARY: But then we have
23 problems with mobile homes and things like that which are
24 allowed. In other words, this --

25 MS. EAGAN: Not as residential

1 development. Mobile home parks are not allowed.

2 COMMISSIONER McCREARY: Not mobile home
3 parks, but I think that was the reason that we could not find a
4 district that suited the needs.

5 MS. EAGAN: The reason we couldn't find a
6 district is because he wants to build more apartments complexes
7 than what residential development would allow.

8 COMMISSIONER BOLAND: He wanted 5,000
9 square foot lots --

10 MS. EAGAN: Right.

11 COMMISSIONER BOLAND: -- as opposed to the
12 10,000.

13 CHAIRMAN EVANS: So he had to go
14 high-density. His other option, I think, was still CD or
15 whatever, which opens up mobile homes.

16 MS. EAGAN: Right. RD would have done
17 10,000 square feet, one dwelling unit per 10,000 square feet. He
18 wants one dwelling unit per 5,000 square feet. That's the issue
19 that came up --

20 COMMISSIONER BOLAND:

21 MS. EAGAN: -- not with mobile homes or
22 mobile home parks.

23 COMMISSIONER McCREARY: With all those
24 districts that would allow that, we had a problem with opening it
25 up to that, correct? I mean, that's the reason why we -- why we

1 came up with RD3?

2 MS. EAGAN: I mean, mobile homes never
3 came up to -- in my recollection of the last months. It was just
4 the size of them.

5 COMMISSIONER McCREARY: Maybe it was the
6 Community Development, I think, was -- was the big emphasis of
7 why we did not want to approve it because it was way too many
8 options there.

9 MS. EAGAN: Right. It was opening it up
10 to lot of commercial activity.

11 COMMISSIONER McCREARY: Right, right.

12 CHAIRMAN EVANS: Okay. I did have one
13 question. We have a motion on the floor. The other concerns by
14 Washington on the sprinkler systems are apparently code now, but
15 the extensions uses to access future buildings constructed to
16 around 26 feet wide there's no parking allowed. Developments
17 shall be provided with street turnarounds and cul-de-sac
18 designated. Would that be covered by our codes?

19 MS. EAGAN: I mean, it's my understanding
20 if this is an existing development, we can't enforce any of those
21 things. Am I incorrect?

22 ATTORNEY VINCENT: Our regulations trump
23 Washington's. They're using some of the same development codes
24 that we currently have for any residential subdivisions.

25 MS. EAGAN: But would he have to do a

1 subdivision since this is something that was already --

2 ATTORNEY VINCENT: No.

3 MS. EAGAN: Right. So he can build
4 whatever he wants and do whatever width he wants to do in there.
5 We can't stop that.

6 ATTORNEY VINCENT: As long as he meets our
7 zoning.

8 MS. EAGAN: How do we enforce that since
9 we're not making him go through a subdivision process?

10 ATTORNEY VINCENT: We have Building
11 Department going through construction.

12 MS. EAGAN: But do they look -- I don't
13 think they look at street widths or pavement, any of that aspect.
14 That's what Washington is concerned about, cul-de-sacs, pavement
15 width, stuff like that, stuff we would enforce in a subdivision,
16 but from my understanding, he wouldn't have to do subdivision.

17 ATTORNEY VINCENT: Right, but he's still
18 subject to our regulations for street widths.

19 MS. EAGAN: How did we enforce it if it's
20 not a subdivision? But that's something I guess we can address
21 later.

22 ATTORNEY VINCENT: Right.

23 CHAIRMAN EVANS: And I guess the concern
24 in Washington is that there is no water pressure down there so
25 they would have to pump in all the water. And so --

1 MS. EAGAN: Well, the sprinkler would be
2 -- anything building-wise would be taken care of in the Building
3 Department.

4 CHAIRMAN EVANS: Right, and again, only
5 because it's residential. They said if there was any commercial
6 down there, they still wouldn't have water pressure, but there is
7 sufficient in a two-inch main that they could provide residential
8 sprinkler. But any additional water that would be required they
9 would have to pump in because they don't have the water pressure
10 down there, and their concern was being about to get pumpers down
11 there and turn around on the cul-de-sac.

12 And he would be, I guess, extending the existing not
13 that far, maybe a few hundred yards. But again, that was again
14 we approached Washington as a courtesy because they are within a
15 mile and a half of the count line, and for annexation purposes,
16 we try and keep them similar. But that was their primary
17 concern.

18 But again, we can't enforce it anyway. Is that what
19 we're saying, Scottie?

20 MS. EAGAN: I'll get with Mark later.
21 We'll talk about it.

22 ATTORNEY VINCENT: The development -- the
23 building itself are not under discussion tonight.

24 CHAIRMAN EVANS: Right.

25 ATTORNEY VINCENT: So as far as how things

1 are built, we -- there are other ways to enforce those, and I
2 understand what Scottie is saying, but we can require bonds, we
3 got all kinds of stuff. We have improvement bonds. So there's
4 ways to do it, and I'm sure Shawn and Cameron are going to comply
5 with whatever we ask for because it's going to be in their best
6 interest.

7 In addition, you have -- although that area is
8 probably covered by Washington's fire protection district, I
9 think, municipal district, their regulations come into play too.
10 So they're going to have to be -- it's going to have to be
11 developed properly.

12 CHAIRMAN EVANS: Well, yeah, and that was
13 the issue, was that the Commissioner mentioned. It is a
14 Washington firefighter and said we need 60 feet cul-de-sac in
15 order to turn the pumper around.

16 ATTORNEY VINCENT: So that stuff will come
17 later, --

18 CHAIRMAN EVANS: Okay.

19 ATTORNEY VINCENT: -- but that should not
20 be a problem.

21 CHAIRMAN EVANS: Okay.

22 ATTORNEY VINCENT: It should be -- is it
23 zoned.

24 CHAIRMAN EVANS: Yeah, and again,
25 Washington didn't have any problem with -- with the zoning

1 development at all.

2 I'm sorry, Russell, there was a motion on the floor
3 to approve this file.

4 COMMISSIONER McCREARY: That's contingent.

5 CHAIRMAN EVANS: Motion on the floor to
6 approve this file contingent on the fact that RD3 would be
7 approved by the Commission as submitted by the Planning and
8 Zoning commission.

9 Do we have a second?

10 COMMISSIONER SCHULTEHENRICH: I'll second
11 that motion, Mr. Chairman.

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

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER CUNIO: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER BOLAND: Aye.

19 COMMISSIONER FISCHER: Aye.

20 COMMISSIONER SCHULTEHENRICH: Aye.

21 COMMISSIONER McCREARY: Aye.

22 CHAIRMAN EVANS: Opposed? (None.)

23 File 150013 is approved with the amendment
24 contingencies.

25 All right. We were at New Business File 150035

1 William D. Murphy.

2 Scottie, will you please given us the facts.

3 MS. EAGAN: This is File 150035 for

4 William Murphy.

5 The Applicant requests to rezone one parcel from
6 Suburban Development to Non-Urban and Agricultural.

7 The property is located at 657 Phelan Road,
8 approximately .4 miles west of Highway O in Calvey Township.

9 The Facts: The total area for the rezoning is
10 approximately 16 acres.

11 The zoning of this property is Suburban Development.
12 The Applicant would like to rezone to Non-Urban and Agricultural.

13 Non-Urban and Agricultural zoning allows
14 agricultural, recreational, wildlife, forestry, open space,
15 farming and related uses to mix with low-density residential
16 development.

17 Non-Urban and Agricultural requires a minimum of at
18 least one acre with central water and sewer for any subdivision
19 development with a maximum density of one dwelling unit per
20 40,000 square feet.

21 the properties around the proposed site are zoned
22 Suburban Development.

23 This property is surrounded by low-density, which is
24 density is equal to or less than one dwelling unit per 40,000
25 square feet.

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

10 CHAIRMAN EVANS: Thank you, Scottie.

11 Is the Applicant here? I need you to please come
12 forward.

13 (Thereupon, the witness was sworn.)

14 Would you please state your name and address also
15 sign in.

16 MR. MURPHY: I can't hear you.

17 CHAIRMAN EVANS: I said if you would
18 please state your name and address and also sign the sheet.

19 MR. MURPHY: My name is William D. Murphy
20 My address is 3739 Highway NN, Pacific, Missouri 63069.

21 CHAIRMAN EVANS: Mr. Murphy, please tell
22 us what you're proposing.

23 MR. MURPHY: At the present time, I have a
24 70 by 14 mobile home located on the -- let's see, that would be
25 the south end of that piece of property. And I want to -- the

1 mobile home was bought in 1980. It was a 64 model motor home,
2 and I want to upgrade to a 1994, 16 by 80 mobile home. And I
3 want to -- I'd like to take the old mobile home out. I have the
4 permit. I had went through it 30 years ago to put that mobile
5 home in there. I went through all the regulations and
6 everything, and then now I have to upgrade it to an 80-foot
7 mobile home, and they won't let me put a 80-foot because I got a
8 60-foot.

9 CHAIRMAN EVANS: All right, thank you.

10 Scottie, please explain.

11 MS. EAGAN: He has a Conditional Use
12 Permit because it's the Suburban Development Zoning District for
13 the mobile home that's currently there. Because he wants to
14 replace it with a mobile home that's bigger, it's considered
15 enlarging or expanding his Conditional Use Permit.

16 So now in order to comply with it, he needs to
17 rezone his property because Suburban Development no longer allows
18 single-wides on that property. So he wants to do a single-wide
19 not a double-wide. So he has to rezone, and from my
20 understanding, it's a caretaker's residence for his farm. So he
21 farms that lane, and the caretaker lives in that mobile home.

22 CHAIRMAN EVANS: Okay. Everyone
23 understand that? Any questions for the Applicant?

24 COMMISSIONER SCHULTEHENRICH: Scottie,
25 would be agreeable to put that as a condition on that he does

1 remove the existing mobile home? That's what I heard you say,
2 Mr. Murphy.

3 MR. MURPHY: Yeah, I want to put it on the
4 same pad. It's just I want -- I have a concrete pad, and I want
5 to enlarge the concrete pad up to a -- in other words, it's 70
6 foot long now. I want -- I mean 50 foot long. I want to go to
7 80 foot. No, it's 70 foot. My mobile home now is 14 by 70, and
8 I want to go to 16 by 80, but my pad is wide enough to handle the
9 16-foot. But it isn't long enough. So I want to add the
10 additional concrete and put a solid pad and put it in the same
11 place. And the old mobile home will be destroyed.

12 I have the permit. I had the permanent for 30 years
13 for to particular farm. I used this here as a -- I stored my
14 machinery there, I have cattle there, and that's a good way to
15 keep people from stealing it, is to have somebody living on it.

16 COMMISSIONER SCHULTEHENRICH: I can
17 certainly understand that. And I would be -- can we put a
18 condition on there that he removes that?

19 MS. EAGAN: We can't do a condition on a
20 rezoning, but it will be taken care of with our regulations, the
21 way they are written.

