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<p align="right">Page 1</p> <p>1 FRANKLIN COUNTY PLANNING AND ZONING 2 FRANKLIN COUNTY COMMISSION 3 FRANKLIN COUNTY GOVERNMENT CENTER 4 SECOND FLOOR COMMISSION CHAMBERS 5 400 EAST LOCUST STREET 6 UNION, MISSOURI, 63084 7 8 TRANSCRIPT OF PROCEEDINGS 9 PUBLIC HEARING 10 MARCH 20, 2018 11 12 13 (Starting time of the hearing: 7:00 p.m.) 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p align="right">Page 3</p> <p>1 A P P E A R A N C E S 2 PLANNING AND ZONING COMMISSION MEMBERS: 3 Tim Reinhold, Meramec Township 4 Stanley Voss, Lyon Township 5 Bill McLaren, Calvey Township 6 Ray Cunio, Bonne Township 7 Ron Williams, County Highway Administration 8 Jay Schulteheinrich, Central Township (Vice Chairman) 9 Todd Boland, Boles Township 10 Dan Haire, Boeuf Township 11 Russell McCreary, Union Township 12 13 PLANNING AND ZONING STAFF: 14 Scottie Eagan, Planning Director 15 Nichole Zielke, Planner 16 17 LEGAL COUNSEL: 18 Mary Zastrow, County Attorney 19 20 REPORTED BY: 21 Ms. Rebecca Brewer, RPR, CCR, CRR 22 Alaris Litigation Services 23 711 North Eleventh Street 24 St. Louis, Missouri, 63101 25 (314) 644-2191</p>
<p align="right">Page 2</p> <p>1 I N D E X 2 PROCEEDINGS PAGE 3 Call to Order and Roll Call 4 4 Presentation of Meeting Procedures and Exhibits 5 5 Approval of Minutes Dated February 20, 2018 7 6 Communications and Visitor Comments 10 7 Old Business (None) 37 8 New Business (None) 37 9 Preliminary Plats: 10 File No. 170264 - Sam Salamah 37 11 Planning and Zoning Commission Forum 46 12 Planning Director's Report 48 13 Adjournment 48 14 EXHIBITS 15 EXHIBIT DESCRIPTION PAGE 16 Exhibit A Regulations 6 17 Exhibit B Official Zoning Map 6 18 Exhibit C Official Master Plan 6 19 Exhibit D Case File for Each Case 6 20 21 (All Exhibits were retained by the Commission and 22 will not be attached hereto.) 23 24 25</p>	<p align="right">Page 4</p> <p>1 P R O C E E D I N G S 2 VICE CHAIRMAN SCHULTEHENRICH: We'll call 3 the meeting to order. Scottie, can I have a roll 4 call, please? 5 MS. EAGAN: Bill Evans? Jay 6 Schulteheinrich? 7 VICE CHAIRMAN SCHULTEHENRICH: Here. 8 MS. EAGAN: Todd Boland? 9 MR. BOLAND: Here. 10 MS. EAGAN: Tim Reinhold? 11 MR. REINHOLD: Here. 12 MS. EAGAN: Ray Cunio? 13 MR. CUNIO: Here. 14 MS. EAGAN: Tom Tobben? Bill McLaren? 15 MR. McLAREN: Here. 16 MS. EAGAN: Stan Voss? 17 MR. VOSS: Here. 18 MS. EAGAN: Dan Haire? 19 MR. HAIRE: Here. 20 MS. EAGAN: Russell McCreary? 21 MR. McCREARY: Here. 22 MS. EAGAN: And Ron Williams? 23 MR. WILLIAMS: Here. 24 MS. EAGAN: Okay. We have a quorum. 25 VICE CHAIRMAN SCHULTEHENRICH: Good</p>

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<p style="text-align: right;">Page 5</p> <p>1 evening. Some of you may not see Bill Evans here 2 because he is unable to be here this evening. He 3 chaired the meeting last month as he is chairman. 4 I am substituting for him as our vice chairman 5 with Bill being unable to be here. I'll fill in 6 that capacity this evening. Bear with us while 7 we try to get the microphone working. Hopefully 8 they will come back on and we will try to speak 9 louder so everybody, including the back of the 10 room, can hear us. I'd first like to ask if 11 there is any of the files that we have on the 12 agenda for this evening. Is there any 13 commissioner who must recuse himself from 14 participation at this time over any of those 15 files? Seeing none, we'll move to the next order 16 of business. That would be the presentation of 17 meeting procedures and exhibits. And, Scottie, 18 I'll turn to you. 19 MS. EAGAN: Tonight's planning and zoning 20 meeting is governed by the Franklin County and by 21 land use regulations. Some matters on the agenda 22 will be actions by the planning and zoning 23 commission. These matters do not involve public 24 hearings. Other matters on the agenda require 25 public hearing under Missouri law. If the matter</p>	<p style="text-align: right;">Page 7</p> <p>1 to old business and vote on it the same night. 2 At the conclusion of all questions, comments, and 3 discussion concerning each case, the planning 4 commission will proceed. Any final decision by 5 the Planning and Zoning Commission concerning 6 conditional use permits may be appealed to the 7 board of zoning adjustment any time within 90 8 days. Applications for such an appeal may be 9 acquired from the department offices during 10 normal business hours. 11 VICE CHAIRMAN SCHULTEHENRICH: Thank you, 12 Scottie. Hopefully all the commissioners have 13 had the opportunity to review the minutes of the 14 February 20th Planning and Zoning Commission 15 Meeting. Do I hear of any corrections or 16 potential amendments? Or changes? Hearing none, 17 I'll make a motion to approve the minutes. 18 MR. BOLAND: I make a motion to approve 19 the minutes. 20 MR. HAIRE: Second. 21 VICE CHAIRMAN SCHULTEHENRICH: And we have 22 a motion and second to approve the 23 February 20th minutes of the Planning and 24 Zoning Commission. All those in favor, signify 25 by saying aye.</p>
<p style="text-align: right;">Page 6</p> <p>1 involved the public hearing, all individuals who 2 desire to testify will be given an opportunity to 3 do so. At this time I would like to place into 4 the record these regulations as Exhibit A, the 5 official zoning map as Exhibit B, the official 6 master plan as Exhibit C, and the case file for 7 each case as Exhibit D for all the cases to be 8 heard during the meeting. 9 (Exhibits A, B, C and D placed into the record.) 10 MS. EAGAN: All old business items on the 11 agenda will be dealt with first. Once the old 12 business issues have been taken care of, each 13 item of new business will be open. As each case 14 is open, a staff report will first be read to the 15 commission followed by any questions for the 16 staff. Then, if anyone in the audience would 17 like to speak or comment on a file that is part 18 of the public hearing, they must first print 19 their name on the sign-in sheet provided and then 20 be sworn in by the chairman. When it is your 21 turn to speak, you will come to the front of the 22 room to address the commission and only the 23 commission, not anyone in the audience, with your 24 comments. It is possible for the planning 25 commission to decide to move a new business issue</p>	<p style="text-align: right;">Page 8</p> <p>1 (All in favor signified by saying aye.) 2 VICE CHAIRMAN SCHULTEHENRICH: All 3 opposed? The ayes will have it. Next we'll move 4 on to the visitors' comments. Opportunity is for 5 the attendees here tonight to bring anything to 6 our attention pertaining to -- which you would 7 like us to hear in regards to relating to the 8 Planning and Zoning Commission. One thing we 9 will not allow and that is the file that we are 10 have on the agenda tonight, under preliminary 11 plats, File 170264, is not for public comments. 12 So, anyone wishing to speak in the visitors' 13 comments will not be allowed to speak as public 14 comments in regards to this file. So, anyone 15 wishing to be selective and do not reference 16 that -- the preliminary plat. 17 UNIDENTIFIED SPEAKER: Which file is that, 18 exactly? 19 VICE CHAIRMAN SCHULTEHENRICH: This is 20 File 170264. With that, anyone here that would 21 like to make any general comments for us this 22 evening? If you wish to, please step forward and 23 address the commission. Seeing none -- 24 MS. FUSS: Wait, I have a question, 25 please.</p>

