

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

6
7
8
9 TRANSCRIPT OF PROCEEDINGS
10 PUBLIC MEETING
11 APRIL 18, 2017
12 (Commencing at 7:00 p.m.)
13
14
15
16
17
18
19
20
21

22 Reported by:
23 Patsy A. Hertweck, C. R.
24 Midwest Litigation Services
25

1	I N D E X	
2	PROCEEDINGS	PAGE
3	Call to Order and Roll Call	6
4	Hearing Procedures by Ms. Eagan	6
5	Approval of Minutes (From April 21, 2016)	7
6	Communications and Visitor Comments	7
7	Old Business:	
8	File No. 160205 - ROBERT C. MUCKLER:	
9	Presentation by Ms. Eagan	10
	Discussion	13
10	Vote	65
11	New Business:	
12	File No. 170045 - WILLIAM M. BUELL:	
13	Presentation by Ms. Eagan	66
	Presentation by the Applicant	69
14	Discussion	71
	Opposition	118
15	Additional Discussion	125
	Sent to Review Committee	134
16		
17	File No.170047 - RAVINIA EVENTS:	
18	Presentation by Ms. Eagan	135
19	Presentation by the Applicant	138
	Discussion	140
20	Vote	151
21	File No. 170050 - CATAWISSA PROPERTIES, L. L. C.:	
22	Presentation by Ms. Eagan	151
23	Presentation by the Applicant	154
	Discussion	155
24	Vote	163
	Additional Discussion	184
25		

1	I N D E X	
2	[Continued]	
3	PROCEEDINGS	PAGE
4	File No. 170052 - RICK O'NEAL:	
5	Presentation by Ms. Eagan	163
6	Presentation by the Applicant	164
	Discussion	168
7	Vote	173
8		
9	File No. 170053 - PLANNING AND ZONING DEPARTMENT:	
10	Presentation by Ms. Eagan	173
11	Discussion	175
	Vote	175
12		
13	File No. 170054 - PLANNING AND ZONING DEPARTMENT:	
14	Presentation by Ms. Eagan	176
15	Discussion	183
	Vote	183
16		
17	Preliminary Plats - None	184
	Planning and Zoning Commission Forum	184
18	Planning Director's Report	188
19	Adjournment	188
	Certificate of Reporter	190
20		
21		
22		
23		
24		
25		

1	E X H I B I T S		
2	IDENTIFICATION	DESCRIPTION	PAGE
3	COUNTY:		
4	EXHIBIT A	Franklin County Unified Land Use	8
5		Regulations	
6	EXHIBIT B	Official Zoning Map	8
7	EXHIBIT C	Official Master Plan	8
8	EXHIBIT D	Case Files -- All Cases Heard	8
9			
10	(All exhibits, if any, were retained by the Commission, and		
11	will not be attached hereto.)		
12			
13			
14			
15			
16			
17			
18			
19			
20			
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

A P P E A R A N C E S

BOARD OF PLANNING AND ZONING COMMISSION MEMBERS:

William Evans, Jr., Chairman

Jay Schulteheinrich, Co-Chairman

Timothy Reinhold, Commissioner

Stanley Voss, Commissioner

Bill McLaren, Commissioner

Ray Cunio, Commissioner

Ron Williams, Commissioner

Dan Haire, Commissioner

Tom Tobben, Commissioner

Russell McCreary, Commissioner

PLANNING AND ZONING STAFF:

Ms. Scottie Eagan, Planning Director

Ms. Nichole Zielke, Administrative Assistant

LEGAL COUNSEL:

Mark Vincent, County Attorney

MIDWEST LITIGATION SERVICES:

By: Patsy A. Hertweck, C. R.

711 North Eleventh Street

St. Louis, Missouri 63101

(314) 644-2191

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

P R O C E E D I N G S

[APRIL 18, 2017]

CHAIRMAN EVANS: All right. I'd like go ahead and call to order the Tuesday, April 18th meeting of the Franklin County Planning and Zoning Commission.

Scottie, will you please take roll.

MS. EAGAN: Bill Evans?

CHAIRMAN EVANS: Here.

MS. EAGAN: Jay Schulteheinrich?

COMMISSIONER SCHULTEHENRICH: Here.

MS. EAGAN: Todd Boland?

COMMISSIONER BOLAND: [Not present.]

MS. EAGAN: Tim Reinhold?

COMMISSIONER REINHOLD: Here.

MS. EAGAN: Ray Cunio?

COMMISSIONER CUNIO: Here.

MS. EAGAN: Tom Tobben?

COMMISSIONER TOBBEN: Here.

MS. EAGAN: Bill McLaren?

COMMISSIONER McLAREN: Here.

MS. EAGAN: Stan Voss?

COMMISSIONER VOSS: Here.

MS. EAGAN: Dan Haire?

COMMISSIONER HAIRE: Here.

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.

6 At this time, I will give you Planning and
7 Zoning Commissioners the opportunity to declare any
8 conflicts, communications or relationship they may have had
9 that might influence their ability to consider today's
10 issues impartially. If there are no declarations, I would
11 like to make one announcement before we do the meeting
12 proceeds.

13 At approximately eight o'clock the deputy
14 sheriff is going to chose one of the doors, and it'll stay
15 closed for about 10 or 15 minutes while the security system
16 resets. So when I announce that no one leave between like
17 and 8:00 and 8:15. He'll come back up and open the door as
18 soon as the system resets. So at eight o'clock, please stay
19 in.

20 Now, Scottie, if you'd please give us a
21 presentation of the procedures and exhibits.

22 MS. EAGAN: Tonight's Planning
23 Commission meeting is governed by the Franklin County
24 Unified Land Use Regulations.

25 Some matters on the agenda may be for action by

1 the Planning and Zoning Commission. These matters do not
2 involve public hearing. Other matters on the agenda require
3 public hearings under Missouri law. If a matter involves a
4 public hearing, all individuals who desire to testify will
5 be given an opportunity to do so.

6 At this time, I would like to place into the
7 record these Regulations as Exhibit A, the official Zoning
8 Map as Exhibit B, the official Master Plan as Exhibit C, and
9 the case file for each case as Exhibit D for all the cases
10 to be heard at this hearing.

11 [Thereupon, evidence was marked
12 for identification and presented for
13 the record as Planning and Zoning Exhibits
14 A, B, C, and D.]

15 All Old Business items on the agenda will be
16 dealt with first.

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

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

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

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

4 It is possible for the Planning Commission to
5 decide to move a New Business issue to Old Business and vote
6 on it the same night.

7 At the conclusion of all questions, comments,
8 and discussion concerning each case, the Planning Commission
9 will proceed. Any final decision by the Planning Commission
10 concerning conditional use permits may be appealed to the
11 Board of Zoning Adjustment any time within 90 days.