22 COMMISSIONER SCHULTEHENRICH: Okay.
23 Okay.

24 So with this being an existing mobile home, I would
25 have no problem with that being granted.

1 MR. MURPHY: I'm not asking to put two
2 mobile homes.

3 COMMISSIONER SCHULTEHENRICH: No, no.

4 MR. MURPHY: I'm asking to put one, and
5 I'm asking to upgrade from a '67 to a '94.

6 CHAIRMAN EVANS: Any other comments,
7 questions of the Applicant? (None.)

8 All right, thank you, Mr. Murphy.

9 Further comments or questions? Chairman would
10 entertain a motion to move this to Old Business.

11 COMMISSIONER McLAREN: I would make that
12 motion.

13 COMMISSIONER BOLAND: Second.

14 CHAIRMAN EVANS: We have a motion and a
15 second to move this to Old Business. All in favor signify by
16 saying aye.

17 COMMISSIONER VOSS: Aye.

18 COMMISSIONER McLAREN: Aye.

19 COMMISSIONER CUNIO: Aye.

20 CHAIRMAN EVANS: Aye.

21 COMMISSIONER BOLAND: Aye.

22 COMMISSIONER FISCHER: Aye.

23 COMMISSIONER SCHULTEHENRICH: Aye.

24 COMMISSIONER McCREARY: Aye.

25 CHAIRMAN EVANS: Opposed? (None.)

1 The motion is carried.

2 File 150040 Kurt Unnerstall. No public comments
3 accepted.

4 Scottie, will you please give us the facts.

5 MS. EAGAN: This is File 150040 for Kurt
6 Unnerstall.

7 The Applicant requests to rezone one parcel from
8 Suburban Development to Commercial Activity 3 Community Business.

9 The property is located on MPC Drive, approximately
10 400 feet west of South Point Road in St. John's Township.

11 The Facts: The total area for the rezoning is
12 approximately 10.5 acres.

13 The zoning of this property is Suburban Development.
14 The Applicant would like to rezone it to Commercial Activity 3
15 Community Business.

16 Commercial Activity 3 Community Business zoning
17 provides locations for a wide range of commercial, retail,
18 service and manufacturing activities serving a large community
19 trade area.

20 The properties in Franklin County around the
21 proposed site are zoned Suburban Development.

22 This property is surrounded by low-density and
23 medium-density residential land.

24 This property borders the City of Washington and
25 Stone Crest Subdivision. The properties to the north are zoned

1 C2, and the properties to the west and south are zoned R1A, R1C
2 and R3.

3 The Applicant is currently running his business, KJ
4 Unnerstall Construction, at this location as a prior existing
5 non-conforming use, and would like to rezone to be conforming to
6 the Franklin County Unified Land Use Regulations.

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

16 And also tonight you guys received a letter from the
17 City of Washington for this file.

18 CHAIRMAN EVANS: Any questions or
19 comments?

20 MS. EAGAN: And the Applicant is here if
21 you have any questions.

22 CHAIRMAN EVANS: Would the Applicant step
23 forward, please.

24 (Thereupon, the witness was sworn.)

25 Can you please state your name and address and sign

1 in, please.

2 MR. UNNERSTALL: My name is Kurt
3 Unnerstall, and I live at 9 Hours (phonetically) Lane,
4 Washington, Missouri.

5 And basically I'm here in front of you tonight to
6 ask that my business be rezoned -- or my property be rezoned. I
7 purchased this property I think in 2003 from Missouri Natural
8 Gas, and they currently operate just south of me on 30.51 on that
9 screen behind you there, that land there, they operate that. And
10 the building that I bought I bought that from them, and the land.
11 They decided they didn't need that much land, and they had the
12 building there. So we operate our construction business there
13 and grew with the town, and we do work in Franklin County mostly
14 and St. Charles and St. Louis Counties. And we'd like to just
15 get our zoning correct with what we're operating there. So our
16 gas -- the gas company probably should have had it rezoned right
17 back when they put the pressure station in and building up, but I
18 was unaware that it wasn't zoned properly when I purchased. So
19 just trying to get that corrected.

20 CHAIRMAN EVANS: Any questions for the
21 Applicant?

22 COMMISSIONER WILLIAMS: I got one.

23 MR. UNNERSTALL: Yes, sir.

24 COMMISSIONER WILLIAMS: I haven't been out
25 to the site there. Is there a new building going up? Is that

1 under Missouri Natural Gas or is that yours?

2 MR. UNNERSTALL: That building -- and
3 that's where it came about is, is that the County authorized me
4 to put up that building. We also do agricultural operations, and
5 we're allowed to put up a storage building for agricultural
6 storage in that zoning district. And that's what we're currently
7 planning on using it for, but there seems to be some question or
8 concerns on whether you use dump trucks for grain hauling or
9 whether you use them for construction. So just to eliminate any
10 concerns or any policing issues, we just want to get the zoning
11 right, which it should have been back in '97 or '98. You know,
12 it's kind of something -- no reflection upon the current staff,
13 but this should have been taken care of a long time ago.

14 Again, I'm just trying to clean it up because -- and
15 as Scottie mentioned, the land just north of me is zoned
16 commercial also in the city limits, and I believe that land is
17 owned by the County and City combination for the Phoenix
18 property. So again, we don't feel that the use is going to
19 deter. In fact, it's just going to tie in with what's currently
20 planned above us there.

21 CHAIRMAN EVANS: Any other questions?

22 (None.)

23 Thank you.

24 MR. UNNERSTALL: Thank you.

25 CHAIRMAN EVANS: And I think you all --

1 Scottie may have mentioned before, you should have received a
2 letter from the City of Washington indicating where they had no
3 problem and recommended approval of the rezoning application.

4 COMMISSIONER FISCHER: Mr. Chairman, I
5 recommend that recommend a rezoning for this particular property.

6 CHAIRMAN EVANS: Did I make a mistake?
7 Mark, do we have to send rezoning to Old Business or just approve
8 it?

9 MS. EAGAN: We usually send it to Old
10 Business --

11 CHAIRMAN EVANS: Okay.

12 MS. EAGAN: -- and then vote on it.

13 CHAIRMAN EVANS: Make a motion to send to
14 that to Old Business.

15 COMMISSIONER FISCHER: All right. I'll
16 make a motion to send it to Old Business.

17 COMMISSIONER McLAREN: Second.

18 CHAIRMAN EVANS: We have a motion and a
19 second to send this File 150040 to Old Business. All in favor
20 signify by saying aye.

21 COMMISSIONER VOSS: Aye.

22 COMMISSIONER McLAREN: Aye.

23 COMMISSIONER CUNIO: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER BOLAND: Aye.

1 COMMISSIONER FISCHER: Aye.

2 COMMISSIONER SCHULTEHENRICH: Aye.

3 COMMISSIONER McCREARY: Aye.

4 CHAIRMAN EVANS: Opposed? (None.)

5 Motion is carried.

6 Moving back to Old Business. File 150035 William D.

7 Murphy. Any further discussion or comments? (None.)

8 If not, the Chairman would entertain a motion to

9 approve.

10 COMMISSIONER McLAREN: Make that motion.

11 COMMISSIONER SCHULTEHENRICH: Second.

12 CHAIRMAN EVANS: We have a motion and a
13 second approve File 150035. All in favor signify by saying aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER CUNIO: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER BOLAND: Aye.

19 COMMISSIONER FISCHER: Aye.

20 COMMISSIONER SCHULTEHENRICH: Aye.

21 COMMISSIONER McCREARY: Aye.

22 CHAIRMAN EVANS: Opposed? (None.)

23 The motion is carried.

24 Also under Old Business, we have File 150040, Kurt

25 Unnerstall. Any additional comments or discussion? (None.)

1 If not, the Chairman would entertain a motion
2 approve it.

3 COMMISSIONER FISCHER: I make a motion we
4 approve to Old -- I mean, to approve it for Planning and Zoning
5 for the -- I'll get it straight -- to the Commissioners.

6 COMMISSIONER CUNIO: Second.

7 CHAIRMAN EVANS: We have a motion and
8 second to approve File 150040. All in favor signify by saying
9 aye.

10 COMMISSIONER VOSS: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER CUNIO: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER BOLAND: Aye.

15 COMMISSIONER FISCHER: Aye.

16 COMMISSIONER SCHULTEHENRICH: Aye.

17 COMMISSIONER McCREARY: Aye.

18 CHAIRMAN EVANS: Opposed? (None.)

19 The motion is carried.

20 And again, the rezoning are recommendations that
21 will go to the Franklin County Commission.

22 Preliminary Plats. We have none.

23 Planning and Zoning Commission Forum. Do any of the
24 Commissioners have anything they'd like to discuss?

25 MS. EAGAN: Can I ask a question in this

1 forum real quick?

2 CHAIRMAN EVANS: Sure.

3 MS. EAGAN: We have -- Tori went out and
4 did a yearly inspection on a property. One of the requirements
5 is a site-proof fences. So I'm going to pass around some
6 pictures. From one side of it, it appeared that may be
7 site-proof. From the picture at the end, it does not appear to
8 be site-proof. It appears to be some sort of fabric material
9 wrapped around a chicken wire type material.

10 So in the last picture you'll see part of it is
11 knocked down, and he staid a storm came through and knocked it
12 down. So I think we are going to have issues with that. So I
13 just wanted to see where you guys all fit on this and see if you
14 guys agree that it's a site-proof fence or he needs to do
15 something different with it.

16 I really shouldn't have stapled it. They could have
17 been just going around. Sorry about that.

18 CHAIRMAN EVANS: Obviously part of it is
19 site-proof and part of it is not. It's supposed to be entirely
20 site-proof?

21 MS. EAGAN: Right. It looks like in the
22 first picture looking out towards the trees it might site-proof,
23 but looking in towards all the material it's not site-proof.

24 So --

25 MS. ZIELKE: I thought you can see right

1 through it.

2 CHAIRMAN EVANS: Yeah. Even the
3 site-proof part of it looks like a breeze could take it away. It
4 looks like trash bags now.

5 COMMISSIONER CUNIO: Did he say this was
6 permanent or just temporary or what?

7 MS. EAGAN: He told Tori that was his
8 site-proof fence.

9 COMMISSIONER CUNIO: It looks like it just
10 blocked up there temporarily.

11 CHAIRMAN EVANS: Temporary wouldn't
12 consider that a permanent site-proof fence. Half of it's not
13 site-proof, and the part that is is -- I wouldn't consider it
14 permanent.

15 MS. EAGAN: I just wanted to make sure
16 we're all on the same page before we tell him that we don't
17 consider it a site-proof fence.

18 COMMISSIONER McCREARY: At best I consider
19 that temporary.

20 CHAIRMAN EVANS: Right, given the part
21 that's site-proof. So I think we pretty much have a consensus of
22 the Commission it's not.

23 COMMISSIONER McCREARY: Especially when
24 it's laying on the ground.

25 CHAIRMAN EVANS: Well, if you were

1 underneath it, you couldn't see through it.

2 COMMISSIONER SCHULTEHENRICH: Are we -- are
3 we objecting to the fabric that's being used here, or are we
4 objecting to the supports that is on that fence, would be the
5 question I would ask. So --

6 CHAIRMAN EVANS: Yeah, I --

7 COMMISSIONER CUNIO: The whole thing.

8 CHAIRMAN EVANS: Yeah, the whole thing,
9 the fact it is -- he can't use it as a permanent site-proof fence
10 around the entire property. My vision was that it's not around
11 the entire property and even the material used doesn't look
12 permanent.