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1 VICE CHAIRMAN SCHULTEHENRICH: Ma'am --
 2 MS. FUSS: My name is Karen Fuss. We
 3 cannot have -- good evening, gentlemen.
 4 VICE CHAIRMAN SCHULTEHENRICH: Address us
 5 here in front, ma'am.
 6 MS. FUSS: Okay. We cannot talk about the
 7 file that you're going to go over tonight?
 8 VICE CHAIRMAN SCHULTEHENRICH: That's
 9 correct. This is -- there is no public
 10 statements. What we do under preliminary plats,
 11 we accept written comments. There are no public
 12 comments in regards to the preliminary plat.
 13 UNIDENTIFIED SPEAKER: That sounds pretty
 14 kangaroo to me.
 15 MS. EAGAN: Can I make a statement?
 16 VICE CHAIRMAN SCHULTEHENRICH: Sorry, go
 17 to Scottie on this.
 18 MS. EAGAN: When we explain to people in
 19 the office, we say there's no public comment
 20 during the hearing. We do have a public comment
 21 section part of the meeting where they are free
 22 to talk about whatever they want, but they have
 23 to understand it is not a part of the record and
 24 it is not a part of the file.
 25 UNIDENTIFIED SPEAKER: So you're

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1 oppressing our speech?
 2 MS. EAGAN: That's what we tell them in
 3 the office; that they can speak about whatever
 4 they want. They just have to know it is not a
 5 part of the record and it is not a part of the
 6 file.
 7 VICE CHAIRMAN SCHULTEHENRICH: Okay. I
 8 appreciate that, Scottie. So, with that, anyone
 9 wishing to make comments in regards to whatever
 10 matter it may be, feel free do so. Please
 11 identify -- anybody who comes up, please identify
 12 yourself and also note as to what your address
 13 is.
 14 MS. FUSS: My name is Karen Fuss. I live
 15 at 2049 Highway OO, Pacific, Missouri. I want
 16 some -- I thought that it would be good to bring
 17 some things to your attention -- bring some
 18 thoughts to your attention.
 19 VICE CHAIRMAN SCHULTEHENRICH: Before you
 20 go on, let me stop you, because one other thing I
 21 did not mention, and that is that the public
 22 comments are limited to five minutes. Okay? So
 23 anybody that comes up will be limited to five
 24 minutes. And that will not count towards you.
 25 Go right ahead now, ma'am.

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1 MS. FUSS: Okay. So the proper permits
 2 were not issued before work started on the
 3 Salamah development. The traffic study dated
 4 March 2018 was not done on a correct preliminary
 5 plat. It has different housing units than what
 6 he's talking about now. On Sunday, there was a
 7 large brush fire on the Salamah residence. It
 8 was started to burn brush on the residence. It
 9 went on after 4:00. They had to get the fire
 10 department out there to put it out. There was
 11 nobody attending the fire at that time. We have
 12 commissioners that are working for Mr. Salamah or
 13 wanting to get work for Mr. Salamah. I think
 14 that's a conflict of interest. I don't think
 15 anybody on the commission should be doing any
 16 work for him, whether they recuse themselves or
 17 not. A four-story apartment complex does not fit
 18 into our rural community out there. Two stories,
 19 maybe. Four stories, not. There's not a
 20 four-story building out there. And, also, on his
 21 preliminary plat, and this is my last comment,
 22 there are three plus acres that you zoned and
 23 kept the zoning as residential, he keeps
 24 including on his commercial plot. That is a
 25 residential piece of property. It should stay

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1 residential and it should not provide services
 2 for the other commercial property that he wants
 3 to develop. That's all my comments. Thank you.
 4 VICE CHAIRMAN SCHULTEHENRICH: Thank you
 5 for your comments. Anybody else wishing to speak
 6 in the public forum? Can you wait a minute?
 7 Could you identify yourself.
 8 MR. CALONI: My name is Pete Caloni.
 9 VICE CHAIRMAN SCHULTEHENRICH: Could you
 10 also tell us your address, please?
 11 MR. CALONI: 1314 Highway 100. This guy
 12 bought this four acres right on the corner from
 13 the state of Missouri and four years, four and a
 14 half years, he owned this property. But, yet,
 15 the state of Missouri still cut that grass. Why
 16 didn't he alert them to not cut the grass any
 17 more? He owes the state of Missouri money for
 18 four years of cutting that grass. Not to mention
 19 all the shit he was burning the other day, it
 20 landed on my new roof, it landed all on my cars,
 21 and everything. That's ignorant, man. Ignorant.
 22 VICE CHAIRMAN SCHULTEHENRICH: Anyone else
 23 wishing to speak?
 24 MR. SCHLEMPER: How are you guys tonight?
 25 Ken Schlemper, 1920 Highway OO, Pacific,

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1 Missouri. I live on the family farm that's been
 2 in my family for over five generations. My kids
 3 now are the fifth generation of the family farm.
 4 It's a century farm. It is -- part of the
 5 property is actually adjacent to Mr. Salamah's
 6 property. My father owns the top up there at OO,
 7 which adjoins to them. Quite a few of the family
 8 members that are in my family that have had this
 9 heritage of what we've grown up with are here
 10 today and also live on the family farm. My
 11 sister, Debbie, and her husband, my brother,
 12 Carl, and his wife and kids, my wife, my uncle,
 13 Ralph Schlemper, who owns parts of that property.
 14 There's approximately 125 acres there. That has
 15 been in our family for all these years. We live
 16 there because of the fact that it is a heritage
 17 that has been handed down to us over the years
 18 and we would like to keep it that way. When
 19 things come into play, like the proposed stuff
 20 that's coming, it changes the whole atmosphere of
 21 what we have had over all these years. The creek
 22 that runs down through the property that feeds
 23 and waters the cattle that we grow and butcher
 24 every year and raise the hay on to feed our
 25 families, which we butcher animals every year for