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

14 CHAIRMAN EVANS: Thank you.

15 All of the Commissioners should have received a
16 copy of March 21st minutes. If there are no changes,
17 additions or corrections, the Chair would entertain a motion
18 to approve.

19 COMMISSIONER HAIRE: I move to
20 approve the minutes as written.

21 COMMISSIONER McCREARY: Second.

22 CHAIRMAN EVANS: We have a motion and
23 a second to approve the March 21st minutes. All in favor
24 signify by saying aye.

25 COMMISSIONER REINHOLD: Aye.

1 COMMISSIONER VOSS: Aye.
2 COMMISSIONER McLAREN: Aye.
3 COMMISSIONER CUNIO: Aye.
4 COMMISSIONER WILLIAMS: Aye.
5 CHAIRMAN EVANS: Aye.
6 COMMISSIONER HAIRE: Aye.
7 COMMISSIONER TOBBEN: Aye.
8 COMMISSIONER SCHULTEHENRICH: Aye.
9 COMMISSIONER McCREARY: Aye.
10 CHAIRMAN EVANS: Opposed? [None]
11 Minutes are approved.
12 Communications and Visitors Comments. Is there
13 anyone present wishing to address the Commission?
14 If not, we'll then move on to Old Business.
15 File 160205, Robert C. Muckler.
16 Scottie, will you please give us the details.
17 MS. EAGAN: This is File 160205 for
18 Robert Muckler.
19 The applicant is requesting to host special
20 events, periodic in the Non-Urban and Agricultural zoning
21 district.
22 The property is located off of Highway 00,
23 approximately 3/10 mile north of Spring Valley Road, in
24 Boles Township.
25 The Facts: On March 7, 2017, the Franklin

1 County Commission passed new Special Occasion Permit
2 regulations.

3 Because Mr. Muckler applied for the permit
4 prior to the regulations being approved, he is still under
5 the old regulations with regards to "Special Events, Periodic"
6 requiring a Conditional Use Permit.

7 The total area for the rezoning is
8 approximately ten acres.

9 The zoning of this property is Non-Urban and
10 Agricultural. In this district "Special Events Periodic"
11 require a Conditional Use Permit.

12 The applicant wishes to use this property to
13 host weddings and similar uses.

14 The properties around the proposed site are
15 zoned Suburban Development.

16 This property is approximately 1,000 feet north
17 of the city limits of Pacific.

18 This property is surrounded by low-density
19 residential land and undeveloped land.

20 This property has access to Highway 00, which
21 is a State-maintained road.

22 The applicant is not the current owner of the
23 property, but they do have permission to apply for the CUP
24 from the current owner.

25 This property is located within Public Water

1 Supply District No. 3 boundaries.

2 Staff Comments: Any buildings used or built in
3 connection with this CUP will need to be approved by the
4 Franklin County Building Department for a commercial
5 building.

6 All conditions shall be completed within one
7 year of approval, unless otherwise stated. Failure to meet
8 all conditions may result in the application expiring.

9 All new and/or existing entrances onto Highway
10 00 will need to be examined by MoDOT for a commercial
11 entrance. Planning and Zoning shall receive a copy of the
12 permit prior to the applicant commencing any activities on
13 the property.

14 Parking and parking surface shall be provided
15 in accordance with the Franklin County Land Use Regulations.

16 There shall be no music past 10:00 p.m. on
17 Monday through Thursday and Sunday and, per testimony, 10:30
18 p.m. on Friday and Saturday.

19 The hours of operation shall be limited to the
20 following: Monday through Thursday: 7:00 a.m. to 10:00
21 p.m.; Friday: 7:00 a.m. to 11:00 p.m., per testimony;
22 Saturday: 9:00 a.m. to 11:00 p.m., per testimony; and
23 Sunday: 10:00 a.m. to 10:00 p.m.

24 Any lighting associated with the facility shall
25 be limited to focused lighting.

1 Any outdoor activity space or parking area
2 shall be set back at least 100 feet from any property line
3 and at least 200 feet from any neighboring residence.

4 Any indoor activity space shall be set back at
5 least 50 feet from any property line and at least 100 feet
6 from any neighboring residence.

7 The applicant shall divide off the proposed 10
8 plus acres prior to issuing the Conditional Use Permit.

9 Per testimony, the applicant shall be limited
10 to one event per day.

11 Review Committee Recommendation:

12 The Review Committee recommended approval of
13 this Conditional Use Permit to operate special events,
14 periodic in the Non-Urban and Agricultural zoning district
15 with 3 in favor and 0 opposed.

16 CHAIRMAN EVANS: Thank you.

17 Any discussion?

18 COMMISSIONER CUNIO: Bill, I have
19 some questions.

20 CHAIRMAN EVANS: Ray.

21 COMMISSIONER CUNIO: I have some
22 questions for the Review Committee.

23 I noted on the Number 7 the other staff
24 recommendation from the preview meeting indicated that the
25 lighting associated with the facility be limited to downcast

1 and to downcast and shielded fixtures and in this one it
2 says focused lighting.

3 MS. ZIELKE: Yeah.

4 COMMISSIONER SCHULTEHENRICH: Is
5 there -- and maybe, Tim, maybe would you be better to answer
6 that too. Is there a distinct difference between focused
7 lighting, or is that reference still implies what was in the
8 original staff recommendation presented last meeting?

9 COMMISSIONER REINHOLD: It's pretty
10 much the same thing. Focused and shielded is the same
11 thing.

12 COMMISSIONER SCHULTEHENRICH: It is
13 the same thing, or is there something different? Is it
14 lighting that will still be focused down basically onto the
15 parking facility?

16 MS. EAGAN: Yeah. From my
17 understand, and Mark can clarify, he's the one that brought
18 up this new concept, is that these lights you can focus them
19 to directly shin at something rather than it going out in
20 wide areas. So you can directly focus this light towards
21 the parking lot, towards the building and not have it
22 distribute past the property or onto other neighboring
23 properties.

24 COMMISSIONER SCHULTEHENRICH: But I
25 don't -- I don't -- when it says focused, it doesn't say

1 focused where though then. Okay.

2 MS. EAGAN: I that's the name of the
3 lighting that's used these days. It's called focused
4 lighting

5 COMMISSIONER SCHULTEHENRICH: Are we
6 going to -- are we going to then -- somewhere in our prior
7 -- or I should say, you know, ask the CUPS for other wedding
8 venues. I think we did talk about the lighting, and we
9 basically said the lights should not be spreading outwards,
10 but should focus within the complex itself primarily onto
11 the parking or sidewalk areas. I think is what we pretty
12 well defined -- where the lighting should be at.