13 MS. EAGAN: I have a question for you
14 guys.

15 CHAIRMAN EVANS: Would anyone really
16 disagree with that assessment?

17 COMMISSIONER SCHULTEHENRICH: When we
18 define as to what the conditions are, do we define that it needs
19 to be of a permanent basis?

20 MS. EAGAN: The only thing that condition
21 says is anything stored outside has to be behind a site-proof
22 fence. On this one, we didn't get into details of what it had to
23 be.

24 COMMISSIONER SCHULTEHENRICH: Under the
25 opinion of the Commissioners, I guess, we're -- we would think it

1 ought to be permanent site-proof fence? Is that the way we would
2 interpret ourselves in that regards or so?

3 CHAIRMAN EVANS: Yes, I would think so
4 because it says anything stored outside behind a site-proof fence
5 and --

6 MS. EAGAN: Behind a site-proof fence.

7 CHAIRMAN EVANS: -- I don't know -- I
8 don't think we say permanent, but I think that's an assumption
9 that if it's a condition that the condition has to be maintained
10 throughout.

11 COMMISSIONER SCHULTEHENRICH: I don't think
12 it's an assumption, Bill. I think it's our intent --

13 CHAIRMAN EVANS: Our intent.

14 COMMISSIONER SCHULTEHENRICH: -- and
15 that's the way we would interpret out -- what our intent is, is
16 that should be of a permanent basis, and not of a temporary
17 basis. Okay. So if that's our basis of our intent, then I think
18 this individual doesn't appear as though he's complying with our
19 intent. That's the way I would interpret it.

20 COMMISSIONER McLAREN: You know, I think
21 unfortunately if you don't define what site-proof fence is as a
22 little bit better, that -- you know, that looks to me like a
23 technical call that's been put on. If it was put on something
24 more substantial than two by fours or four by fours, I think you
25 could construe it as a permanent site-proof fence. And I don't

1 know if that's what your intent is, but if you haven't said
2 anything more than a permanent site-proof fence, I think it can
3 be put up to where that kind of material could be construed to be
4 that.

5 I'm sorry. I don't know if that's very quality, but
6 I -- I don't think it's what would be acceptable, but I think you
7 can construe that's a permanent site-proof fence unfortunately.

8 ATTORNEY VINCENT: Mr. McLaren is correct.
9 We'd have a hard time prosecuting them on that issue. The issue
10 that the fact that there's part of it that are not is a
11 no-brainer. He's kind of half pregnant. He's got some parts
12 that are not at all behind a site-proof fence, but otherwise
13 that -- we would not be able to prosecute that. So --

14 CHAIRMAN EVANS: So basically he has to
15 fix what's broken, but the material he can get away, and Tori --

16 ATTORNEY VINCENT: Tori has to go out
17 there every day.

18 CHAIRMAN EVANS: I was going to say, Tori
19 would just make more frequent visits, so. All right.

20 Any other quick questions for us, Scottie?

21 MS. EAGAN: No, I have some stuff under my
22 Planning Director's report though if you want to move on to that.

23 CHAIRMAN EVANS: Moving on to you.

24 MS. EAGAN: I think next month will be
25 amendments to the regulations concerning land fills, and

1 depending on whether or not Sam Wagner gets us the required
2 material for the final development plan, we also may have a
3 public hearing for him next month.

4 Also Lynn Haven and her mining operation, the lake
5 that she was going dredge has been appealed, so that will go for
6 both the next month, just so you're all aware.

7 COMMISSIONER McCREARY: Okay.

8 CHAIRMAN EVANS: Okay.

9 ATTORNEY VINCENT: If I could address a
10 couple of things for you all.

11 One deals with Landvatter. You guys were involved
12 in that originally, but I think that it went to BOZA. That
13 application has been withdrawn by the property owner. So that is
14 done, at least for now.

15 That was an issue over a Conditional Use Permit, and
16 so that's been withdrawn by the property owner.

17 Then also as Scottie mentioned on the landfill
18 regulations, I mentioned to you I think last month that you were
19 going to get them sooner, but either tonight will you give them
20 out or you mail them tomorrow?

21 MS. EAGAN: You still need to go over my
22 changes.

23 ATTORNEY VINCENT: Okay. So it's not
24 going to be -- you'll get them in a few days as soon as you guys
25 are mailed to you, copies will be sent to Ameren and to Leo. So

1 we don't -- it's not a question of hiding anything from anybody.
2 But remember this time that this comes here is just like any
3 other regu- -- amendments would be that come to you all for
4 recommendation. So no public hearing.

5 As we pointed out to all the people that have been
6 involved, the regulations, the changes were necessitated by the
7 proposed EPA regulations being issued. They're still proposed.
8 They've not been adopted yet, but the Missouri Department of
9 Natural Resources has incorporated some of those. So to make our
10 regulations consistent with DNR, we've modified amendments of
11 regulations to clean up some of the stuff to make it clear so it
12 can be consistent with that portions of the EPA new rules that
13 have been adopted or used by DNR.

14 The other part of it that everybody needs to know is
15 that even though there are some new relations pertaining to it,
16 the EPA, and therefore the Missouri DNR also, then found that fly
17 ash is not hazardous waste. So it doesn't have to be regulated
18 as a hazardous waste.

19 Russell, you got to abstain from any discussion on
20 it also. Here you get by.

21 COMMISSIONER McCREARY: I'm going to
22 recuse myself from everything about it.

23 ATTORNEY VINCENT: You have to. Okay.
24 You didn't have to think about it.

25 COMMISSIONER McCREARY: Nope. It's a joy.

1 CHAIRMAN EVANS: Communication and
2 Visitors Comments. Is there anyone present who would like to
3 address the Commission? (None.)

4 If not, the Chairman would entertain a motion to
5 adjourn.

6 COMMISSIONER McLAREN: I make that motion.

7 COMMISSIONER BOLAND: Second.

8 CHAIRMAN EVANS: We have a motion and a
9 second to adjourn. All in favor signify by saying aye.

10 COMMISSIONER VOSS: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER CUNIO: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER BOLAND: Aye.

15 COMMISSIONER FISCHER: Aye.

16 COMMISSIONER SCHULTEHENRICH: Aye.

17 COMMISSIONER McCREARY: Aye.

18 CHAIRMAN EVANS: Opposed? (None.)

19 The meeting is adjourned.

20 (Thereupon, the proceedings concluded at

21 8:22 p.m.)

22 o8o

23

24

25

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

CERTIFICATE OF REPORTER

I, 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 HEARINGS 3/17/2015

A				
able 21:13,13 33:1,2 39:2 40:3 63:13	Administrative 5:14	65:3,10	44:14	assessors 28:7
abstain 65:19	adopted 12:6 19:18 26:1 48:8 53:14 65:8,13	Ameren 64:25	approaches 23:1	Assistant 5:14
acceptable 63:6	aforementioned 67:6	amount 11:17	appropriate 23:18	assume 31:16
accepted 39:5 52:3	afternoon 22:5,6 22:10	annexation 44:15	approval 2:4 12:25 36:3 38:14 56:3	assumption 20:5 20:9 62:8,12
access 12:18 14:3 16:1 42:15	agenda 7:20 23:17 24:1,5,17 37:22	answer 16:18	approve 8:23 9:1 9:4 16:22 17:6 17:8,12 31:1 34:15,17,23 36:5,16,18,22 37:20 38:16 39:5,10 42:7 46:3,6 56:7 57:9,13 58:2,4 58:4,8	assure 22:5
accessed 13:12	ago 28:1 40:7 49:4 55:13	anybody 31:8 65:1	apartment 18:24 19:2,5 40:21	attached 4:10 28:8
acquired 8:18	agree 38:15 59:14	anymore 28:15	apartments 10:23,25 39:23 41:6	attention 21:14 35:13
acre 12:9 47:18	agreeable 49:25	anyway 44:18	apology 12:20	Attorney 5:16 23:8 27:14,18 27:21,24 28:3,6 28:20,23 29:5,9 29:12,15,21,25 30:3,9,12 31:5 37:11 38:1,18 42:22 43:2,6,10 43:17,22 44:22 44:25 45:16,19 45:22 63:8,16 64:9,23 65:23
acres 10:5 11:16 13:9 18:11 47:10 52:12	agricultural 11:2 47:6,12,13,14 47:17 55:4,5	apparently 42:14	appeal 8:18 11:11	29:12,15,21,25 30:3,9,12 31:5 37:11 38:1,18 42:22 43:2,6,10 43:17,22 44:22 44:25 45:16,19 45:22 63:8,16 64:9,23 65:23
act 23:4	ahead 23:2 28:2 31:1 37:19 38:17 39:5,9	appeal 8:18 11:11	appealed 8:16 64:5	audience 8:2,8
acted 37:14	allow 10:24 25:5 25:11 26:23 27:4,12 40:1 41:7,24	appear 59:7 62:18	appeared 59:6	authorized 55:3
action 10:2 36:2	allowance 27:11	appears 11:8 59:8	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	automatically 17:3
actions 10:1	allowed 11:24 19:11 20:20 25:19 26:25 27:7,10 28:4 40:24 41:1 42:16 48:1 53:7 55:5	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	available 23:7,8 33:2
activities 52:18	allowing 18:15	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	aware 27:5 64:6
activity 42:10 52:8,14,16	allows 11:15 47:13 49:17	appears 11:8 59:8	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	aye 9:5,6,7,8,9,10 9:11,12,13,14 17:13,14,15,16 17:17,18,19,20 17:21,22 24:6,7 24:8,9,10,11,12 24:13,14,15 34:1,2,3,4,5,6,7 34:8,9,10,24,25 35:1,2,3,4,5,6,7 35:8 46:13,14 46:15,16,17,18 46:19,20,21 51:16,17,18,19 51:20,21,22,23 51:24 56:20,21 56:22,23,24,25 57:1,2,3,13,14
add 13:14 31:18 50:9	amend 31:6 33:18	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
added 12:18	amended 24:21 34:12,17,23	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
adding 13:8	amendment 31:10 35:22 46:23	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
addition 45:7	amendments 25:19 63:25	appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
additional 19:2 44:8 50:10 57:25		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
address 8:7 27:1 31:11 43:20 48:14,18,20 53:25 64:9 66:3		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
addressed 12:23 27:9		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
adds 26:4		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
adequate 12:5 19:17 25:25 48:7 53:13		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
adjourn 66:5,9		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
adjourned 66:19		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
Adjournment 3:18		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	
Adjustment 5:2 8:17		appeared 59:6	applicant 2:23 3:7 9:20 10:8 10:11,15,22,24 11:12 15:3 18:5 18:13 19:4 25:1 25:3,10 47:5,12 48:11 49:23 51:7 52:7,14 53:3,20,22 54:21	