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1 the community and also for ourselves, that water,
 2 which is the storm water that's going to come off
 3 of that piece of property and, also, I don't know
 4 how the sewage is not going to come down through
 5 there as well. I don't know how public water
 6 district No. 3 thinks they're going to handle all
 7 that because they couldn't handle it with the
 8 trailer court. So there's issues there that are
 9 mounding on top of mounding that concern me as
 10 the fourth generation of Schlemper's that have
 11 owned that piece of property and we'd all like to
 12 see that stay the same as it's been. Thank you.
 13 VICE CHAIRMAN SCHULTEHENRICH: Thank you.
 14 Anyone else wishing to speak?
 15 MR. ELZINGA: Good evening. My name is
 16 Bill Elzinga. I live at 2730 Forest Glen Drive
 17 and my wife and I are here this evening because
 18 certainly we are residents and users of this --
 19 the roadway, Route OO, Route 100, and certainly
 20 we see there's issues and concerns about traffic
 21 at that particular intersection. It is a
 22 dangerous intersection as it is now and will
 23 certainly will be dangerous going forward. I
 24 might note that, for the record, I did submit
 25 written comments in a previous meeting so that is

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1 in the file, so you certainly have that available
 2 for your review. In those written comments I
 3 mention that there are obviously concerns. Some
 4 of the concerns I think are expressed by others
 5 here as well. The applicant in this case has
 6 demonstrated a propensity for not following the
 7 rules. We see land disturbance going on without
 8 a permit. Preceding a permit; land disturbance,
 9 a violation of Missouri DNR regulation. Okay.
 10 And I don't know if the applicant has obtained
 11 that permit or not. If indeed he has, I will say
 12 that in my career of environmental consulting,
 13 I've obtained many land disturbance permits.
 14 They're often accompanied by erosion control
 15 measures to prevent runoff, discharge to adjacent
 16 landowners, and damaging their property. I don't
 17 see any of that there. So I would expect, even
 18 if there was a land disturbance permit in hand,
 19 that there's a violation of that permit,
 20 rendering it null and void. Okay. So there's
 21 concerns with that. Ms. Fuss has mentioned that
 22 there is -- there was some burning going on. I
 23 noted that myself, on Sunday, coming home from
 24 church. So I took a look at it and certainly
 25 there was a lot of brush burning going on. I

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1 don't know that the applicant has obtained
 2 sufficient approvals for that. There is a
 3 Missouri DNR requirement for a burn permit in
 4 such situations. Those burn permits, I don't
 5 know if you're familiar with those, they have
 6 certain requirements. In fact, the burn permit
 7 requires that you cannot conduct open burning,
 8 such as what was happening, within 200 yards of
 9 an existing home. And if I look at Google Earth,
 10 I can count at least six homes that are within
 11 that radius, six homes that are exposed to
 12 burning timbers, smoke, damage of various sorts.
 13 And so certainly there is a violation there. The
 14 burn permit specifies that burning can only occur
 15 between the hours of 7 a.m. and 5 p.m. And I had
 16 saw that burning at -- after 7 o'clock in the
 17 evening. So, there's a violation there. And I
 18 have heard, subsequently, that there was some
 19 contact made to the fire marshal. The fire
 20 marshal said, yeah, you can burn, but, again,
 21 you've got to stop by 4 o'clock. The burning was
 22 ongoing. So there's a violation and disregard of
 23 those rules. So there seems to be this trend of
 24 ongoing disregard for the rules that are put in
 25 place for all of us to follow so there's no

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1 impact on our adjacent residence, landowners, and
2 the community. All I can imagine is that this is
3 sort of a trend. This is a trend for the future;
4 that whatever approvals you all might offer will
5 be followed by other disregard for the law. So,
6 I certainly encourage you to look in the file.
7 You won't find my comments about burning in that
8 file because they have occurred recently, but
9 there are clear issues going on with this
10 application and I'd certainly encourage you to
11 review that file and consider the emotional cry
12 of the people around here who are very concerned
13 about this. So I appreciate your time.
14 VICE CHAIRMAN SCHULTEHENRICH: Yeah,
15 you've reached your five minutes now, sir. We
16 are not the enforcing arm of the burning in that
17 regard, just to point that out.
18 UNIDENTIFIED SPEAKER: Maybe we should go
19 to Jeff City with this.
20 VICE CHAIRMAN SCHULTEHENRICH: Excuse me,
21 sir, if you continue to speak, we're going to
22 have to ask you to remove yourself from this
23 room. If you wish to speak, you can come up
24 here, but you already had your opportunity to do
25 so, so we -- if you would remain silent and let

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1 the others here wish to speak, have the
2 opportunity to speak. Go ahead, sir.
3 MR. RICHARDSON: My name is Tom
4 Richardson. I live at 1328 Highway 100. I'd
5 first like to start off tonight by apologizing to
6 this committee. I submitted a paper tonight that
7 insinuates in some ways that you are somehow more
8 interested in the developer's needs than ours.
9 And if I've offended somebody, I do want to
10 apologize. From someone who's been a homeowner
11 at this site for 25 years, it does appear to us,
12 the community, that this group is a little bit
13 more sided toward the person that's wanting to
14 build this than the people that live all around
15 it. And if I've taken that wrong, I apologize.
16 I've turned in papers every meeting. I've been
17 here every meeting. I would like to ask this
18 committee for your advice of what we can do as a
19 community to stop this. So, if it's wrong for me
20 to ask a question of you or if you can't answer
21 me, are we taking steps that we should be taking
22 or is there some other things that we should be
23 doing as a group?
24 VICE CHAIRMAN SCHULTEHENRICH: We, as a
25 commission, are not in a position of assisting

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1 either the applicant, okay, or those who are
2 opposed to the applicant. So we have that
3 position of a neutral position, so, your question
4 cannot, in fact, be answered by us.
5 MR. RICHARDSON: I appreciate that. It's
6 just that we really feel like things that are
7 very important to us are just falling on deaf
8 ears and we don't know where to go. We -- all of
9 my neighbors are against this. We don't want it.
10 There's plenty of convenient stores. There's
11 plenty of apartment buildings. We like our life
12 the way we have it and this committee should be
13 helping us. Thank you for your time.
14 VICE CHAIRMAN SCHULTEHENRICH: Thank you.
15 MS. CUTLIP: Hello. Barb Cutlip, 515
16 Ridgefield Court. I'll sign that in a second.
17 My time starts now. I'm relatively new to this
18 whole neighborhood. I'm more concerned with the
19 traffic study and the impact of a high density
20 apartment complex in a very dangerous section of
21 100. Turning left into Ridgefield Court is
22 already a danger to us. I'm always looking in my
23 rearview mirror because people come around the
24 corner at 60 miles an hour and suddenly I'm there
25 waiting to turn left and this is only going to