13 MS. EAGAN: In the previous CUPS, it
14 just said downcast lighting. It didn't specify -- it
15 shouldn't go on neighboring properties, but it didn't
16 specify the areas that needed to be lighted.

17 COMMISSIONER SCHULTEHENRICH: So when
18 we say focused here, we're clear that it's downcast lighting
19 then; is that what we're saying?

20 MS. EAGAN: That's my understanding.

21 COMMISSIONER SCHULTEHENRICH: Okay.

22 COMMISSIONER HAIRE: Mark, do we need
23 a more definitive definition, or is this clear enough?

24 COUNTY ATTORNEY VINCENT: Focused
25 lighting is a term of art now. It is what exactly what

1 you're saying, Jay, except it's the next -- the next
2 generation of downward pointing light.

3 And I think you can get by very easily and
4 clearly if you said focused lighting directed to the
5 interior of the event area or something of that nature.
6 Focus lighting is pinpoint lighting. It's not -- there's no
7 spillover to outside of the events area.

8 COMMISSIONER SCHULTEHENRICH: Yeah.
9 I think some of our concerns last time around was
10 potentially to have some -- some other lighting that would
11 be sort of illuminating outside of the given area, okay, of
12 the venue. And I think we said we would prefer for it to be
13 defined into the given venue of the -- of the -- of the
14 property in which -- where the event was going to be taking
15 place at. Okay. So I just wanted to make sure we're clear
16 on that, we want to focus it then the way that Mark, said I
17 would be pleased with that. Okay. So...

18 MS. EAGAN: To add that it shall not
19 be?

20 COMMISSIONER SCHULTEHENRICH: Shall
21 be focused within the venue of the activities being held.

22 MS. EAGAN: So can we just say
23 10-acre tract?

24 COMMISSIONER SCHULTEHENRICH: Let's
25 say within the -- with the -- around buildings or parking

1 lot venue area. Okay. Can we say that then?

2 MS. EAGAN: I guess that's up to the
3 Board.

4 COMMISSIONER SCHULTEHENRICH: Okay.

5 CHAIRMAN EVANS: Yeah, the -- don't
6 think you want to say the ten acre -- the whole 10-acre
7 tract. I think it would be...

8 COMMISSIONER SCHULTEHENRICH: I don't
9 know how you want to handle this because I got a couple
10 other ones I'd like to discuss as well. So I don't know if
11 you if you want to vote on each one of them that I bring up
12 to see if the Board is agreeable on that change or what.
13 Okay. So I leave that to you as chairman.

14 CHAIRMAN EVANS: Well, I think we to
15 go through and look at each one.

16 COMMISSIONER SCHULTEHENRICH: Okay.

17 CHAIRMAN EVANS: I agree it says
18 focus, but it doesn't say downcast. So it could be open to
19 interpretation. Focused on what? So we can change the
20 verbiage to exactly what -- what we do we want to change it
21 to, downcast and focused?

22 COMMISSIONER REINHOLD: I think if
23 you put that any lighting associated with the facility shall
24 be limited to the focused lighting so that it don't pollute
25 adjacent properties or something like that, I think that's

1 workable.

2 CHAIRMAN EVANS: Is that acceptable?

3 COMMISSIONER SCHULTEHENRICH: That

4 would be the intent. Okay.

5 COMMISSIONER REINHOLD: Yeah.

6 COMMISSIONER McCREARY: Centrally

7 focused.

8 CHAIRMAN EVANS: Consensus by the

9 Board that that would be all right to move on?

10 Jay, do you have any other point?

11 COMMISSIONER SCHULTEHENRICH: I know

12 on other conditional use permits that we're still talking

13 about the old usage of the conditional use permits, right?

14 MS. EAGAN: Uh-huh.

15 COMMISSIONER SCHULTEHENRICH: We

16 basically looked upon some of the music to be more enclosed

17 in the buildings of which they are having the activity,

18 whether it's the wedding, whether it's the dinner, and

19 somewhat very much limited the music being outside of the --

20 of the building themselves.

21 MS. EAGAN: Trying to compare

22 conditional use permits is not always a good thing because

23 the conditions vary from facility to facility. Some of the

24 condition use permits, yes. You've regulated that you can't

25 have outside music. Some facilities you've said you can

1 have outdoor music, but it has to end by a certain period.
2 Some facilities are complete outdoors and you don't regulate
3 it at all.

4 So to try to compare them to past ones, it's
5 very difficult because they are all completely different.

6 COMMISSIONER SCHULTEHENRICH: Well,
7 in comparing to the other one, I think the one I think have
8 in front of me, but I think the one was so close that I
9 think -- which it was much a smaller venue than this one is.

10 MS. EAGAN: Is this the one just
11 north of it?

12 COMMISSIONER SCHULTEHENRICH: Yes.

13 COMMISSIONER McCREARY: Yeah.

14 COMMISSIONER SCHULTEHENRICH: I
15 thought we had basically addressed that to it being inside.

16 MS. EAGAN: I don't think with that
17 one you addressed. I think from my recollection -- and you
18 guys can correct me -- is that you had a certain time it had
19 to end outside.

20 COMMISSIONER SCHULTEHENRICH: Okay.

21 MS. EAGAN: The one that I remember
22 that can't be outside was in New Haven. I don't remember
23 the name of that one.

24 COMMISSIONER SCHULTEHENRICH: Okay.

25 I may be wrong because I don't have it in front of me, but I

1 know that came about in some of our discussion at least on
2 condition uses. Okay.

3 Then with this being on a conditional use
4 permit on -- under the old regulations, not under the new
5 regulations, but under the new regulations, we would have to
6 be issuing a especial occasion permit, the way it is now
7 structured.

8 MS. EAGAN: Uh-huh.

9 COMMISSIONER SCHULTEHENRICH: But if
10 that allows a conditional use permit to be issued if the
11 requesting party wants to go over 300 attendees or
12 participants, okay, and that would require a conditional use
13 permit to be issued. Okay.

14 So the question I would ask is, without there
15 being a special use permit at this time and we would
16 potentially be considering a -- a conditional use permit,
17 because if we were to approve that tonight, we would have be
18 giving them a conditional use permit. Would that allow
19 them -- if they come back and say we would now request to go
20 over 300, would that basically automatically give them the
21 means of going over 300 because they already have a
22 conditional use permit?

23 MS. EAGAN: In this conditional use
24 permit it's not specify how many people they can and can't
25 have.

1 COMMISSIONER SCHULTEHENRICH: Well,
2 under the new regulations, it talks about --

3 MS. EAGAN: The new regulations, yes.
4 This one that you guys are concerned with tonight does not
5 have a limit of the number of people. So whatever, if you
6 approve it tonight, he can have 250 or he can have 500 out
7 there. I don't think that's his intension, but...