57:15,16,17,18 57:19,20,21 58:9,10,11,12 58:13,14,15,16 58:17 66:9,10 66:11,12,13,14 66:15,16,17	17:18 21:24 22:22 24:11 27:6 34:6 35:5 37:24 39:12,16 39:19 40:6 41:8 41:11,20 46:18 51:13,21 56:25 57:18 58:14 66:7,14	54:6,12 56:7,10 56:14,16,19 57:6,24 B's 33:25	9:3,9,15 12:20 13:4,6 15:1 16:19 17:2,7,11 17:17,23 20:1 20:12,13 21:17 21:20 22:8,12 22:17,25 23:9 23:15,21 24:4 24:10,16,22 26:2,10,13 30:16 31:13,15 32:2,3,8 33:3,6 33:10,14,17,20 33:23 34:5,11 34:16,18,22 35:4,9,19 36:2 36:7 37:7 38:8 38:19,20 41:13 42:12 43:23 44:4,24 45:12 45:18,21,24 46:5,11,12,17 46:22 48:10,17 48:21 49:9,22 51:6,9,14,20,25 53:18,22 54:20 55:21,25 56:4,6 56:11,13,18,24 57:4,8,12,17,22 58:1,7,13,18 59:2,18 60:2,11 60:20,25 61:6,8 61:15 62:3,7,13 63:14,18,23 64:8 66:1,4,8 66:13,18	37:8,9 38:13,15 39:11 64:22 65:6 changing 23:17 33:18 38:24 40:2 Charles 54:14 chicken 59:9 choice 36:6 choose 31:19 chose 23:1 40:14 40:17,20 city 18:20 19:23 52:24 53:17 55:16,17 56:2 City's 20:24 clarification 35:20 clarify 28:2 39:20 classified 11:10 Clayton 2:12 17:25 clean 55:14 65:11 clear 28:18 30:10 30:24 65:11 cleared 39:3 closer 18:15 code 32:21 39:24 40:2 42:14 codes 42:18,23 color-coded 20:19 combination 55:17 come 8:6 12:23 15:3 16:20 20:3 21:17 27:13 35:23 36:11,14 36:18,25 37:4 37:10 38:11,13 38:16 39:6,8 45:9,16 48:11 65:3 comes 13:21 26:20 29:16 65:2
B		C		
B 4:1,5 7:13,18 back 15:3,9,24 16:20 23:6,24 32:18 35:11 36:11,14,25 37:4,10 38:11 38:11,13,16,25 39:7,8 54:17 55:11 57:6 back-to-back 37:12 bags 60:4 base 30:7 based 20:4,8 38:12 basically 26:3,14 39:18 54:5 63:14 basis 36:8 61:19 62:16,17,17 beginning 19:23 believe 26:7 33:8 55:16 best 23:7 39:1 45:5 60:18 better 62:22 big 42:6 bigger 49:14 Bill 6:7,19 22:23 62:12 bills 28:14 bit 15:24 62:22 blame 40:5 blocked 60:10 blue 15:13 Board 5:2 8:16 Boland 5:9 6:11 6:12 9:10 17:5	Boles 9:24 bonds 45:2,3 book 21:3 borders 52:24 bought 40:4 49:1 54:10,10 box 22:6 BOZA 11:11 64:12 breeze 60:3 bring 32:1 36:13 bringing 23:24 26:21 brings 18:14 broken 63:15 build 10:17,24 19:2,5 39:22 40:1,11,20 41:6 43:3 building 10:22 12:4 19:2,5,16 25:24 40:7 43:10 44:2,23 48:6 53:12 54:10,12,17,25 55:2,4,5 buildings 19:3 40:21 42:15 building-wise 44:2 built 10:23 11:8 45:1 business 2:6,19 2:24 3:4,8 7:20 7:22,23 8:11,11 8:19 9:17 46:25 51:10,15 52:8 52:15,16 53:3	C 1:24 2:15 3:9 4:6 5:1,19 6:1 7:13,18 24:18 24:25 call 2:3,3 6:3 30:10 37:23 62:23 Calvey 47:8 Cameron 39:13 45:4 car 28:12 care 7:22 18:4 44:2 50:20 55:13 caretaker 49:21 caretaker's 49:20 carried 17:24 34:12 35:10 52:1 57:5,23 58:19 carry 31:20 cars 28:13 case 4:7 7:13,14 7:24 8:14,14 23:25 36:11 cases 4:7 7:14 cattle 50:14 CD 41:14 CENTER 1:2 central 11:23 25:7 47:18 certainly 30:23 30:23,25 31:11 50:17 Certificate 3:20 67:1 Chair 8:23 16:24 34:14 Chairman 5:3 6:3,8 7:5 8:5,20	9:3,9,15 12:20 13:4,6 15:1 16:19 17:2,7,11 17:17,23 20:1 20:12,13 21:17 21:20 22:8,12 22:17,25 23:9 23:15,21 24:4 24:10,16,22 26:2,10,13 30:16 31:13,15 32:2,3,8 33:3,6 33:10,14,17,20 33:23 34:5,11 34:16,18,22 35:4,9,19 36:2 36:7 37:7 38:8 38:19,20 41:13 42:12 43:23 44:4,24 45:12 45:18,21,24 46:5,11,12,17 46:22 48:10,17 48:21 49:9,22 51:6,9,14,20,25 53:18,22 54:20 55:21,25 56:4,6 56:11,13,18,24 57:4,8,12,17,22 58:1,7,13,18 59:2,18 60:2,11 60:20,25 61:6,8 61:15 62:3,7,13 63:14,18,23 64:8 66:1,4,8 66:13,18 CHAMBERS 1:3 chance 8:22 change 12:2 19:13,20 25:21 30:2 31:18 32:17,21 48:4 53:10 changes 8:22 26:4 31:23 34:13 36:10	

<p>comfort 12:2 19:14 25:22 48:4 53:10</p> <p>Commencing 1:12</p> <p>comment 8:3</p> <p>comments 3:16 8:9,13 11:24 16:23 19:4 25:15 30:8 48:1 51:6,9 52:2 53:7,19 57:7,25 66:2</p> <p>commercial 18:17 19:7 20:19 42:10 44:5 52:8,14,16 52:17 55:16</p> <p>commission 1:1,3 3:14 4:9 6:5 7:8 7:25 8:7,8,10 8:15,16 10:13 12:12,13,21 13:3,5 19:25 20:5,6,7,9 22:14,24 23:5 31:17,17,21,22 36:9,10,17,21 37:7,9,13,17 38:10,15,19 39:4,6,11 46:7 46:8 58:21,23 60:22 66:3</p> <p>Commissioner 5:5,6,7,8,9,10 5:11 6:10,12,14 6:16,18,20,22 6:24 7:1,3 8:25 9:2,6,7,8,10,11 9:12,13,14 13:6 13:16,25 14:5 14:15,19,22,25 15:5,12,15,17 15:18,21,23 16:3,8,10 17:1 17:5,9,14,15,16 17:18,19,20,21</p>	<p>17:22 20:12,14 20:23 21:4,9,19 21:22,24,25 22:2,7,11,16,21 22:22 23:11,20 24:3,7,8,9,11 24:12,13,14,15 26:19 27:6,8,16 27:19,22,25 28:5,17,22 29:3 29:7,10,14,20 29:24 30:1,5,11 30:14,22 31:7 31:25 32:3,7,10 32:16,20,25 33:4,8,12,15,19 33:22 34:2,3,4 34:6,7,8,9,10 34:16,20,25 35:1,2,3,5,6,7,8 35:19 36:15,24 37:6,24 38:21 39:12,15,16,17 39:19 40:6,10 40:16,22 41:2,8 41:11,20,23 42:5,11 45:13 46:4,10,14,15 46:16,18,19,20 46:21 49:24 50:16,22 51:3 51:11,13,17,18 51:19,21,22,23 51:24 54:22,24 56:4,15,17,21 56:22,23,25 57:1,2,3,10,11 57:14,15,16,18 57:19,20,21 58:3,6,10,11,12 58:14,15,16,17 60:5,9,18,23 61:2,7,17,24 62:11,14,20 64:7 65:21,25 66:6,7,10,11,12 66:14,15,16,17</p>	<p>Commissioners 8:21 37:1 58:5 58:24 61:25</p> <p>common 12:18 12:19 13:8,13 13:14,16,19,22 14:3,8,10,11,17 14:20,24 15:8,8 15:23</p> <p>Communication 66:1</p> <p>Communicatio... 3:16</p> <p>community 10:13 18:6,13 18:14 19:6,20 38:25 42:6 52:8 52:15,16,18</p> <p>company 54:16</p> <p>complex 19:5</p> <p>complexes 18:25 41:6</p> <p>compliance 12:23</p> <p>comply 45:4 49:16</p> <p>complying 62:18</p> <p>concern 13:12 43:23 44:10,17</p> <p>concerned 43:14</p> <p>concerning 8:14 63:25</p> <p>concerns 22:18 42:13 55:8,10</p> <p>conclude 8:15</p> <p>concluded 66:20</p> <p>conclusion 8:13</p> <p>concrete 50:4,5 50:10</p> <p>condition 49:25 50:18,19 61:20 62:9,9</p> <p>conditional 19:1 26:9,11 49:11 49:15 64:15</p> <p>conditions 11:25 19:12 25:20</p>	<p>48:2 53:8 61:18</p> <p>Condominiums 18:23</p> <p>conforming 53:5</p> <p>consensus 60:21</p> <p>conserving 12:3 19:15 25:23 48:5 53:11</p> <p>consider 60:12 60:13,17,18</p> <p>consideration 39:9</p> <p>considered 28:18 28:19 49:14</p> <p>consistent 65:10 65:12</p> <p>constructed 42:15</p> <p>construction 12:10 43:11 53:4 54:12 55:9</p> <p>construe 62:25 63:7</p> <p>construed 63:3</p> <p>contingencies 46:24</p> <p>contingent 23:2 23:13 36:3,5,8 36:12,22 37:3 38:14 39:5,10 46:4,6</p> <p>continuation 31:3</p> <p>continue 38:22 38:24</p> <p>continued 3:2,4</p> <p>converted 29:12</p> <p>copies 64:25</p> <p>copy 8:21</p> <p>correct 15:9,21 15:22 23:25 24:21,22 27:15 27:18 28:16 32:14 33:3 36:16 41:25 54:15 63:8</p> <p>corrected 54:19</p>	<p>correction 39:13</p> <p>corrections 8:23</p> <p>counsel 5:15 23:7</p> <p>count 44:15</p> <p>Counties 54:14</p> <p>counts 38:2</p> <p>county 1:1,2 4:3 4:4 5:16 6:4 7:9 10:13 12:1,3,7 12:13 13:3 19:12,15,18 20:25 25:1,3,20 25:23 26:1 28:15 36:9,21 37:1,13 39:1 48:3,5,9 52:20 53:6,9,11,15 54:13 55:3,17 58:21</p> <p>couple 64:10</p> <p>courses 26:6,8</p> <p>Court 67:3,16</p> <p>courtesy 44:14</p> <p>covered 42:18 45:8</p> <p>Co-Chairman 5:4</p> <p>create 9:20 25:1 25:4 37:16</p> <p>creation 10:3</p> <p>Crest 52:25</p> <p>cul 13:21 14:6</p> <p>cul-de-sac 42:17 44:11 45:14</p> <p>cul-de-sacs 43:14</p> <p>Cunio 5:7 6:15 6:16 9:8 17:16 24:9 34:4 35:2 46:16 51:19 56:23 57:16 58:6,12 60:5,9 61:7 66:12</p> <p>curious 16:12</p> <p>current 10:9,12 10:16 11:8 55:12</p> <p>currently 18:24</p>
---	---	---	---	--