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1 get worse. With the flooding and with the
2 Highway 44 changing over the last four years,
3 people have been diverted to 100. And it's
4 become doubled from what I experienced the eight
5 years that I've lived there, so the traffic study
6 is of real importance. And when I look at the
7 plat survey and see the entrance 420 feet from OO
8 and I'm envisioning how difficult it is to get
9 from OO going north, turning left or right, even
10 though MODOT, in the traffic study, feels that
11 665 feet is adequate, it isn't a reality when
12 people will sit there and wait left and right,
13 left/right, can't get it, and then they do
14 something stupid and they step on it and they
15 come out in the middle of it. Well, now you've
16 added another entrance 420 feet away. Somebody's
17 going to be looking over their shoulder trying to
18 turn right. OO is trying to turn left to go
19 420 feet, at 25 miles an hour is like ten
20 seconds, and now we've created this convergence
21 of you're turning, we're turning, gas station's
22 turning, people can't see, people are trying to
23 go on two wheels to get out of there. Believe
24 me, I've had people almost hit me on a regular
25 basis. And, according to this, there's two

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1 alternatives. If we keep it where it is, it's
 2 only a right turn, only a left, only a right
 3 turn, the fire department requires two full
 4 accesses. So that's not viable. And even though
 5 I think Casey tried to come up with a way to
 6 swing the fire trucks in there, that should not
 7 be allowed. So you move it down to 240 feet or
 8 whatever it's supposed to be. I think it puts it
 9 into what is marked as residential, no
 10 development. So if you don't have the two
 11 adequate accesses for the fire department, can't
 12 give you more distance between OO and all the
 13 idiots trying to get in and out of the gas
 14 station and apartment buildings and everything
 15 else. I think you're asking for a lot more
 16 crosses on the side of the road. I envision
 17 myself coming down 100 going east at 55, not 60,
 18 as MODOT said, and suddenly some idiot decides to
 19 pull out because they've been waiting because
 20 traffic isn't clearing and you don't -- 665 feet,
 21 they may think that's a good sight line. It
 22 isn't reality. And it's a tough intersection.
 23 If you all had ever sat at OO, I think you should
 24 and see what it's like to try and get out and to
 25 try and figure out, okay, this is clear, this is

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1 clear, no, it's not. And MODOT says, no, you
 2 don't need a traffic light. Just let two
 3 entrances, willy nilly, try and get out, turn
 4 right, turn left, whatever, it's going to impact
 5 all of us that live on 100, in particular. But
 6 OO as well. And I don't see the traffic study
 7 really talking about the impact of 54 apartments,
 8 potentially 100 people or more, going down to get
 9 to 44. In fact, I think they already had some
 10 traffic study about some wedding venue and it was
 11 like, no, the road can't handle it. But they
 12 don't really talk about that. So my concern is
 13 safety because I don't feel safe already turning
 14 into my development and you want to put a high
 15 density apartment building in an area that is
 16 rural on the worst blind curves. It's insanity.
 17 And there's nine gas stations within seven miles.
 18 We didn't need another one. That's it.
 19 VICE CHAIRMAN SCHULTEHENRICH: Thank you,
 20 ma'am. Let me make one reference. And that is
 21 your concern in regards to the highway is
 22 something that this commission does not control.
 23 It is controlled only by MODOT. We don't have --
 24 we can't change the rules and regulations that
 25 exist within MODOT. That's not within our privy

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1 to do so. So I just wish to point that out in
 2 that regards. This land is zoned a certain -- is
 3 zoned, which is permitting -- permitting the
 4 proposed development. That means it's already --
 5 can be built. So we're in a position of trying
 6 to address concerns that may be expressed here
 7 this evening or expressed by way of the written
 8 comments. That's what we're trying to do and
 9 that's why we listen to what you have to say in
 10 regards to -- and also what you have submitted to
 11 us. So -- but let's be a little bit clear. I
 12 just want to be clear in that regards; that on
 13 the burning permits, et cetera, that we're not
 14 the -- we're not involved in burning permits.
 15 That's the Department of Natural Resources that
 16 you have to get that. And any complaint that it
 17 may be a violation, I think your source there is
 18 to go and complain and file some type of a
 19 complaint against or with the Department of
 20 Natural Resources. I can appreciate you wanting
 21 to bring that to our attention. We'll take that
 22 under some consideration in our -- among us, but
 23 we're not -- we're not an enforcing arm of burns,
 24 okay. So, with that, somebody else wish to speak
 25 on this? Come on up and speak in that regards.

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1 MR. CASSELL: Gary P. Cassell, 1323
 2 Highway 100. I couldn't hear half of the things
 3 anybody is saying. You don't have the speakers
 4 loud enough. I don't know if I'm speaking loud
 5 enough. I'm speaking this way. I don't know if
 6 you can hear me. Can you hear behind me?
 7 VICE CHAIRMAN SCHULTEHENRICH: Pull that
 8 up a little more closer to your mouth, would you,
 9 on your microphone. See if that works.
 10 MR. CASSELL: I don't know. It didn't
 11 work for me. But the back can hear me now.
 12 Anyway, 1323, I have -- I probably have two foot
 13 of space before there's a six-foot ditch on the
 14 side of the property where I'm at. I see kids
 15 coming from the trailer court and I worry about
 16 them all the time. Give it some thought.
 17 There's no place for them to walk. Anyway, thank
 18 you.
 19 VICE CHAIRMAN SCHULTEHENRICH: Okay.
 20 Thank you, sir. Anyone else wishing to speak?
 21 MR. PETERSON: Hi there. I'm Kathy
 22 Kilo-Peterson, 1624 Highway 100. And the points
 23 that I would like to bring up to your attention,
 24 it is kind of a reiteration of some of the things
 25 that had been said, especially the residential