8 COMMISSIONER SCHULTEHENRICH: Yeah, I
9 understood that, but my question though is, under the new
10 regulations, okay, there's a requirement that if you are
11 going to go over 300, --

12 MS EAGAN: Right.

13 COMMISSIONER SCHULTEHENRICH: -- you
14 need to obtain a conditional use permit.

15 MS. EAGAN: Correct.

16 COMMISSIONER SCHULTEHENRICH: Well,
17 this venue will already have a conditional use permit.

18 MS. EAGAN: Right.

19 COMMISSIONER SCHULTEHENRICH: If we
20 approve it tonight.

21 MS. EAGAN: Right.

22 COMMISSIONER SCHULTEHENRICH: So does
23 at that automatically allow them because they already will
24 have a conditional use permit?

25 MS. EAGAN: Yes, this conditional use

1 permit does not regulate how many people he can have. It
2 doesn't matter what the new codes say at all. So it doesn't
3 matter what it says. This one does not specify how many he
4 has.

5 COMMISSIONER SCHULTEHENRICH: So is
6 everything that is conditioned upon this venue under old
7 regulations?

8 MS. EAGAN: Yes.

9 COMMISSIONER SCHULTEHENRICH: Or if
10 they were to come to you and say we would like to amend our
11 conditional use permit, would we be taking that now up under
12 the new conditional use or under the special occasion
13 permit, or would we still be under the conditional use
14 permit?

15 MS. EAGAN: If he wants to change
16 anything on this conditional use permit, he can't. He would
17 have to withdraw it, fill out a especial occasion permit,
18 unless he wants to go over 300 people. Then the Conditional
19 Use Permit will come into place again.

20 COMMISSIONER SCHULTEHENRICH: And he
21 has a conditional use permit.

22 COUNTY ATTORNEY VINCENT: Jay --

23 COMMISSIONER SCHULTEHENRICH: -- if
24 we were to grant that tonight, that's where I'm confused
25 at.

1 MS. EAGAN: If he wants to go under
2 new regulations, he has to withdraw this conditional use
3 permit.

4 COMMISSIONER SCHULTEHENRICH: Okay.
5 Let's say for example, say we give him approval for the
6 conditional use permit tonight. Okay. All right.

7 Now does he ever -- does this venue ever fall
8 under the new regulations or will it always be under the old
9 regulations?

10 MS. EAGAN: It will always be under
11 the old unless he withdraws this application.

12 COMMISSIONER SCHULTEHENRICH: Even if
13 he wants to amend it or anything for any slight change or
14 anything, it would still stay under the old or under the
15 new?

16 MS. EAGAN: I believe it would stay
17 under the old if he wants to amend it.

18 COMMISSIONER SCHULTEHENRICH: That's
19 my question because I'm just making sure that all of a
20 sudden by granting a conditional use permit, then it's a
21 roundabout way to all of a sudden to raise a question to say
22 now I already have a conditional use permit, and then there
23 are especial use permit. Do you basically can increase that
24 up to higher than 300 if you have a conditional use permit?
25 Okay. So that's the question I raise.

1 MS. EAGAN: See, that's where you're
2 confusing me.

3 COMMISSIONER SCHULTEHENRICH: Okay.

4 MS. EAGAN: Because I don't understand
5 necessarily what you're getting at with the whole 300
6 person, because --

7 COMMISSIONER SCHULTEHENRICH: I
8 thought I had said --

9 MS. EAGAN: -- if he has a
10 conditional use permit now, it doesn't matter if he goes
11 above 300 because it's all under old codes.

12 COMMISSIONER SCHULTEHENRICH: As of
13 now right. Okay.

14 CHAIRMAN EVANS: Now, we have the
15 authority to stipulate 300 people, don't we, Mark, under the
16 conditions?

17 COUNTY ATTORNEY VINCENT: Yes, sir.
18 That's up to you guys, but that's still going to be by the
19 old code. But if you don't put stipulation on this, they can
20 have a thousand people out there.

21 CHAIRMAN EVANS: Right.

22 COMMISSIONER SCHULTEHENRICH: But it
23 says in the new code, new regulations.

24 CHAIRMAN EVANS: Okay. See, Jay, the
25 new code won't make any difference. We just...

1 COMMISSIONER SCHULTEHENRICH: Well,
2 my question goes back to, if they come here and attempt to
3 amend the conditional use permit and we were to approve it
4 tonight, okay?

5 CHAIRMAN EVANS: Okay.

6 COMMISSIONER SCHULTEHENRICH: All of
7 a sudden, does it stay under the old code or does it go
8 under the new code? Because if it comes under the new, then
9 it says that no special occasion shall be allowed to exceed
10 an attendance level of 300 people, if any event is expected
11 to exceed 300 people, a conditional use permanent is
12 required. Well, they already have a conditional use permit.

13 COUNTY ATTORNEY VINCENT: But it's
14 under the old, not the new.

15 COMMISSIONER SCHULTEHENRICH: So
16 you're saying to me that it's going to remain under the old?

17 COUNTY ATTORNEY VINCENT: I'm saying
18 that's what the law is.

19 COMMISSIONER SCHULTEHENRICH: I'm
20 just asking the question for clarification.

21 COUNTY ATTORNEY VINCENT: I'm
22 answering it.

23 COMMISSIONER SCHULTEHENRICH: I can
24 see where all sudden that could become a trick way of trying
25 to say we already have approved to go above 300. Okay.

1 COUNTY ATTORNEY VINCENT: He does
2 have approval.

3 MS. EAGAN: He does have approval to
4 go over 300.

5 COMMISSIONER SCHULTEHENRICH: Under
6 the old -- okay. Okay. Under the old one he currently has?

7 COUNTY ATTORNEY VINCENT: Yeah.

8 MS. EAGAN: Right.

9 COMMISSIONER SCHULTEHENRICH: All
10 right. Sorry about that.

11 CHAIRMAN EVANS: I was going to say,
12 it's --

13 COMMISSIONER SCHULTEHENRICH: My
14 fault being confused on that because I thought -- I thought
15 we were setting a maximum of 300 on -- let me ask you right
16 now on this one for 300.

17 MS. EAGAN: I mean, you can, but we
18 don't have a condition currently on on the staff report for
19 if. It wasn't discussed at Review Committee, but that's
20 something the Board as a whole can discuss tonight.

21 CHAIRMAN EVANS: Right, because if
22 you look at the conditions, they mirror closely what the new
23 regulations are, and probably the one thing that's not
24 addressed in there would be capacity. Other than that, the
25 conditions are pretty much the same.