<p>19:4 42:24 49:13 53:3 54:8 55:6,19 C2 53:1</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 2:1,21 3:1 4:7 6:1 7:14,19 47:1 57:6 dam 15:9,24 Dan 6:23 dark 14:3,11,13 day 21:5 63:17 days 8:17 40:7 64:24 de 13:21 14:6 deals 64:11 dealt 7:20 December 10:10 10:15 30:4 decide 8:10 31:1 decided 54:11 decision 8:16 31:24 dedicated 14:17 define 61:18,18 62:21 definitions 20:20 defunct 37:18 delete 31:18 delineated 14:11 denial 30:24 36:5 denied 10:14 37:16 density 11:17,18 18:16 47:19,24 Department 8:19 43:11 44:3 65:8 depending 64:1 described 67:7 DESCRIPTION 4:2 designated 42:18 destroyed 50:11 details 61:22 deter 55:19 determination</p>	<p>12:14 determined 11:10 develop 30:18 39:25 40:3 developed 45:11 developing 38:22 development 9:21 10:1,2,10 10:13,17,20 11:4,13,14,14 11:22 12:16,25 13:1 18:6,6,12 18:13,14,17,19 19:6,7,9,21 25:2,6 30:18 36:1,19 38:25 39:21 40:5,5,20 41:1,7 42:6,20 42:23 44:22 46:1 47:6,11,16 47:19,22 49:12 49:17 52:8,13 52:21 64:2 developments 25:12 42:16 different 9:25 14:20 21:3 26:14 33:9 40:1 40:8,14 59:15 Director 5:13 Director's 3:15 63:22 disagree 61:16 discuss 22:24 58:24 discussing 20:4 discussion 2:9,17 2:23 3:7,11 8:14 13:5 15:1 16:24 20:11 23:22 24:2 26:18 28:1 34:13 35:18 44:23 57:7,25 65:19 district 9:22</p>	<p>10:21,23,24 11:15 18:14 19:9,21 20:4 23:12 25:2,4,9 25:10,13,15,16 25:18 26:23 27:4 28:24 30:7 30:19 32:5 34:17 35:23 37:14,16 39:22 40:1,9,14,17,20 41:4,6 45:8,9 49:12 55:6 districts 21:3 31:4 39:23 41:24 disturbance 12:9 disturbed 12:8 ditch 16:11,13 DNR 65:10,13,16 doing 30:23 Don 6:21 Donald 5:5 double 27:2 32:6 33:1,10,11,13 33:25 double-wide 49:19 double-wides 33:7 drawing 12:16 dredge 64:5 Drive 18:7 52:9 drop 13:14 21:11 dropped 12:17 13:10 15:6 dropping 13:8 drove 16:11 due 11:25 19:11 25:19 38:23 48:2 53:8 dump 55:8 duplexes 10:22 10:24 dwelling 11:17 11:19 25:13 41:17,18 47:19</p>	<p>47:24 dwelling 11:21 25:8 26:25 D.Murphy 48:19</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:1 3:1 4:1 5:1 5:1 6:1,1 Eagan 2:3,9,16 2:22 3:6,10 5:13 6:7,9,11 6:13,15,17,19 6:21,23,25 7:2 7:4,8 9:19 12:24 13:10,23 14:2,8,17,21,23 15:10,14,20,22 16:1,6,9,17 18:3 21:1,7 24:20,23 26:8 26:11 27:3 32:15,19,23 35:25 36:4,20 37:3 39:20 40:8 40:13,19,25 41:5,10,16,21 42:2,9,19,25 43:3,8,12,19 44:1,20 47:3 49:11 50:19 52:5 53:20 56:9 56:12 58:25 59:3,21 60:7,15 61:13,20 62:6 63:21,24 64:21 earlier 21:5 22:9 easement 13:20 14:4 16:4 east 1:4 11:3 18:21 economical 12:5 19:16 25:24 48:6 53:12 eight 18:24 19:3 either 21:11 23:1 30:20 64:19 Eleventh 5:20</p>	<p>eliminate 32:6 55:9 emphasis 42:6 encompasses 18:11 encouraged 25:8 enforce 42:20 43:8,15,19 44:18 45:1 enlarge 50:5 enlarging 49:15 entertain 8:23 16:25 34:14 51:10 57:8 58:1 66:4 entire 61:10,11 entirely 59:19 EPA 65:7,12,16 equal 47:24 Especially 60:23 estate 27:17,17 28:19 29:1,1 Estates 10:6 12:16 14:9,13 Evans 5:3 6:3,7,8 7:5 8:20 9:3,9 9:15 12:20 13:4 15:1 16:19 17:2 17:7,11,17,23 20:1,13 21:17 21:20 22:8,12 22:17,25 23:9 23:15 24:4,10 24:16,22 26:2 26:10,13 30:16 31:15 32:2,8 33:3,6,10,14,17 33:20,23 34:5 34:11,18,22 35:4,9 36:2,7 37:7 38:8,20 41:13 42:12 43:23 44:4,24 45:12,18,21,24 46:5,12,17,22 48:10,17,21 49:9,22 51:6,14</p>
--	--	---	--	---

51:20,25 53:18 53:22 54:20 55:21,25 56:6 56:11,13,18,24 57:4,12,17,22 58:7,13,18 59:2 59:18 60:2,11 60:20,25 61:6,8 61:15 62:3,7,13 63:14,18,23 64:8 66:1,8,13 66:18 evening 23:9,24 everybody 21:21 21:22 65:14 everybody's 35:13 every-changing 11:25 19:12 ever-changing 25:20 48:2 53:8 evidence 7:16 example 38:8 exclude 25:11 Exhibit 7:12,13 7:13,14 exhibits 4:9 7:7 7:18 exist 11:25 19:12 25:20 48:2 53:8 existence 35:24 36:14 39:24 existing 10:4 11:22 20:3 26:3 42:20 44:12 50:1,24 53:4 expanding 49:15 explain 49:10 extending 44:12 extensions 42:15	fact 23:19 46:6 55:19 61:9 63:10 facts 9:18,25 18:2,10 24:19 25:3 35:12 47:2 47:9 52:4,11 fall 37:21,21 far 13:8 22:19 44:13,25 farm 49:20 50:13 farming 47:15 farms 49:21 favor 9:4 17:12 24:6 34:1,23 38:3,5 46:13 51:15 56:19 57:13 58:8 66:9 February 2:4 8:21 feel 39:1 55:18 feelings 31:11 feet 9:24 11:15 11:18,19 18:8 25:14 41:17,17 41:18 42:16 45:14 47:20,25 52:10 fence 59:14 60:8 60:12,17 61:4,9 61:22 62:1,4,6 62:21,25 63:2,7 63:12 fences 59:5 fewer 40:21 file 2:8,12,15,21 3:5,9 7:14 9:17 9:19 17:12,25 18:1,3 20:4,8 20:15 23:21,23 23:24 24:5,17 24:17,25 34:23 35:11 36:11,14 46:3,6,23,25 47:3 52:2,5 53:17 56:19 57:6,13,24 58:8	files 4:7 23:19 fills 63:25 final 12:13 13:1 15:4 16:20 31:20,24 64:2 finally 16:22 find 41:3,5 fire 45:8 firefighter 45:14 first 7:21,25 8:3 10:1 23:13 28:23 37:12 59:22 Fischer 5:10 6:17 6:18 9:12 17:20 24:13 34:8 35:6 46:19 51:22 56:4,15 57:1,19 58:3,15 66:15 fit 19:6 31:24 59:13 five 21:5 fix 39:17 63:15 fixed 28:3 floor 1:3 42:13 46:2,5 fly 65:16 followed 7:25 following 24:2 followup 15:5 foot 41:9 50:6,6,7 50:7 foregoing 67:5 forestry 47:14 forms 18:16 19:7 forum 3:14 58:23 59:1 forward 23:14 28:15 31:10 48:12 53:23 found 30:4 65:16 four 27:25 62:24 fours 62:24,24 fourth 11:9 Franklin 1:1,2 4:3,4 6:4 7:9 12:3,7 19:15,18	25:23 26:1 28:15 36:9 48:5 48:9 52:20 53:6 53:11,15 54:13 58:21 free 29:25 frequent 63:19 Friday 22:3 front 8:7 54:5 full 21:14 further 31:13 51:9 57:7 future 42:15	good 21:15 25:16 28:1 33:4 50:14 governed 7:9 GOVERNME... 1:2 grain 55:8 granted 50:25 greater 12:8 grew 54:13 ground 12:18,19 13:9,13,15,17 13:19,22 14:3,8 14:10,11,18,20 14:24 15:8,8,24 38:22 60:24 guess 13:19 21:13 26:19 32:12 35:16 36:25 43:20,23 44:12 61:25 guys 12:25 13:2 36:23 37:5,23 38:2 53:16 59:13,14 61:14 64:11,24
G				
G 6:1				
gas 54:8,16,16 55:1				
general 12:3 19:14 25:22 48:5 53:11				
give 7:6 9:18 18:2 21:14 24:19 31:18 52:4 64:19				
given 47:2 60:20				
go 13:1 21:1,12 22:13 23:1 28:2 31:1,22 35:12 37:19 38:17 39:4,9 40:14 41:13 43:9 50:6 50:8 58:21 63:16 64:5,21				
goes 16:4,11				
going 13:18 20:18 21:5,10 28:14,15 31:10 32:13 33:17 35:25 37:21 43:11 45:4,5,10 45:10 54:25 55:18,19 59:5 59:12,17 63:18 64:5,19,24 65:21				
golf 26:6,8				
H				
H 4:1				
Haire 6:23,24				
half 44:15 60:12 63:11				
hand 67:8				
handed 19:23				
handicapped 11:10				
handle 50:8				
handled 38:4				
happy 31:12				
hard 63:9				
hauling 55:8				
Haven 64:4				
hazardous 65:17 65:18				
heads 14:1				
health 12:2 19:14 25:22 48:4 53:10				