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1 land that's right next to this site. It was
 2 denied to be rezoned, but yet the site plan is
 3 using part of that. So it seems to me that the
 4 whole site plan needs to be redone so that you're
 5 not using the residential portion in the
 6 commercial development. It just seems like it
 7 needs to start over. Because it's a complete
 8 disregard of what you all denied. It's as if --
 9 it's as if you're being ignored. And so, that
 10 residential land should not be -- you can't have
 11 part of the parking lot. You can't access the
 12 commercial part by using the residential land
 13 next to it. So I just wanted to reiterate that
 14 as well as, you know, keeping with the area, four
 15 stories does not lend to this rural community
 16 that we have and that we enjoy and so, a
 17 four-story building, I don't believe, is
 18 appropriate for -- for the use. Thank you.
 19 VICE CHAIRMAN SCHULTEHENRICH: Thank you.
 20 Excuse me, sir, you spoke already.
 21 MR. CASSELL: Yeah, at my age, I forget a
 22 lot.
 23 VICE CHAIRMAN SCHULTEHENRICH: Yeah, but
 24 you're not allowed to speak. You got others that
 25 are still wanting to speak as well. So I'm going

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1 to deny you the opportunity to speak a little bit
 2 more.
 3 MR. CASSELL: Like to know whether there
 4 are people here for this that are speaking.
 5 VICE CHAIRMAN SCHULTEHENRICH: If you're
 6 going -- let's -- would you like to speak, ma'am?
 7 MS. BRANT: Unless he wants three of my
 8 five minutes.
 9 VICE CHAIRMAN SCHULTEHENRICH: Well, let
 10 me ask a question, first, then, so as to clarify.
 11 Sir, do you have something new for us to hear in
 12 regards to any of the other concerns that may be
 13 there that have not been expressed so far?
 14 MR. CASSELL: Excuse me. I was trying to
 15 say to you I would like to hear if there's
 16 anybody that was for this. I didn't hear but one
 17 side.
 18 VICE CHAIRMAN SCHULTEHENRICH: We're not
 19 here on a public forum for this file. Okay.
 20 This is just a public forum for anyone who
 21 happens to be in attendance can express their
 22 thoughts to us as the planning and zoning
 23 commission. So we're not here to ask for those
 24 who oppose and those who favor. Because a
 25 preliminary plat does not call for that.

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1 MR. CASSELL: Well, this is for the people
 2 out here, that if there's anybody for this, speak
 3 up, but, anyway, thank you.
 4 VICE CHAIRMAN SCHULTEHENRICH: You're
 5 welcome. Ma'am, go right ahead.
 6 MS. BRANT: My name is Debbie Brant and I
 7 live at 2031 Highway OO, Pacific. First of all,
 8 I just want to take an opportunity to thank you
 9 all for your public service. I've been a public
 10 educator and administrator for 35 years and I
 11 understand that it's not always an easy job to be
 12 a public servant. So thank you. I just want to
 13 point out that, according to Article 14, Section
 14 321, any change in zoning must promote the
 15 health, safety, morals, comfort, and general
 16 welfare of Franklin County by conserving and
 17 protecting property and building values, by
 18 securing the most economical use of land as
 19 facilitating the adequate provision of public
 20 improvements in accordance with the master plan
 21 adopted by Franklin County. I know that you've
 22 heard already many of the comments that are very
 23 similar in nature, so I won't reiterate all of
 24 that, but I just want to make sure that you
 25 understand that the residents of this area are

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1 very concerned about the detrimental impact to
 2 wildlife. We are concerned about traffic
 3 patterns, as you've heard, and we are concerned
 4 about maintaining that health and welfare of the
 5 entire area and the rural aspect. So, I'm
 6 confident that you've been listening to us and I
 7 hope that you will take our concerns into account
 8 as you make decisions. Thank you.
 9 VICE CHAIRMAN SCHULTEHENRICH: Thank you,
 10 ma'am. This is not a request -- I just want --
 11 not a request for rezoning change. Okay. So
 12 this is a preliminary plat. Anybody else wishing
 13 to speak?
 14 MR. BRANT: My name's Tom Brant. I live
 15 at 2031 Highway OO. That was my wife that just
 16 said that. The one thing that I would like to
 17 say is I understand that the building -- that
 18 there's going to be something built there, I
 19 guess, but I hope that everybody in this room
 20 understands the community that we live in is made
 21 up of teachers, lawyers, businessmen, engineers,
 22 farmers, and all the lot. We're going to make
 23 sure that everything is followed to the letter of
 24 the law. We're not going to let sewage run in
 25 our creek. I understand you guys don't have

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1 anything to do about that, but I want everybody
 2 to understand on this panel that we're going to
 3 make sure that this project's done the right way.
 4 We've already had water samples taken. We've
 5 already had a lot of meetings with DNR, Corps of
 6 Engineers, and a lot of other people. And I hope
 7 everybody understands that we're going to make
 8 sure this project's done right. You know, we're
 9 not going to stand for raw sewage running down
 10 through our farm. So that's all I got to say.
 11 VICE CHAIRMAN SCHULTEHENRICH: Let me
 12 clarify one thing. And that is that nothing is
 13 sure that will be built there unless there is
 14 plats that are given final approval to do so.
 15 Okay. So that has to be achieved by the
 16 applicant until such time there is no building
 17 able to be built there. Okay. So with that,
 18 anybody else wishing to speak?
 19 MS. SCHLEMPER: My name is Susan
 20 Schlemper. I have property at 1811 Highway OO.
 21 VICE CHAIRMAN SCHULTEHENRICH: Is that
 22 your address, ma'am? What's your address?
 23 MS. SCHLEMPER: Well, I live in St. Louis,
 24 but we have -- that's our second residence.
 25 VICE CHAIRMAN SCHULTEHENRICH: Okay.

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1 MS. SCHLEMPER: I belong to the Schlemper
 2 family. I'm third generation. I wouldn't -- the
 3 reason I'm coming up here is I am very, very
 4 concerned about our farm. Because it's been in
 5 our family for over 100 years. It's a century
 6 farm and I'm very concerned because Franklin
 7 County, it seems like they're putting the cart
 8 before the horse because they do not have sewer
 9 systems and you're expecting Victoria Gardens to
 10 take the sewage of their sewage treatment plant,
 11 which we've noticed that there have been problems
 12 with this ever since it started in the 1960s.
 13 And the thing is is that if you don't have a
 14 sewer systems, how can you have lots of
 15 development? I mean, I understand that there's
 16 development coming, but you have to have -- like
 17 St. Louis has sewer systems. They don't expect
 18 it to come down a creek. And we've had so many
 19 problems with Victoria Gardens where we've had
 20 mucky green water in the creek in 2001 and
 21 there's been tampons and unmentionables coming
 22 down the creek and we've had to work with the DNR
 23 and John Reisimer [phonetic] helped us with that,
 24 helped cleaned it up. We've had -- recently
 25 we've had a green -- or not a green, but a yellow