1 So the Commission could decide to put a
2 capacity on the Conditional Use Permit.

3 COUNTY ATTORNEY VINCENT: You can go
4 so far as to say we want to put a condition on -- in there
5 that it must meet the requirement of the new Conditional Use
6 Permit for this use. And then it's going to be filed by the
7 size and any increase just like the new one would. But you
8 got to make the reference.

9 But if you leave it alone, if you don't
10 regulate the number, there is no limit on the stuff now.
11 You guys got that right.

12 COMMISSIONER SCHULTEHENRICH: That
13 would make -- that would make some sense to me, Mark, in
14 what you said.

15 COUNTY ATTORNEY VINCENT: Okay.

16 COMMISSIONER SCHULTEHENRICH: This
17 right now, without it being on there under the parking right
18 now, they follow through with 146 parking spaces, basically
19 the way I figure it, they're not talking about -- what they
20 presented was 300, but if they do with 146, I think they're
21 permitted to go to about three --

22 MS. EAGAN: It's all based on the
23 size of the building.

24 COMMISSIONER SCHULTEHENRICH: -- 300
25 and up.

1 MS. EAGAN: And the maximum number
2 that the building allows.

3 COMMISSIONER SCHULTEHENRICH: Right
4 now it says it shall be the number of occupants shall be --
5 or the number of parking spaces shall be one and a -- is it
6 two and a half, I think it is, for -- again, I looked that
7 over. I think it talks about that would be about 340
8 individuals there. Okay. So I mean, if we're comfortable
9 with that, that's up to everybody to be comfortable with.

10 MS. EAGAN: My only question to you
11 would be okay, so the new code limits it to 300 for a
12 special occasion permit, but anything over that needs a
13 Conditional Use Permit.

14 COMMISSIONER SCHULTEHENRICH: Right.

15 MS. EAGAN: So to me does it make
16 sense knowing in the Conditional User Permit that they're
17 getting to something that is regulated to where they would
18 need more than 300 to get it. But we're under old code,
19 so...

20 COUNTY ATTORNEY VINCENT: You have to
21 go by the old code. You're doing what Jay's doing now,
22 Scottie.

23 MS. EAGAN: Yeah, I know.

24 CHAIRMAN EVANS: I think the easiest
25 way to deal with this is just on this conditional use permit

1 stipulate 300 people, which would make it mirror the new
2 conditions.

3 Mark, would that --

4 COUNTY ATTORNEY VINCENT: He's not
5 going to be able to increase it without coming back and ask
6 it to be amended to that.

7 CHAIRMAN EVANS: Right.

8 COUNTY ATTORNEY VINCENT: That's
9 fine. That's up to you guys.

10 CHAIRMAN EVANS: And I think that's
11 what Jay is trying to do, is trying -- looking for
12 consistency, and that would be consistent.

13 COMMISSIONER SCHULTEHENRICH: I think
14 that would be best to have some consistency. I saw where
15 you were trying to model it after -- somewhat after the
16 current one. Okay. I mean, the new -- model it somewhat
17 after the new regulations, okay.

18 CHAIRMAN EVANS: Right.

19 COMMISSIONER SCHULTEHENRICH: Still
20 addressing it under the old regulations. I understood that.

21 CHAIRMAN EVANS: Right.

22 COMMISSIONER SCHULTEHENRICH: The
23 other one I had on the question was -- was on the -- the
24 stormwater. I didn't see what where that was addressed on
25 here, but is -- are we comfortable that the stormwater is

1 going to be addressed without putting any type of a --

2 MS. EAGAN: That's always addressed
3 during the building permit phase, and Ron always reviews it.

4 COMMISSIONER WILLIAMS: I asked that
5 question --

6 COMMISSIONER SCHULTEHENRICH: You
7 asked that question at the last meeting.

8 COMMISSIONER WILLIAMS: -- at the
9 last meeting, and I was informed they are going to provide a
10 stormwater detention or remind them about the regulations.
11 So they're going to have to meet it in order to get a
12 building permit. They aren't building anything out there
13 without seeking a building permit. Not going to get one
14 because it comes across my desk, and I have to submit the
15 stormwater calculations.

16 COMMISSIONER SCHULTEHENRICH: You're
17 comfortable that, without it being stipulated here, the
18 building will have those?

19 COMMISSIONER WILLIAMS: We got the
20 regulations in place.

21 COMMISSIONER SCHULTEHENRICH: Okay.

22 I guess the other question I would raise on
23 there is, would be is the concern that I would express a
24 little bit is, I saw where we had quite some augments I
25 guess presented to us on the appraisals.

1 Was that basically reviewed and discussed by
2 the Review Committee, by chance?

3 CHAIRMAN EVANS: Yes.

4 COMMISSIONER SCHULTEHENRICH: Okay.

5 That was not -- that was not --

6 CHAIRMAN EVANS: That was --

7 COMMISSIONER SCHULTEHENRICH: That
8 was weighed accordingly and so forth?

9 CHAIRMAN EVANS: Right, with -- with
10 Mark present. We looked at those appraisals and being
11 appraisals that are the information supplied by Cochran, and
12 I think it was a unanimous decision that the evidence
13 presented was in favor of approval, and the appraisals were
14 considered in that.

15 COMMISSIONER SCHULTEHENRICH: My -- I
16 guess my concern there is on the appraisals, is -- is I know
17 it was challenged and everything, and I know it was
18 challenged very much so in a very, I guess -- I'm no lawyer,
19 but I guess in a very fine manner by his attorney whether
20 the plaintiffs or the petition attorney. I -- that was
21 presented after the appraisals were presented to us last
22 meeting, and when I read them, I get a little bit confused
23 and I would imagine after I read them about three times, I
24 thought well, there's probably other attorneys that
25 basically could present the some counter to what is being

1 presented to us by Mr. Lammert. And then I'm thinking if
2 you got appraisals, you got professionals that aren't being
3 challenged with their being professional in the appraisal.
4 And so that's what we have in front of us, is appraisals
5 that appear and are distinct, I guess, in saying that in the
6 opinion of the appraiser, the value will go down.

7 That concerns me when I see that potentially,
8 because I think one of our concerns that we express at
9 various times is, is it going to be impacting the
10 surrounding properties. Okay. And that's the issue that's
11 been raised because it talks about us having to do -- having
12 concern for the existing and future residents and property
13 owners in Franklin County.

14 But when I look and see what's presented to us,
15 I say where you have the augment from the attorney that
16 seemed to have the legal arguments in it. And again, not
17 being an attorney, I weigh that accordingly whether another
18 attorney can counter that. But I also see we have the
19 matter of appraisals, and I see no other counter to the
20 appraisals that were presented. But then again, the legal
21 noted in Mr. Lammert's.