<p>hear 19:21 31:8 31:13 48:16 heard 4:7 7:14 50:1 hearing 2:3 7:6,9 7:15,23,24 8:3 8:14 13:2 16:21 31:23 37:12,15 38:2,7 64:3 65:4 hearings 37:12 hectic 21:12 held 67:6 hereto 4:10 hereunto 67:8 Hertweck 1:24 5:19 67:3,16 hiding 65:1 Highway 9:24 11:3 18:8,21 47:8 48:20 high-density 25:12,16,17 26:5,15,16 41:14 high-quality 10:17 Hold 24:20 home 11:9,10 14:16 18:15 25:11,17 26:6 26:16 28:4,8,14 28:25 29:5,8,17 29:17,22 32:6,6 33:1,16 41:1,2 41:22 48:24 49:1,1,2,3,5,7 49:13,14,21 50:1,7,11,24 homes 10:18,22 11:8 26:23 27:1 27:4,11,12 28:13 30:7,19 31:3 32:11,11 33:7,9,9,11,13 33:25,25 38:10 40:23 41:15,21</p>	<p>42:2 51:2 hours 8:19 54:3 house 18:24 29:18 hundred 44:13</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>ID 32:23 idea 38:2,3 identical 26:17 identification 4:2 7:17 immediately 24:2 improvement 45:3 improvements 12:6 16:4 19:17 25:25 48:8 53:14 Inaudible 17:1 include 13:17 included 17:3 29:6 incorporated 65:9 incorrect 42:21 indicating 56:2 individual 62:18 information 20:22 21:15 initially 30:20 inspection 59:4 intent 30:23 62:12,13,15,17 62:19 63:1 interest 39:1 45:6 interpret 62:2,15 62:19 involved 64:11 65:6 involves 9:25 10:4 issue 8:11 13:11 26:21 30:20 35:15 41:18 45:13 63:9,9 64:15</p>	<p>issued 65:7 issues 7:22 12:22 22:19 32:1 35:16,16 55:10 59:12 item 7:23 24:5 items 7:20 it'd 14:19 32:16 It'll 29:18</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Jay 5:4 6:9 26:18 27:14 30:9 32:2 Jay's 33:18 job 21:15 John 5:10 6:17 John's 18:9 52:10 joy 65:25 Jr 5:3 Jumping 35:11</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keep 32:14 44:16 50:15 key 38:5 kind 13:13 37:25 55:12 63:3,11 kinds 45:3 KJ 53:3 knew 21:14 knocked 59:11 59:11 know 12:21 16:3 16:10 20:17,23 21:8,9 22:23 23:12 38:4 55:11 62:7,20 62:22 63:1,5 65:14 Kossuth 2:12 17:25 Kurt 3:5 52:2,5 54:2 57:24</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>L 2:15,15 3:9,9</p>	<p>24:18,18,25,25 labeled 32:12 lake 15:7,9,16,17 15:19,24,25 16:2,9 64:4 Lakewood 10:6 12:16 14:9,13 land 4:4 7:9 12:5 12:9 14:9 18:20 19:16 25:24 29:4,13,16,18 29:19 48:7 52:23 53:6,13 54:9,10,11 55:15,16 63:25 landfill 64:17 Landvatter 64:11 lane 9:23 49:21 54:3 large 52:18 larger 10:5 14:9 late 21:21 law 28:7 29:13 laws 38:24 laying 60:24 lease 29:22 leave 32:11 33:7 33:11 left 26:13 Legacy 9:23 legal 5:15 23:7 Leo 64:25 letter 19:19,22 20:2 22:18 53:16 56:2 let's 48:24 license 28:12 life 22:13 light-density 25:5 limits 10:21 55:16 line 11:13,20 37:21 39:11 44:15 lines 13:24</p>	<p>Litigation 1:25 5:18 little 15:24 62:22 live 54:3 lives 49:21 living 50:15 located 9:23 18:7 47:7 48:24 52:9 location 53:4 locations 52:17 LOCUST 1:4 long 10:7 35:13 43:6 50:6,6,9 55:13 longer 49:17 look 21:2 23:12 26:3 31:17 37:8 38:17 43:12,13 61:11 looked 16:12 looking 10:2 15:16 59:22,23 looks 16:12 38:10 59:21 60:3,4,9 62:22 lot 11:15 13:8,11 13:11,14 15:6 15:18 28:8,8,10 28:21,25,25 42:10 lots 9:21 10:4,7 11:12,20 12:17 13:17 41:9 Louis 5:21 54:14 low-density 11:6 18:20 47:15,23 52:22 lunch 29:25 Lynn 64:4 10.5 52:12</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M 9:24 11:3 machinery 50:14 mail 22:6 64:20 mailed 22:4 64:25</p>
--	--	--	--	--

main 44:7	38:19,21 39:15	minor 11:16	39:9 42:13 46:2	7:23 8:11 14:3
maintained 62:9	39:17 40:10,16	minutes 2:4 8:22	46:5,11,12	25:1,4 30:1
maintenances	40:22 41:2,23	9:1,4,16	51:10,12,14	37:13,16 46:25
13:20	42:5,11 46:4,21	Missouri 1:5	52:1 56:13,16	54:25 65:12,15
major 11:16	51:24 57:3,21	5:21 28:6 29:13	56:18 57:5,8,10	Nichole 5:14
majority 31:21	58:17 60:18,23	48:20 54:4,7	57:12,23 58:1,3	night 8:12 22:3
making 19:2 23:2	64:7 65:21,25	55:1 65:8,16	58:7,19 66:4,6	NN 48:20
28:17 40:3 43:9	66:17	67:4,17	66:8	Nodding 28:5
manner 21:16	McLaren 5:6	mistake 56:6	motor 49:1	non-conforming
23:10	6:19,20 9:2,7	mix 25:16 47:15	move 2:24 3:8	53:5
manufacturing	15:5,12,15,18	mixed 18:16	8:11 23:18,21	Non-Urban 11:2
52:18	15:21,23 16:3,8	mobile 25:11,17	23:23 24:5,16	47:6,12,13,17
map 4:5 7:12	16:10 17:15	26:6,16,23 27:1	31:10 51:10,15	Nope 65:25
20:19	21:25 24:8 34:3	27:4,11,12 28:4	63:22	normal 8:19
maps 20:16	35:1 46:15	28:8,13,14,25	moving 18:1	normally 21:17
March 1:11 6:2,4	51:11,18 56:17	29:5,8,17,21	23:13 37:21	22:2
Mark 5:16 28:1	56:22 57:10,15	30:6,19 31:3	57:6 63:23	north 5:20 13:18
38:17 44:20	58:11 62:20	32:6,6,11 33:1	MPC 52:9	14:1,12 18:21
56:7	63:8 66:6,11	33:9,11,12,25	mulched 16:7,7	52:25 55:15
marked 7:16	mean 21:2,3 27:3	33:25 38:10	multi-family	Notary 67:4,17
Master 4:6 7:13	31:15 32:17	40:23 41:1,2,15	25:6,8,12,17	November 10:8
12:6 19:18 26:1	38:1 41:25 42:2	41:21,22 42:2	26:5,16,24	no-brainer 63:11
48:8 53:14	42:19 50:6 58:4	48:24 49:1,2,3	municipal 45:9	number 26:20
material 59:8,9	means 23:23	49:4,7,13,14,21	Murphy 2:21	30:25 32:4 34:1
59:23 61:11	meant 23:17	50:1,7,11,24	47:1,4 48:16,19	38:9
63:3,15 64:2	medium-density	51:2	48:21,23 50:2,3	number-wise
matters 21:14	11:6 52:23	model 49:1	51:1,4,8 57:7	32:21
maximum 11:17	meeting 1:10 6:4	modified 65:10		numerically
25:13 47:19	10:19 12:21	modular 32:11	N	32:22
Mayall 2:15 3:9	19:22,24 22:14	33:7,9,16	N 2:1 3:1 5:1 6:1	
18:1,3,4 19:20	27:23 66:19	Monday 22:14	name 8:4 48:14	O
24:17,25 35:11	meets 43:6	month 20:15	48:18,19 53:25	O 6:1 47:8
35:21,22 36:16	MEMBERS 5:2	38:21 63:24	54:2	objecting 61:3,4
36:18,25 38:11	mention 35:14	64:3,6,18	Natural 54:7	objections 10:21
McCreary 5:11	mentioned 33:6	months 28:1 42:3	55:1 65:9	obviously 36:10
6:25 7:1 8:25	45:13 55:15	moot 37:18	nature 19:10	36:13 59:18
9:14 13:6,16,25	56:1 64:17,18	morals 12:2	necessitated 65:6	occasions 26:22
14:5,15,19,22	Midwest 1:25	19:14 25:22	need 26:22,25	office 22:6 28:7
14:25 17:9,22	5:18	48:4 53:10	27:9,12 30:6	offices 8:19
20:12,14,23	mile 44:15	motion 8:23 9:1	35:12 45:14	official 4:5,6 7:12
21:4,9,19,22	miles 47:8	9:3 16:25 17:4	48:11 54:11	7:13
22:2,7,11,16,21	mind 28:18 31:1	17:5,7,11,24	64:21	Okay 7:4 13:16
24:15 31:25	31:2	24:1,5 31:11,12	needs 31:3 41:4	14:19,25 16:8
32:7,10,16,20	mine 21:24 22:1	32:4,8 33:18,21	49:16 59:14	20:23 22:11,21
32:25 33:4,8,12	minimum 11:15	33:24 34:12,14	61:18 65:14	24:23 28:6,22
33:15,19,22	13:9 47:17	34:17,18,22	never 42:2	29:14,20,24
34:10,20 35:8	mining 64:4	35:10 36:16	new 2:19 3:4	30:5 32:16

33:14 37:6 42:12 45:18,21 49:22 50:22,23 56:11 62:17 64:7,8,23 65:23 old 2:6,24 3:8 7:20,22 8:11 9:17 49:3 50:11 51:10,15 56:7,9 56:14,16,19 57:6,24 58:4 once 7:22 29:13 31:22 on-site 11:22 open 7:23 13:13 19:7 40:18 47:14 opened 7:24 opening 41:24 42:9 opens 41:15 operate 28:7 54:8 54:9,12 operating 54:15 operation 64:4 operations 55:4 opinion 31:21 61:25 opportunity 16:22 opposed 9:15 17:23 34:11 35:9 38:6 41:11 46:22 51:25 57:4,22 58:18 66:18 option 16:23 23:4,6,16 31:23 36:4 41:14 options 42:8 order 2:3 6:3 11:13 16:13 23:22 37:17 45:15 49:16 original 14:18 originally 14:8 39:3 64:12	ought 62:1 outside 61:21 62:4 overview 37:25 owned 55:17 owner 19:1 64:13 64:16 o'clock 21:5 o8o 66:22 <hr/> P P 5:1,1 6:1 Pacific 48:20 packet 12:15 packets 19:19 pad 29:22 50:4,4 50:5,8,10 page 2:2 3:3 4:2 60:16 paid 28:15 parcel 14:16 38:22 47:5 52:7 parcels 18:5,11 18:22,24 park 25:11,17 29:22 parking 42:16 parks 26:6,16 28:4 41:1,3,22 part 10:5,7 11:2 13:18,19,22 14:6,9 16:15 18:22 31:10 59:10,18,19 60:3,13,20 63:10 65:14 particular 36:14 50:13 56:5 parts 63:11 pass 59:5 passing 36:23 path 16:7 Patsy 1:24 5:19 67:3,16 pavement 43:13 43:14 pay 27:13 28:12	29:1,8,10,22 people 21:13 50:15 65:5 permanent 50:12 60:6,12,14 61:9 61:12,19 62:1,8 62:16,25 63:2,7 permit 12:9 15:3 16:19 19:1,5 40:7 49:4,12,15 50:12 64:15 personal 27:13 28:10,12,18 29:11,22 personally 31:15 pertaining 35:16 65:15 Phelan 47:7 Phoenix 55:17 phonetically 54:3 picture 59:7,10 59:22 pictures 59:6 piece 48:25 place 7:11 27:10 50:11 67:6 plan 4:6 7:13 12:6,25 13:1 16:6,7 19:18 26:1 48:8 53:14 64:2 planned 9:20 55:20 planning 1:1 3:14,15 5:12,13 6:4 7:8,18 8:10 8:15,16 12:9,11 19:8,24 20:16 22:13 39:3 46:7 55:7 58:4,23 63:22 Plats 3:13 58:22 platted 10:6 14:23 plattng 14:20 play 45:9 Pleasant 18:7,23	please 6:6 7:6 9:18 18:2 24:19 47:2 48:11,14 48:18,21 49:10 52:4 53:23,25 54:1 point 14:6 20:3 22:23 31:13 52:10 pointed 65:5 policing 55:10 portions 65:12 possibility 30:17 possible 8:10 23:12 Post 22:6 potentially 40:9 Pottery 18:8 preclude 30:19 pregnant 63:11 preliminary 3:13 12:16,25 15:2 16:20 58:22 present 6:14,24 48:23 66:2 presentation 2:9 2:16,22,23 3:6 3:7,10 7:6 presented 7:17 pressure 43:24 44:6,9 54:17 pretty 16:11,13 60:21 previous 10:19 19:1 30:17 previously 67:6 primarily 11:5 18:19 19:9 25:7 primary 44:16 print 8:3 prior 12:10 53:4 probably 21:21 45:8 54:16 problem 22:15 22:22 40:17 41:24 45:20,25 50:25 56:3	problematic 21:16 problems 22:20 40:23 procedures 2:3 7:6 proceed 8:15 20:8 23:10 proceeding 67:5 proceedings 1:9 2:2 3:3 66:20 process 10:7 40:15 43:9 Professional 67:3 projector 15:13 promote 12:2 19:14 25:22 48:4 53:10 properly 38:23 45:11 54:18 properties 2:15 3:9 10:5,9,11 10:16 11:1,3,5 11:7 18:1,4,18 24:18,25 35:11 35:21,23 36:16 36:18,25 47:21 52:20,25 53:1 property 9:23 12:4 18:7,12,19 19:15 25:23 27:13 28:9,11 28:13,19 29:11 29:13,19,22 36:22 39:2,23 39:25 40:3 47:7 47:11,23 48:6 48:25 49:17,18 52:9,13,22,24 53:12 54:6,7 55:18 56:5 59:4 61:10,11 64:13 64:16 proposed 9:21 11:1,9,18,20 18:18 19:21 25:15 32:5
---	---	--	---	---