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1 hue put in our frozen -- in the creek when it was
 2 frozen. And there's been fecal count in the
 3 creek. And we've seen foam in the creek from the
 4 detergent, which isn't even tested. It's not
 5 even tested at the lagoon for detergent and
 6 pesticides. It's not tested. And then there's
 7 also prescription drugs that people flush down
 8 their toilets and things. So I'm just so
 9 concerned and I'm just really employing Franklin
 10 County to please build sewer systems. If you're
 11 going to have developments, please.
 12 UNIDENTIFIED SPEAKER: And county water
 13 because we're all on well water.
 14 MS. SCHLEMPER: That's right. Also, we
 15 have well water.
 16 VICE CHAIRMAN SCHULTEHENRICH: We'll have
 17 no speaking out there. This is your last
 18 warning. Otherwise, I will ask that you be
 19 removed.
 20 UNIDENTIFIED SPEAKER: You're just blowing
 21 smoke. You ain't listening to us, anyway.
 22 VICE CHAIRMAN SCHULTEHENRICH: Go ahead,
 23 ma'am.
 24 MS. SCHLEMPER: I'm sorry, I just wanted
 25 to mention that he is right; that we have well

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1 water and that will affect the water table, when
 2 you have pesticides and things coming down the
 3 creek. And that I don't know how we're supposed
 4 to drink our well water. We're going to have to,
 5 you know, have water brought in and that's
 6 something, too, that Franklin County should see
 7 that their citizens have, you know, proper
 8 drinking water and also that, you know, we have
 9 sewer systems so that we don't have all that
 10 sewage coming down the creek.
 11 VICE CHAIRMAN SCHULTEHENRICH: Ma'am, I
 12 think there's probably some commissioners that
 13 may, in fact, agree with what you said, but I
 14 think your forum is not here. I think your forum
 15 is with the county commissioners, not the P&Z
 16 Commission. Okay.
 17 MS. SCHLEMPER: Okay. Well, I appreciate
 18 that. Thank you so much.
 19 VICE CHAIRMAN SCHULTEHENRICH: Anyone to
 20 speak? Okay.
 21 MR. GROVE: Hi. My name is Ken Grove, 900
 22 Warrens Way, Pacific. I just had a question with
 23 regard to certain parts of this plat have to be
 24 rezoned. You said it wasn't about rezoning. I'm
 25 unclear on the fact if the certain piece of the

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<p>1 property has to be rezoned to be used as ingress 2 and egress on the property. And I do agree that 3 county infrastructure is paramount to be able to 4 handle a development of this magnitude and is it 5 required that environmental impact studies be 6 done before permits are issued? 7 VICE CHAIRMAN SCHULTEHENRICH: It is not 8 the requirement. Franklin County already has 9 taken -- has asked for a traffic study to be 10 done. 11 MR. GROVE: That's traffic. On the 12 environment is the question. Is that necessary 13 to obtain the permit for this project? 14 VICE CHAIRMAN SCHULTEHENRICH: I'm going 15 to look over to Scottie to answer that. 16 MS. EAGAN: No, we don't have any 17 requirement. 18 VICE CHAIRMAN SCHULTEHENRICH: To my 19 knowledge, there is not. Okay. 20 MR. GROVE: Okay. All right. Thank you 21 very much. 22 VICE CHAIRMAN SCHULTEHENRICH: Anyone else 23 wishing to speak? 24 MR. SULLIVAN: Good evening. Kevin 25 Sullivan, 1 North Brentwood, Clayton, Missouri.</p>	<p>1 on the farms and the properties. There was 2 safety concerns with respect to Highway OO and 3 100. Then you would also have the fact the 4 development would have a negative effect on 5 property owners. Really, their enjoyment of 6 their property. And additionally negative effect 7 on the value. Now, what this plat subdivision, 8 the entire thing seems to do is end-around around 9 that denial and if you're looking at the site 10 plan, looking at the western tract, it's being 11 developed. There's a private road on it. Part 12 of the parking lots for one of the buildings is 13 on it and then the two-lane private road that 14 circles this, presumably you're going to have 15 residents in those western buildings driving 16 through there on a constant basis. There's a 17 concrete pad there as well, whose purpose is 18 unknown, and then there appears to be countless 19 utilities, including that pad. So I'm going to 20 respectfully submit that the subdivision and 21 plat, as it stands now, violates the county's 22 land use regulations by impermissibly using a 23 suburban residential lot as a part of a 24 commercial development. Neither a supermarket 25 nor a multi-family complex is allowed in suburban</p>
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<p>1 I represent Kathy Kilo-Peterson, Karen Fuss, and 2 some other neighbors. And what I would really 3 like to do is just take a few moments to address 4 issues raised by the inclusion of the western 5 tract in this development. I have a decidedly 6 low tech -- pass these around -- this shows 7 the -- the first page of it is the entire plat. 8 The second page of it is the western portion of 9 the property, what I'll call the western tract. 10 I think it's referred to as Tract 1 or Tract 3 in 11 the documents. And as the commission might 12 remember in September, it voted 6-2 to recommend 13 denial of the application to rezone that western 14 tract from suburban development to community 15 development and then the county commission, after 16 a public hearing in October, likewise voted to 17 deny the rezoning. So this rejection was 18 presumably made for a lot of the reasons we heard 19 tonight. It's that land was a good buffer to the 20 surrounding farms and properties. There were 21 concerns about waste water addition and whether 22 the Victoria Gardens waste water plant could 23 handle it. There was evidence of e.coli, 24 unacceptable levels of e.coli in the water, 25 concern about storm water runoff and the effects</p>	<p>1 development and, well, what you're talking about 2 is setting a really bad precedent. You're going 3 to be -- it's possibly opening up Pandora's Box. 4 What's to stop any owner of a residentially zoned 5 property from going to a neighboring commercial 6 lot and simply saying, Here, you can lease a 7 portion of my land to put a parking lot on there, 8 to put a private street, so use it as storage? 9 Possibilities would be endless with respect to 10 using a residential lot for really what is 11 commercial use. Finally, I'd like to point out 12 to you Section 163.b.1 of the county's land use 13 regulations, which strictly prohibits 14 construction across multiple tracts unless the 15 lots of the tracts are re-platted into one single 16 property. That's not done here. The western 17 tract is going -- is supposed to remain. There 18 is nothing that I saw in the application or the 19 file saying that all of these tracts are going to 20 be consolidated into one property. That western 21 tract, which is still a residential tract, which 22 is still suburban development, is still remaining 23 by its own. And it should remain that way. And, 24 respectfully, I don't think it could be done 25 because it's already been rejected. In order for</p>