22 But therefore -- oh, I'm sorry. What I always
23 looked at then was a presentation in the packet from Cochran
24 that stated here's Zillow and here's some property values in
25 Zillow. So I'm thinking is that the counter to the

1 appraisal, and if there -- it almost looks like it was
2 presented as though it was. And I'm thinking I'm not sure
3 I would be in agreement that Zillow is there for the purpose
4 of appraisals.

5 So I weigh accordingly as the where do we go
6 with the presentation? And I think we have been told before
7 that we should weigh the documents that are presented to us
8 if there's only verbal presentation. And that's a little,
9 you know, weigh accordingly, but with it being presented to
10 us that way, I think I have some serious concerns or
11 reservations about what that will do to surrounding property
12 owners. And that's a concern that I certainly want to
13 express. I was hoping that maybe that would have been
14 addressed by the Review Committee, but you said it was
15 talked about and was taken up and discussed. I'm glad to
16 hear that.

17 COMMISSIONER HAIRE: Jay, as you
18 know, a CUP, once the rezoning occurred, the burden is on
19 the people that object to the CUP. When you look at the
20 information provided on appraisals, one thing that we were
21 looking at is all the special events that we have in the
22 county, no one compared all those special events to what the
23 appraisals were in existing situations that occurred in the
24 past or in other counties in the state.

25 So there wasn't overwhelming information that

1 substantial to say that the property values were actually
2 going to be affected based on the information we had.

3 MS. EAGAN: It also stated in the
4 appraisal that they talked about was the damages were due to
5 the reckless manner in which Planning and Zoning spot zoned
6 the property. So it didn't say the damages were from the
7 Conditional Use Permit from what we read at Review
8 Committee.

9 COMMISSIONER WILLIAMS: And honestly,
10 that's what I looked at it in Review Committee when I -- I
11 mean, I made the comment that Mr. Lammert wrote a wonderful
12 dissertation about explaining the accuracy or the acts or
13 that they were done properly of the appraisals. Then I sort
14 of glossed that over and went back to the appraisals. Every
15 one of them had what's a page in there called external
16 obsolescence, and that's where they talked about they're
17 estimating damages 30 to 40 percent, and it was due to the
18 reckless manner, just as Scottie indicated, shown by the
19 Planning and Zoning of Franklin County for spot zoning.

20 And this is not a rezoning. This is a
21 conditional use permit, and we think what would probably
22 should have been proper would have been if they compared
23 properties around other venues of this type instead of
24 saying they're going to estimate their damages there, were
25 there actual damages in other locations that in that same

1 type of venues. Now that would hold some weight.

2 CHAIRMAN EVANS: So, Jay, we -- we
3 did probably talk about the appraisals a great deal, and you
4 know, to reiterate, it's like this was rezoned and the
5 burden of proof was on the applicant.

6 Once it was rezoned, then the burden of proof
7 is on those who are in opposition, and we did not see any
8 convincing evidence, especially based on these appraisals,
9 in what we, me and the other members of the Review Committee
10 is what we came up with. It has nothing to do with the
11 rezoning. Even the definition of spot zoning is -- is
12 inaccurate.

13 COMMISSIONER SCHULTEHENRICH: So it
14 might even be a reason --

15 COUNTY ATTORNEY VINCENT: A teaching
16 point real quickly just a second.

17 Jay, what you said is correct. When you have
18 an appraisal or a written document from a learned person
19 submitted to you, that is evidence. It can be -- but then
20 now, you all have to assign the weight to that evidence.
21 And if that evident, if you think it's credible, is the next
22 word that has to be put in there. If you believe it's
23 credible evidence and you give it more weight, everything
24 you look at inside of appraisal or document you have a duty
25 to look at that to see whether or not it is in fact

1 credible.

2 So what you have here is actually an alligation
3 that we did something illegal by spot zoning, which is just
4 not true. Spot zoning is not, per se, illegal, and the
5 reckless comment, those were actually they're insulting to
6 you guys. And then to use an arbitrary number without any
7 support to it saying that it was decreased or diminished by
8 60 percent, I've been doing appraisals and stuff for 27, 30
9 years. And I have never seen that kind of language used in
10 it. They're usually -- the comparables were fine. The
11 comparables were actually fine. And what this gentlemen on
12 the Review Committee were looking for is okay fine. Those
13 are fine.

14 How about if we go out and look at one other
15 one that was done similarly sometime in the past, and what
16 was the value of those lands -- that land before the event
17 center was placed and what is it worth after. And if that
18 substantiates the 60 percent decrease in value, then these
19 things are credible.

20 But there was nothing there, and I will submit
21 to you that a decrease of 6 percent in value is not -- that
22 is not the way to do appraisals. Yeah, you have the
23 obligation to consider it because it is evidence, but you
24 now give the weight to it that you feel is appropriate.

25 COMMISSIONER SCHULTEHENRICH: Thank

1 you, Mark. I appreciate that. I guess my question really
2 in asking that is because we have considerable more that
3 what appears to be coming in front of us here on potentially
4 special use permits and so on their -- on wedding venues, it
5 appears to me as though --

6 MS. EAGAN: For tonight.

7 COMMISSIONER SCHULTEHENRICH: And I
8 think I saw something in there in regards to that we have a
9 couple others that potentially -- one at least is in front
10 of us and coming up tonight as well.

11 MS. EAGAN: We shouldn't have any
12 conditional use permits for special events, period unless
13 they go over 300, but we haven't had any applications like
14 that yet.

15 COMMISSIONER SCHULTEHENRICH: Well, I
16 think the -- I think the value I guess was important enough
17 to weigh accordingly on there whether or not there's ever
18 been a decrease or not upon value in property in Franklin
19 County.

20 So with that, though, I just want to thank you,
21 Mr. Chairman.

22 CHAIRMAN EVANS: Okay. Yeah, the
23 Review Committee took a long time. We had a lot of
24 information, which we had to sort into credible,
25 non-credible, and we weighed everything carefully. And

1 again, Mark was there and it's our conclusion was unanimous
2 that it should be recommended approval.

3 Any other discussion?

4 COMMISSIONER VOSS: I'd like to say
5 something. The only way that I can see property values,
6 because I'm a builder and stuff, how the property around
7 them could go down if they build something shoddy. Okay. I
8 don't see nothing in these requirements that said -- I think
9 we saw pictures of what they wanted to build there, and I
10 liked them. But I think if they build what they've listed,
11 I don't personally see how anybody's property value could go
12 down. I mean, it's a nice set up.