<p>33:24 47:21 52:21 65:7,7 proposes 25:13 proposing 48:22 prosecute 63:13 prosecuting 63:9 protect 37:25 protecting 12:4 19:15 25:23 48:5 53:11 protection 45:8 provide 44:7 provided 8:4 20:22 21:2 42:17 provides 18:14 52:17 provision 12:5 19:17 28:11 48:7 53:13 provisions 25:25 public 1:10 7:23 8:3,14 12:6 13:2 16:21,22 19:17 25:25 31:23 37:12,12 37:15 38:2,7 48:7 52:2 53:13 64:3 65:4 67:4 67:17 PUD 10:3 11:14 11:18,20 12:11 12:13,16,18,19 13:12,13 14:11 15:2 16:20,20 17:2,12 pump 43:25 44:9 pumper 45:15 pumpers 44:10 purchased 54:7 54:18 purpose 25:5 purposes 44:15 put 22:5 24:1 28:25 29:13 38:10 49:4,7,25 50:3,10,10,17</p>	<p>51:1,4 54:17 55:4,5 62:23,23 63:3 putting 40:2,4 p.m 1:12 66:21</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quality 63:5 question 15:6,11 16:18 20:3 26:20,20 30:17 30:25 32:12 42:13 55:7 58:25 61:5,13 65:1 questions 7:25 8:8,13 13:4,7 15:2 20:11 35:18 49:23 51:7,9 53:18,21 54:20 55:21 63:20 quick 59:1 63:20 quorum 7:4</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R 1:24 5:1,19 6:1 range 52:17 Ray 5:7 6:15 RD 33:1 41:16 RD1 25:16 27:3 RD2 25:17 26:3 26:17 27:10 32:13 33:1 RD3 19:21 20:3,5 20:6,9 22:23 23:2,5,12,22 24:2 26:23 27:10 30:24,25 31:1 33:24,24 34:13,17 35:23 36:1,3,8,12,13 36:18,22,23 37:8,9,9,20 38:9 39:2,5,10 39:13 42:1 46:6 RD3's 25:5</p>	<p>read 7:25 35:22 ready 24:1 real 27:16,17 28:9,19 29:1,1 29:12,19 59:1 really 20:19 22:14 59:16 61:15 reason 22:3 31:9 41:3,5,25 reasons 31:8 receipt 20:2 receive 12:9 received 8:21 19:1,22 20:15 20:15 53:16 56:1 recollection 42:3 recommend 12:25 19:8 31:6 33:24 36:5,17 36:17,20,21,21 38:3 56:5,5 recommendation 12:12 13:3 23:13 31:17,22 36:11 37:5 65:4 recommendati... 38:6 58:20 recommended 20:6 56:3 record 7:11,17 recreational 13:20 47:14 recuse 65:22 referring 13:24 reflection 55:12 regards 23:25 30:8 62:2 regu 65:3 regulated 65:17 regulations 4:4 7:10,12 11:25 19:11 25:19 42:22 43:18 45:9 48:2 49:5 50:20 53:6,8</p>	<p>63:25 64:18 65:6,7,10,11 Reinhold 6:13,14 related 47:15 relations 65:15 remaining 11:2 remember 65:2 reminder 12:24 remove 33:25 38:9 50:1 removed 26:6,17 removes 50:18 renewed 28:12 28:12 replace 49:14 report 3:15 7:24 63:22 Reported 1:23 Reporter 3:20 67:1,3,16 request 9:25 10:4 10:14 32:5 35:21 36:17,18 37:2,15,20 requesting 19:20 25:3 35:23 36:1 requests 18:5 25:1 47:5 52:7 require 45:2 required 13:9 20:21 44:8 64:1 requirements 59:4 requires 47:17 residence 49:20 residential 9:21 10:2,10 11:6,6 11:13,14 18:16 18:20 19:9 20:18,19 25:2,6 26:12,15 40:20 40:25 41:7 42:24 44:5,7 47:15 52:23 Resources 65:9 rest 10:9,12,16 14:12,13</p>	<p>retail 52:17 retained 4:9 review 8:22 revised 12:15 rezone 9:20 10:8 10:15 11:12 18:5,13 37:15 37:20 38:25 39:24 47:5,12 49:17,19 52:7 52:14 53:5 rezoned 10:12 40:8 54:6,6,16 rezoning 10:1,7 10:18,19,19,21 11:1 12:11,13 17:3 18:10 19:8 35:25 36:22 38:17 47:9 50:20 52:11 56:3,5,7 58:20 rezonings 11:24 19:11 35:15 48:1 53:7 right 14:6,21 16:1 21:4,19 22:7,11,16 24:4 24:16 26:2 30:6 30:11 32:7,19 33:10,19,23 34:12 37:14,22 38:18 39:15,16 39:19 40:10,12 40:13,16,18,19 41:10,16 42:9 42:11,11 43:3 43:17,22 44:4 44:24 46:25 49:9 51:8 54:16 55:11 56:15 59:21,25 60:20 63:19 Road 18:8 47:7 52:10 roll 2:3 6:6 Ron 5:8 7:2 37:22</p>
--	--	--	---	--

room 8:7	36:15,24 37:6	sent 21:7 36:9,13	site-proof 59:5,7	33:21
rules 65:12	46:10,20 49:24	38:12,14,16	59:8,14,19,20	station 54:17
running 53:3	50:16,22 51:3	64:25	59:22,23 60:3,8	stay 20:24
Russ 38:20	51:23 57:2,11	separate 18:11	60:12,13,17,21	stealing 50:15
Russell 5:11 6:25	57:20 58:16	served 25:7	61:9,21 62:1,4	step 53:22
20:13 46:2	61:2,17,24	service 52:18	62:6,21,25 63:2	Stone 52:25
65:19	62:11,14 66:16	Services 1:25	63:7,12	stop 43:5
R1A 53:1	Scottie 5:13 6:6	5:18	six 26:20 30:25	stopping 40:5
R1C 53:1	9:17 18:2 24:19	serving 52:18	32:4 34:1 38:9	storage 55:5,6
R2 10:23 11:17	44:19 45:2 47:2	set 40:18 67:8	39:11	stored 50:13
R3 20:17 22:23	48:10 49:10,24	sewer 47:18	size 11:15 42:4	61:21 62:4
30:24 53:2	52:4 55:15 56:1	Shawn 18:4	solid 50:10	storm 59:11
	63:20 64:17	19:19 45:4	somebody 31:14	straight 58:5
S	screen 54:9	sheet 8:4 48:18	50:15	street 1:4 5:20
S 4:1 5:1 6:1	SD 37:20	shopping 18:15	soon 64:24	42:17 43:13,18
sac 13:21 14:6	second 1:3 9:2,4	show 14:1	sooner 64:19	structured 25:10
safety 12:2 19:14	10:2 17:8,9,12	showing 14:10	sorry 46:2 59:17	stuff 43:15,15
22:18 25:22	24:3,5,20 32:9	side 14:14 59:6	63:5	45:3,16 63:21
35:16 48:4	32:10 33:5,24	sign 48:15,18	sort 59:8	65:11
53:10	34:19,20,23	53:25	south 11:7 18:8	subdivision 10:6
Sam 2:8 9:17,19	46:9,10,13	significant 16:11	48:25 52:10	10:9,12,16 11:3
64:1	51:13,15 56:17	16:13	53:1 54:8	11:9,9,16 14:9
Saturday 21:24	56:19 57:11,13	signify 9:4 17:12	space 13:13,17	14:18 15:7
21:25 22:1,3	58:6,8 66:7,9	24:6 34:1,23	47:14	18:22 25:18
saying 9:4 17:13	seconding 33:20	46:13 51:15	span 35:13	36:1 43:1,9,15
24:6 34:1,24	Section 12:1	56:20 57:13	speak 8:2,6	43:16,20 47:18
44:19 45:2	19:13 25:21	58:8 66:9	speaks 31:14	52:25
46:13 51:16	26:4 32:13,13	sign-in 8:4	sprinkler 42:14	subdivisions
56:20 57:13	48:3 53:9	similar 19:8	44:1,8	11:16 25:11
58:8 66:9	sectioned 13:19	similarities 20:24	square 11:15,18	42:24
says 13:20 14:3	securing 12:4	simular 44:16	11:19 25:14	subject 37:1
15:18 16:6	19:16 25:24	single 27:1 32:6	41:9,17,17,18	43:18
20:18,19 26:15	48:6 53:12	33:1,13,25	47:20,25	submitted 46:7
38:10,17 61:21	see 12:17 13:17	single-family	squiggly 13:24	substantial 62:24
62:4	13:18,25 14:1	10:17,22 11:21	St 5:21 18:8	Suburban 10:1
schedule 21:12	22:18 26:22,25	12:17 13:10,14	52:10 54:14,14	10:17,20 11:4
Schulthehenrich	27:12 28:23	14:14 25:6,16	staff 5:12 7:24	18:6,12,19 19:9
5:4 6:9,10 9:13	30:6 31:16,23	26:5,15,24	8:1 11:24 19:4	47:6,11,22
17:21 23:20	39:4 48:24	single-wide	19:8 25:15 48:1	49:12,17 52:8
24:14 26:19	59:10,13,13,25	49:18	53:7 55:12	52:13,21
27:8,16,19,22	61:1	single-wides	staid 59:11	sufficient 44:7
27:25 28:5,17	sees 31:9	49:18	stands 32:13	suggest 23:21
28:22 29:3,7,10	sell 40:18	sir 33:22 54:23	stapled 59:16	30:23
29:14,20,24	send 20:10 36:23	sit 40:4	started 38:23	suggested 37:22
30:1,5,11,14,22	38:9 56:7,9,13	site 16:18 18:18	state 48:14,18	39:13
31:7 32:3 34:9	56:16,19	47:21 52:21	53:25 67:4,17	suit 39:2
34:16 35:7,19	sense 23:14	54:25	stated 10:20	suited 41:4