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1 it to be consolidated, you'd have to have both of
 2 the zonings be equal. So, again, you'd be going
 3 through the rezoning and you'd be back
 4 re-visiting the decision that this commission
 5 made in September and that the county commission
 6 accepted. So, simply put, the proposed
 7 development violates the county's own regulations
 8 and the plat should be rejected at the outset for
 9 this reason given tonight and the reasons given
 10 back in September and October. Thank you.
 11 VICE CHAIRMAN SCHULTEHENRICH: Thank you.
 12 Anyone else wishing to speak? If not, we'll move
 13 on. Scottie, do we have any old business?
 14 Seeing none on the agenda. Okay. Do we have any
 15 new business? Seeing none on the agenda.
 16 MS. EAGAN: No.
 17 VICE CHAIRMAN SCHULTEHENRICH: Appeared to
 18 be new business, but it's not. It's a
 19 preliminary plan. So we'll move on to the
 20 preliminary plats, File 170264. Before we get
 21 into opening this file, let me ask Scottie a
 22 question and that is: Has everything on the
 23 preliminary plat been properly addressed as far
 24 as is there any open -- let me ask it this way:
 25 Are there any open issues that still have not

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1 been answered to the satisfaction of the
 2 preliminary plat?
 3 MS. EAGAN: At last month's meeting, we
 4 were still waiting on the traffic study and the
 5 DNR permit. We did receive a copy of the DNR
 6 permit and we do have a call in to DNR to make
 7 sure that that permit is still valid and that
 8 he's following it and there's no violations on
 9 it. We haven't heard back from it yet. I talked
 10 to Ron a little bit about the traffic study. It
 11 does appear it gives him two options onto Highway
 12 100 and I informed the applicant and his builder
 13 that whichever option they choose to do, they
 14 need to show on their preliminary plat and give
 15 us a copy of that. We haven't received that as
 16 of today. I don't know if they have it with them
 17 tonight, though. And, then, today, at 4 o'clock,
 18 I did receive an e-mail from Bob Hathcock with
 19 public water supply district No. 3. At the end
 20 of the e-mail he says, with regard to these two
 21 outstanding issues, public water supply district
 22 No. 3, Franklin County is putting a hold on its
 23 approval until these issues can be resolved, so
 24 at this point the development does not have
 25 approval from public water supply district No. 3

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1 any more.
 2 VICE CHAIRMAN SCHULTEHENRICH: Okay. So,
 3 then, we're still having some issues that are
 4 still outstanding, waiting for responses to be
 5 provided back --
 6 MS. EAGAN: Correct.
 7 VICE CHAIRMAN SCHULTEHENRICH: -- to P&Z
 8 office for us to give consideration is the way I
 9 understand it.
 10 MS. EAGAN: Yes.
 11 VICE CHAIRMAN SCHULTEHENRICH: So, knowing
 12 that there are still some open matters, I'll ask
 13 the commissioners --
 14 MS. EAGAN: Again, in regard to the plat,
 15 I don't know if the applicant brought anything
 16 with him tonight. He hasn't come up to speak,
 17 just in that matter, but I don't know if he has
 18 that with him, but public water hasn't approved
 19 anything yet.
 20 VICE CHAIRMAN SCHULTEHENRICH: Okay. But
 21 you haven't received anything with regards to the
 22 plat either, I would say, from at least as of
 23 right now, from the applicant.
 24 MS. EAGAN: Right. But he hadn't been
 25 given the opportunity, either, to come up and

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1 give his case.
 2 VICE CHAIRMAN SCHULTEHENRICH: He'll be
 3 afforded the opportunity to come up if we open
 4 the file, so the question I have for the
 5 commissioners at this point in time, knowing that
 6 there are still outstanding issues to still be
 7 addressed, okay, do you wish to get into the
 8 discussion in regards to the preliminary plat and
 9 open the file? Or do we wish to basically keep
 10 the file closed yet tonight until we're provided
 11 the opportunity or provided the information that
 12 still appears to be outstanding yet? And if we
 13 do so, we can either -- we can either open the
 14 file and get into a discussion tonight for which
 15 I think we don't have all the information that
 16 maybe some of us would like to have, or we can
 17 table the file until the next meeting. Or we can
 18 deny the file, which still affords the
 19 opportunity to the applicant to give -- to
 20 resubmit the preliminary plat within 90 days, if
 21 I understand that correctly.
 22 MS. EAGAN: You have three options
 23 tonight. The first is to keep it tabled. The
 24 next two would require you to take it off the
 25 table and then either discuss it and approve it,

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1 which I wouldn't recommend, or discuss it and
2 deny it. And you're correct. The applicant does
3 have 90 days to get everything resolved and back
4 into you before the application expires.
5 VICE CHAIRMAN SCHULTEHENRICH: Well, that
6 will open it up for discussion among the
7 commissioners in regards to what your thought is
8 and what you would like to see us do this
9 evening. So who wants to start?
10 MR. BOLAND: I'll make a motion to table
11 it.
12 MR. WILLIAMS: Already tabled.
13 MR. BOLAND: It's already tabled?
14 MR. WILLIAMS: We would have to bring it
15 off the table.
16 MR. BOLAND: I thought she said table it.
17 MS. EAGAN: You can keep it on the table
18 or take it off the table and take action on it.
19 MR. WILLIAMS: It would require a motion
20 to take it off the table is the way to consider
21 it. If you don't need it tabled, just leave it
22 on the table. Don't do anything with it.
23 Correct?
24 MS. EAGAN: Sorry, I was reading.
25 VICE CHAIRMAN SCHULTEHENRICH: I think the

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1 consideration would be to say that we decided we
2 will not open the file this evening and we will
3 continue to have it tabled until such time as we
4 get -- until next meeting in hopes that some of
5 the issues are still unresolved are able to be
6 addressed.
7 MS. EAGAN: That is an option.
8 MR. HAIRE: We'll need to make that in the
9 form of a motion.
10 MS. EAGAN: If you haven't taken it off
11 the table, to my understanding, it will stay
12 tabled until you guys vote to take it off and
13 take the file into consideration.
14 VICE CHAIRMAN SCHULTEHENRICH: We do not
15 open it -- I'll entertain a motion that we do not
16 open the file this evening and we continue to
17 remain -- the file to be tabled till next
18 meeting.
19 MR. WILLIAMS: Sorry?
20 MS. ZASTROW: It will continue to be
21 tabled unless you make a motion to take it off
22 the table. It is currently tabled. Is that
23 correct, Scottie?
24 MS. EAGAN: Yes.
25 MS. ZASTROW: Thank you.