13 But I don't see that anywhere on this
14 conditional use permit that we're holding them to anything
15 that we've seen. Okay. So we can give them this permit,
16 and I kind of see what you're saying, Jay, is all of a
17 sudden what we thought was going to be built and what is
18 there are different. And that might be a little gray area
19 right here.

20 I don't see anywhere that anybody is saying, you
21 know, that this needs to be, you know, built, you know, per
22 drawings we've seen, because right now it looks like they
23 get the permit and they can build anything they want.

24 Am I missing it, something? As a Commissioner,
25 am I missing something?

1 CHAIRMAN EVANS: No, no. I mean, we
2 saw some pretty pictures.

3 COMMISSIONER VOSS: Yes, sir.

4 CHAIRMAN EVANS: But we don't know if
5 this building is going to look anything like that.

6 COMMISSIONER VOSS: Yeah, but as a
7 neighbor, I'd be concerned. Are they going to build that,
8 or are they going to build something else, and that would be
9 the only way I could see property value would be a concern,
10 if they didn't build what they stated they were going to
11 built.

12 Now, I know you can't make anyone say that's
13 exactly the right thing, but in this vein, are you going to
14 start off with a 40 by 60 pole barn and see where it goes,
15 or are you going to do, you know, start off nice?

16 COMMISSIONER SCHULTEHENRICH: Well,

17 COMMISSIONER VOSS: That's my --

18 COMMISSIONER SCHULTEHENRICH: You
19 raise a good question. Okay.

20 COMMISSIONER VOSS: That would be the
21 only way I could see the neighbors would be concerned, if
22 they started out with a, you know, party atmosphere 40 by 60
23 pole barn, but I don't see anywhere where we are holding
24 them to that, that they had to do anything other than --

25 COMMISSIONER SCHULTEHENRICH: Well,

1 under the old regulations, I don't have any problem, but
2 would they be allowed to put up just a tent right now in
3 there, and continue with the operation there with just a
4 tent?

5 MS. EAGAN: If they got the
6 conditional use permit and the building permit for the tent,
7 yes.

8 COMMISSIONER HAIRE: Let me play
9 devil's advocate. With all the different wedding venues and
10 special event venues that we have in the county, if you're
11 going to do your wedding and weddings are very important, I
12 think, to the family that are doing it, would you go to, you
13 know, 4 by 10 pole barn or would you go to one of the other
14 12 venues in our county?

15 COMMISSIONER SCHULTEHENRICH: I
16 think -- I think without question they're going to build
17 something. Okay. I mean, it's a beautiful picture without
18 question, and, Stan, I agree with you. That's probably -- I
19 don't know -- I'm no judge of dollar amount. Bill, you're
20 in construction, does that work by the pictures, look over a
21 million dollars?

22 COMMISSIONER McLAREN: Yes, sir, well
23 over

24 COMMISSIONER SCHULTEHENRICH: And
25 that's a pretty good -- if they put that building up on

1 there, yeah. Would that potentially be there?

2 COMMISSIONER McCREARY: I don't know.

3 COMMISSIONER SCHULTEHENRICH: Yeah.

4 COMMISSIONER McCREARY: Maybe it's a
5 question for Mark, but didn't they come up here and testify
6 both in their packet and verbally that this is similar as to
7 what we're going to build? I know when Silver Oaks came,
8 they had basically almost a blue print drawing and site
9 plan, everything. And that can -- this all hinges on what
10 they testified, right? In other words if they go and like
11 you said, throw a pole barn up there, wouldn't that violate
12 their conditional use permit to start with?

13 COUNTY ATTORNEY VINCENT: No, not
14 unless you make it a condition.

15 COMMISSIONER McCREARY: Okay. I
16 mean, that's -- so in other words, if they come up here and
17 they say this is what we're going do build and something
18 similar to this, it doesn't mean a thing?

19 COUNTY ATTORNEY VINCENT: I didn't
20 say that. What I said was, you need to make it a condition.
21 We need to have a condition that says it's a condition that
22 they must build it in the manner that they testified to in
23 the hearing. You got to link it.

24 COMMISSIONER REINHOLD: When you have
25 over a hundred people in an event, there's a list of

1 building codes that you have to go by. One of them is it's
2 got to be sprinkler building. It's got to have a foundation
3 completely around it got. You got to have so many rest
4 rooms and stuff. And that's something the Building
5 Department is going to have to regulate for when they come
6 in with a set of drawings, and there's a lot of stuff that
7 when you go over a hundred people for a facility like that,
8 that you can't just put a pole barn up. I know that for a
9 fact.

10 COMMISSIONER TOBBEN: I mean, I might
11 be naive in saying this, but they're -- the Mucklers are
12 here to make a significant investment, and to attract the
13 weddings and the events that they are going to do or plan to
14 do, they are not going to put something shoddy up. You just
15 to some degree, you've to trust them that, you know, they're
16 here to invest in our county and they're not going to put
17 something shoddy up. They're putting something up to
18 attract the best and most beautiful weddings, you know.

19 My issue looking at this, it goes back a couple
20 of months now is, is the proposed use compatible with the
21 area, and that's what I continue to struggle with to get
22 over that hurdle is, is it compatible with the area. So...

23 CHAIRMAN EVANS: Mark, and correct me
24 if I'm wrong, the compatible really would be on the zoning
25 rather than the CUP?

1 COMMISSIONER McCREARY: Uh-huh.

2 COUNTY ATTORNEY VINCENT: When it was
3 rezoned or when this zoning district was created and this
4 land was assigned that zoning district, there was a finding
5 that that zoning and these uses were such to allow it. And
6 but you need to look at and then go back to what is a
7 conditional use. A conditional use is a use that has been
8 approved with the requirement that certain conditions be met
9 to allow them to not adversely impact the surround area.

10 You can find that the land is -- or that
11 particular use the way they want to do it is something
12 that's so detrimental that you should not have given the
13 first instance. But you have to have sufficient substantial
14 and credible evidence to make what finding.

15 Otherwise, when this thing was created, there
16 was a -- this Board and the County Commission zoned it and
17 approved the conditional permit regulation to allow this in
18 that area. Somebody has already found that it's compatible.
19 It's just a question of are there the very specific use that
20 they want to make it will it be detrimental to the property,
21 will it be detrimental to public health, and is there
22 substantial and clear evidence to allow you to make what
23 decision.

24 CHAIRMAN EVANS: I think that's what
25 I kind of mentioned before. Once it was rezoned, then we

1 have changed into a shall -- more of a shall issue unless
2 and originally the Board that did not recommend rezoning,
3 but once it was, that the ballgame changed.

4 COMMISSIONER McLAREN: Bill, I have a
5 couple of questions. One would be for Mark. And our job
6 right now is to do the best we can to mitigate with
7 conditions we put on that the least amount of effect to the
8 surrounding areas we can. Is that correct or am I wrong in
9 that assumption?