<p>support 30:25 31:14 supports 61:4 supposed 12:22 59:19 sure 23:23 24:24 26:22 27:8 45:4 59:2 60:15 surrounded 18:20 47:23 52:22 surrounding 11:1,5 swapped 13:14 swear 67:5 sworn 8:4 48:13 53:24 systems 42:14</p> <hr/> <p style="text-align: center;">T</p> <p>T 4:1 table 36:5 37:4 37:24 38:5 tabled 23:1 37:14 take 6:6 36:2 39:8 49:3 60:3 taken 7:22 44:2 50:20 55:13 67:5 talk 44:21 talking 13:23 30:12 tax 27:13,17 28:13,14 29:23 30:13 taxed 28:9,10 29:18 taxes 27:24 29:1 technical 62:23 tell 20:17 48:21 60:16 temporarily 23:19 60:10 temporary 60:6 60:11,19 62:16 ten 13:9 ten-foot 14:3</p>	<p>thank 7:5 8:20 12:20 14:22 20:1 26:2 28:2 33:4 48:10 49:9 51:8 55:23,24 thanks 14:25 22:21 theirs 21:21,23 they'd 58:24 thing 28:24 29:2 37:17 61:7,8,20 things 40:23 42:21 44:25 64:10 think 15:12 21:21 22:25 23:15 26:4 30:16,19 35:12 35:12,22 41:3 41:14 42:6 43:13 45:9 54:7 55:25 59:12 60:21 61:25 62:3,8,8,11,12 62:17,20,24 63:2,6,6,24 64:12,18 65:24 thought 27:6,19 59:25 62:18 three 11:8 26:14 tie 55:19 Tim 6:13 time 7:11 8:17 22:9 37:20 38:23 39:7 48:23 55:13 63:9 65:2 67:6 timely 21:15 Today 11:12 Todd 5:9 6:11 told 27:20 60:7 tomorrow 64:20 tonight 44:23 53:16 54:5 64:19 Tonight's 7:8 Tori 59:3 60:7</p>	<p>63:15,16,18 total 18:10 19:3 47:9 52:11 totaling 10:4 town 54:13 Township 9:24 18:9 47:8 52:10 trade 52:19 TRANSCRIPT 1:9 trash 60:4 treatment 11:23 trees 59:22 trucks 55:8 true 28:20 truly 31:2 trump 42:22 try 44:16 trying 20:24 21:14 33:18 54:19 55:14 Tuesday 21:11 22:4,6 turn 8:6 44:11 45:15 turnarounds 42:17 turned 15:7 twice 29:8 two 9:25 11:21 12:22 18:5,11 23:1 30:4 51:1 62:24 Two-family 25:7 two-inch 44:7 type 59:9 types 18:16 typo 32:15</p> <hr/> <p style="text-align: center;">U</p> <p>Uh-huh 15:14,20 unaware 54:18 underneath 61:1 understand 15:10 28:4 30:15 31:3 45:2 49:23 50:17</p>	<p>understanding 42:19 43:16 49:20 unfortunately 62:21 63:7 Unified 4:4 7:9 53:6 UNION 1:5 unit 9:21 11:18 11:19 25:14 41:17,18 47:19 47:24 Unnerstall 3:5 52:2,6 53:4 54:2,3,23 55:2 55:24 57:25 upgrade 49:2,6 51:5 use 4:4 7:9 12:5 13:20 18:16 19:1,16 25:24 48:6 49:11,15 53:5,6,12 55:8 55:9,18 61:9 64:15 uses 42:15 47:15 usually 56:9 utilities 25:7 utility 13:20</p> <hr/> <p style="text-align: center;">V</p> <p>value 29:2,3,6,19 values 12:4 19:16 25:24 48:6 53:12 various 26:21 View 18:23 Vincent 5:16 23:8 27:14,18 27:21,24 28:3,6 28:20,23 29:5,9 29:12,15,21,25 30:3,9,12 31:5 37:11 38:1,18 42:22 43:2,6,10 43:17,22 44:22 44:25 45:16,19</p>	<p>45:22 63:8,16 64:9,23 65:23 vision 61:10 Visitor 3:16 Visitors 66:2 visits 63:19 void 38:13 Voss 5:5 6:21,22 9:6 15:17 17:14 24:7 34:2,25 46:14 51:17 56:21 57:14 58:10 66:10 vote 2:10,17,24 3:8,11 8:11 56:12 voted 10:10</p> <hr/> <p style="text-align: center;">W</p> <p>Wagner 2:8 9:17 9:19 12:23 64:1 waiting 23:4,5,5 walking 16:7 want 24:21 28:11 30:18 36:21 38:10 42:7 48:25 49:2,3 50:3,4,4,6,6,8,9 55:10 63:22 wanted 22:8 24:23 33:7,11 38:25 39:22 41:8 59:13 60:15 wanting 38:22 wants 39:25 41:6 41:18 43:4,4 49:13,18 Washington 18:21 19:23 20:16 22:13 35:14 42:14 43:14,24 44:14 45:14,25 52:24 53:17 54:4 56:2 Washington's 42:23 45:8</p>
--	---	---	--	---

PUBLIC HEARINGS 3/17/2015

<p>wasn't 12:21 54:18 waste 65:17,18 wasted 39:7 wastewater 11:22 water 11:23 22:19 35:17 43:24,25 44:6,8 44:9 47:18 way 20:25 22:9 28:7 32:12 35:22 37:22 38:4 39:6 40:11 40:18 42:7 50:14,21 62:1 62:15,19 ways 45:1,4 website 21:2 week 21:7,18,20 welfare 12:3 19:14 25:22 48:5 53:11 went 15:7 49:4,5 59:3 64:12 weren't 27:7 west 9:24 11:7 47:8 52:10 53:1 we'll 20:8 21:14 39:8 44:21 we're 15:16 20:24 21:10 32:13 36:19 43:9 44:19 54:15 55:5,6 60:16 61:25 we've 20:15 39:4 65:10 WHEREOF 67:8 wide 14:3 40:18 42:16 50:8 52:17 width 43:4,15 widths 43:13,18 wildlife 47:14 William 2:21 5:3 5:6 47:1,4</p>	<p>48:19 57:6 Williams 5:8 7:2 7:3 9:11 17:1 17:19 23:11 24:3,12 34:7 35:3 54:22,24 wire 59:9 wishes 9:20 11:12 wishing 31:8 withdrawn 2:13 17:25 64:13,16 witness 48:13 53:24 67:8 words 26:14 40:24 50:5 work 21:10 54:13 workplace 18:15 wouldn't 21:13 40:14 43:16 44:6 60:11,13 wrapped 59:9 written 50:21 wrong 39:21</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>X 2:1 3:1 4:1</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yards 44:13 yeah 14:2,23 20:14 22:2,8,25 23:15 26:11,16 30:16 32:15 33:8 38:1 45:12 45:24 50:3 60:2 61:6,8 yearly 59:4 years 30:4 49:4 50:12 yesterday 21:10 21:21,23 22:10</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zero-lot 11:13,20 Zielke 5:14 20:21</p>	<p>22:4 59:25 zoned 11:2,4 18:19 38:23 40:11 45:23 47:21 52:21,25 53:1 54:18 55:15 zones 20:17 zoning 1:1 3:14 4:5 5:12 6:4 7:12,18 8:17 9:21 10:23,23 11:14 12:9,12 18:12,14 19:6,8 19:21,24 20:4 20:16,16 21:3 22:14,15,19 23:22 25:2,4,8 25:10,15,16,18 26:23 30:7,18 31:4 32:5,5,5 34:17 37:9,13 38:24 39:3,22 39:24 40:1,2,20 43:7 45:25 46:8 47:11,13 49:12 52:13,16 54:15 55:6,10 58:4,23</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>10,000 11:15 41:12,17,17 10-foot 16:7 10.49 10:5 100 18:8,21 11 11:20 12 2:9 13 10:4 11:12 14 12:1 19:13 25:21 48:3,24 50:7 53:9 140043 24:5 34:23 140249 2:8 9:17 9:19 17:12 142 32:13,13 142A 32:20</p>	<p>143 32:23 144 32:24 150005 2:12 17:25 150013 2:15 18:1 18:3 35:11 46:23 150035 2:21 46:25 47:3 57:6 57:13 150040 3:5 52:2 52:5 56:19 57:24 58:8 150043 3:9 24:17 24:25 16 47:10 49:2 50:8 16-foot 50:9 17 1:11 2:4,10,13 6:2 17th 6:4 8:21 17.94 18:11 18 2:16 13:17 19 2:17 19,009 11:19 1980 49:1 1994 49:2 1997 19:2</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 9:21 10:2,10 11:13,14 20 13:17 2001 4:4 7:10 2003 54:7 2004 10:8,10 2005 10:13,15 2006 10:6,18 2013 11:11 2015 1:11 2:4 6:2 21 13:8 24 9:21 24-lot 10:3 25 3:10 26 3:11 42:16 28 10:17</p>	<p style="text-align: center;">3</p> <hr/> <p>3 11:16 25:2 52:8 52:14,16 30 40:7 49:4 50:12 30.51 54:8 314 5:22 321 19:13 25:21 48:3 53:9 325 12:1 34 3:11 3739 48:20 39 15:19</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 47:8 40,000 47:20,24 400 1:4 52:10 45 2:17 46 2:22 48 2:23 49 2:23</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5,000 11:18 25:14 41:8,18 50 50:6 500 9:24 51 2:24 52 3:6 54 3:7 55 3:7 56 3:8 57 2:24 58 3:8 59 3:13,14</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 2:3 60 45:14 60-foot 49:8 63069 48:20 63084 1:5 63101 5:21 64 3:15 49:1 644-2191 5:22 657 47:7</p>
---	--	---	--	---

PUBLIC HEARINGS 3/17/2015

66 3:16,18 67 3:20 51:5 <hr/> 7 <hr/> 72 :3 4:4,5,6,7 7:07 1:12 70 48:24 50:5,7,7 711 5:20 <hr/> 8 <hr/> 8:22 66:21 80 49:2 50:7,8 80-foot 49:6,7 <hr/> 9 <hr/> 9 2:4,9 54:3 90 8:17 900 18:8 94 51:5 97 55:11 98 55:11				
---	--	--	--	--