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1 MR. REINHOLD: I recommend denying it
2 until he gets all of his information back. He
3 don't have sewer/water on the property. That's
4 my opinion. He needs to get a lot of things.
5 VICE CHAIRMAN SCHULTEHENRICH: Just a
6 second. In order to do that, if that's your
7 desire, we have to then make a motion to bring it
8 forward, okay, to untable it as of right now. It
9 is tabled from the last meeting to this meeting.
10 So we'll have to -- if you wish to do that, and
11 that's the wishes of most on here; is to proceed
12 to do something with the file, okay, then I'll
13 entertain -- I'll need to entertain a motion. I
14 can bring it off of there now and just say we
15 open the file.
16 MR. REINHOLD: I am one the who gave the
17 reference last month to table it to this month
18 and the owner hasn't brought anything new to us
19 to say that he has storm water or anything else.
20 I disagree with -- by now he should have
21 something to us in concrete for our preliminary
22 plat.
23 VICE CHAIRMAN SCHULTEHENRICH: No, there
24 is no comment rights now.
25 MR. WILLIAMS: Let's make sure we do this

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1 right. Okay. Mary, do we have to make a motion
2 to bring it off the table to do what he's saying
3 to deny it?
4 MS. ZASTROW: Yes.
5 MR. WILLIAMS: That would be -- if you
6 want to have that consideration that you need to
7 make a motion to untable it or bring it off the
8 table, somebody has to second it and the
9 commissioners have to vote on it, then it becomes
10 something you can do and take action on it.
11 Right now it's on the table and it stays tabled
12 until the commission untables it.
13 MR. McCREARY: I have a question. If
14 anything changes on this plat whatsoever, is this
15 the same file or will he have to resubmit a
16 different file? Could he withdraw it if he
17 changes anything that sat here before us or if
18 next month if he comes with a totally different
19 drawing, things move, anything change at all on
20 this plat --
21 MS. EAGAN: You guys make a decision on
22 it. He can amend his preliminary plat as he
23 needs to.
24 MR. McCREARY: So he can amend it and then
25 bring it --

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1 MS. EAGAN: Once you guys make your
 2 decision on it, it stays and we move on to Phase
 3 2 of a major subdivision. It would be
 4 improvement plans, it would be definite approvals
 5 from fire district, water district, MODOT, final
 6 plats, escrows, all of that nature. So
 7 preliminary plat is just Stage 1 of a much larger
 8 process.
 9 MR. McCREARY: Right.
 10 VICE CHAIRMAN SCHULTEHENRICH: Let me ask
 11 the question to the commissioners, then. Do I
 12 hear a motion to bring it off of being tabled and
 13 in front of the commissioners this evening? It
 14 would take a motion and it will take a second to
 15 do so.
 16 MR. REINHOLD: I make a motion to take it
 17 off the table.
 18 VICE CHAIRMAN SCHULTEHENRICH: Do I have a
 19 second to take it off table?
 20 MR. VOSS: I'll second.
 21 VICE CHAIRMAN SCHULTEHENRICH: We have a
 22 motion and a second to bring it off of the table.
 23 So, would therefore all those in favor signify by
 24 saying aye? All opposed?
 25 (All not in favor signified by saying nay.)

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1 VICE CHAIRMAN SCHULTEHENRICH: The nays
 2 will have it. File is not removed from being
 3 tabled from the last meeting. With that, then,
 4 we will not get into discussion of File 170264
 5 and we'll get into a discussion at the next
 6 meeting in this regard. That will conclude File
 7 170264 or any reference to it and now we go into
 8 a discussion on bylaws on there. Scottie?
 9 MS. EAGAN: Jay did submit a suggestion to
 10 me in regards to the bylaws. I did forward that
 11 to Mary. I think we should just wait, again,
 12 until next month until we can get something
 13 together unless somebody else has an idea to
 14 throw out that Mary can look into it. She was
 15 kind of thrown into it last minute last month.
 16 So we're trying to catch her up on everything
 17 still.
 18 MR. HAIRE: I did some research on it and
 19 I found two alternate forms of Robert's Rules of
 20 Order that have been used a lot, especially in
 21 nonprofits. One was called Democracy 2.0 and the
 22 other was called The Democracy Project or
 23 something. Basically what it did is it narrows
 24 it down to about 39 pages and nine motions. We
 25 could actually take that, amend it even further,

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1 but what I liked about it, it had nine motions,
 2 the whole process. Made it very simplistic. I
 3 could probably put something together and send it
 4 out to you and distribute to everybody and
 5 make --
 6 MS. EAGAN: Send it to Mary and let her
 7 read it.
 8 MR. HAIRE: It was interesting to do the
 9 research and I was wondering what other people
 10 use.
 11 MS. ZASTROW: I did confirm that you guys
 12 are not bound to Robert's Rules of Order. So
 13 that is clear. But what you want to do is to
 14 give you the structure of Robert's Rules of
 15 Order, but not the detail, so I will -- I will
 16 look at that for you.
 17 MR. HAIRE: Do it. It's interesting.
 18 There's a couple searches and it is kind of
 19 interesting. I mean, the one, 2.0, seemed to be
 20 the most detailed. 39 pages. And I think
 21 Robert's Rules of Order, if I remember right, is
 22 a little over 700.
 23 MS. ZASTROW: I have it here. So it's
 24 very, very detailed.
 25 VICE CHAIRMAN SCHULTEHENRICH: So we'll

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1 wait for legal input in that regards and
 2 hopefully maybe next meeting, or the meeting
 3 after, I'm not sure if there's a rush for it in
 4 regards to it, so -- anything else to be brought
 5 in front of us, the county commission officers --
 6 or county planning and zoning commissioners?
 7 Anything, Scottie, from you on director's report?
 8 MS. EAGAN: No, I think for next month I
 9 know we have another preliminary plat we'll be
 10 looking at and I believe we'll have a rezoning as
 11 well we'll be looking at.
 12 VICE CHAIRMAN SCHULTEHENRICH: Okay. Then
 13 I'll entertain a motion to adjourn.
 14 MR. BOLAND: So moved.
 15 MR. HAIRE: Second.
 16 VICE CHAIRMAN SCHULTEHENRICH: Motion has
 17 been seconded. All in favor signify by saying
 18 aye.
 19 (All in favor signified by saying aye.)
 20 VICE CHAIRMAN SCHULTEHENRICH: All
 21 opposed? Ayes so have it.
 22
 23 (Ending time of the hearing: 8:05 p.m.)
 24
 25

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1 STATE OF MISSOURI)
2)SS
3 CITY OF ST. LOUIS)
4 I, Rebecca Brewer, Registered Professional
5 Reporter, Certified Real-time Reporter, and
6 Notary Public in and for the State of Missouri do
7 hereby certify that the witness whose testimony
8 appears in the foregoing hearing was duly sworn
9 by me; that the testimony of the said witness was
10 taken by me to the best of my ability and
11 thereafter reduced to typewriting under my
12 direction; that I am neither counsel for, related
13 to, nor employed by any of the parties to the
14 action in which this meeting was taken, and
15 further that I am not relative or employee of any
16 attorney or counsel employed by the parties
17 thereto, nor financially or otherwise interested
18 in the outcome of the action.
19 _____ RPR, MO-CCR,
20 Notary Public within and for the State of Missouri
21
22 My Commission expires April 7, 2021
23
24
25

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