10 COUNTY ATTORNEY VINCENT: No, I can't
11 say you're correct the way you worded it.

12 COMMISSIONER McLAREN: Well, you're a
13 word smith. I'm not.

14 COUNTY ATTORNEY VINCENT: Well, no,
15 but you have to go back to what is a conditional use us
16 permitted.

17 COMMISSIONER McLAREN: Okay, but we
18 put conditions on it to mitigate.

19 COUNTY ATTORNEY VINCENT: To
20 mitigate. But that's only after you define that it is
21 something you're going to allow. Then you put the
22 conditions on. If you're not going to allow it, then
23 there's no use talking about conditions.

24 COMMISSIONER McLAREN: We have to
25 approve the conditions before we approve the whole thing,

1 don't we?

2 COUNTY ATTORNEY VINCENT: Which we've
3 done first. That doesn't matter. You don't always got to
4 do something because you did it that way forever. But all
5 I'm getting at there, Bill, is that you gentlemen here
6 guided by the ladies have obligations to do, and you're
7 assigned the task of the County Commission said this type of
8 use will be permitted in this zoning classification with
9 reasonable conditions and those reasonable conditions are
10 intend to protect the health, safety, comfort, welfare and
11 the property values as established by competent and
12 substantial evidence presented at the hearing.

13 COMMISSIONER McLAREN: Okay.

14 COUNTY ATTORNEY VINCENT: That's it.

15 COMMISSIONER McLAREN: All right.

16 So -- and my mind's wandering right now. I apologize. My
17 next question can be, and I'm following on Jay's thoughts
18 earlier and Tim's thoughts.

19 If we approve it, are we -- are we approving it
20 subject to the testimony that we heard last month that's
21 we're approving two building and capacity of 300 people in
22 each build, or once we approve it, if they want to add a
23 third building or a fourth building --

24 COUNTY ATTORNEY VINCENT: Unless you
25 put those restrictions on there, you're approving the land

1 for that use, not the buildings for that use. You're --
2 now, if you say we want to -- we're going to approve it, but
3 in order to avoid overcrowding or impacting, you know,
4 physically impacting the area, we're going to limit you to
5 these many square feet of building space.

6 COMMISSIONER McLAREN: So we can
7 approve it subject to the testimony that was given that they
8 are going to --

9 COUNTY ATTORNEY VINCENT: Not subject
10 to the testimony. Something that you're finding and belief
11 based upon the testimony.

12 COMMISSIONER McLAREN: Okay. I think
13 there's a comfort level what was presented. I think it gets
14 uncomfortable in the stratosphere of what we're, you know,
15 we're saying that could happen instead of --

16 COUNTY ATTORNEY VINCENT: That's why
17 you guys have the right as far as time of when the music can
18 play, how many buildings can be out there, how many square
19 feet can be out there, but you have to got to make those
20 findings and include them as conditions. If you don't make
21 those findings and include them as conditions, they're not
22 there.

23 COMMISSIONER McLAREN: Okay. Thank
24 you.

25 COUNTY ATTORNEY VINCENT: Okay.

1 COMMISSIONER HAIRE: Bill, if we --
2 if we limit it to 300 like in our earlier discussion, why
3 would you build any more buildings without getting an
4 amendment to any ways which they have to come back to this
5 group to do

6 COMMISSIONER McLAREN: I agree. I
7 think there should be a way to say this was what was
8 presented. This is what we expect. I guess that's what I'm
9 saying.

10 I would have one other thing as a condition. I
11 would like to suggest to be put on here and we've heard the
12 testimony in this past month and in a different situation a
13 couple of months ago about fireworks.

14 I think the condition that they wouldn't have
15 fireworks here would be something that would be a good thing
16 to have on there with the residence around there.

17 COUNTY ATTORNEY VINCENT: Does that
18 include Fourth of July?

19 COMMISSIONER McLAREN: And New
20 Year's.

21 COUNTY ATTORNEY VINCENT: Everybody
22 would rather just shoot fireworks but somebody out there you
23 can't.

24 COMMISSIONER McLAREN: I just don't
25 think the residents would like fireworks every Friday night

1 or every Saturday night.

2 COUNTY ATTORNEY VINCENT: But that's
3 what I'm -- you got to be explicit, Bill. Are those
4 holidays exempted from your exclusion?

5 COMMISSIONER McLAREN: I'm just
6 making a suggestion. If nobody else thinks it's
7 appropriate, it can go away.

8 COMMISSIONER WILLIAMS: I got a
9 concern with the fireworks because remember this is 10 acres
10 of a 30-something acre tract. They could go one foot out of
11 that 10-acre tract and shoot off fireworks if they wanted
12 to.

13 CHAIRMAN EVANS: Any other comments
14 or discussion? [None]

15 I think the two conditions that I saw some
16 consensus with were limiting the event to a maximum of 300
17 people. And, scottie, how do we word the one on lighting?

18 MS. EAGAN: We'll say any lighting
19 associated with the facility shall be limited to focused
20 lighting and shall not pollute adjacent properties.

21 CHAIRMAN EVANS: Those are the two
22 conditions that we added. I have to agree with Ron on the
23 fireworks, all you have to do is jump across the fence line
24 for that.

25 COMMISSIONER McLAREN: I understand,

1 but like I said, I don't think the neighbors would want to
2 hear them every night.

3 MS. EAGAN: I mean, I don't think
4 Franklin County has laws on shooting fireworks. So I could
5 go out there tonight and shoot fireworks if I wanted to from
6 my understanding. I live in the city, so I don't know.

7 COUNTY ATTORNEY VINCENT: Yeah, you
8 get arrested for it.

9 CHAIRMAN EVANS: Any other questions?

10 COMMISSIONER VOSS: I'm really
11 concerned about the quality of them buildings for the
12 property around there. I don't know if you guys all think
13 they're going to build something great because it's a
14 wedding venue, but what if they don't? I mean, is there
15 something we can do to say -- is there not a -- am I barking
16 up the wrong tree, Mark?

17 COUNTY ATTORNEY VINCENT: You have to
18 make some kind of -- some ascertainable standard and then
19 come up with something that says you must be build it
20 according to --

21 COMMISSIONER VOSS: No, I don't think
22 there's any way you can build, you know, exactly what's
23 drawn or anything. But I'd like something to say that we
24 give them this Conditional Use Permit on the premise that
25 they're going to build what we saw. Right now we have

1 nothing.

2 COUNTY ATTORNEY VINCENT: But you
3 have pictures that are part of the record.

4 COMMISSIONER VOSS: They don't --
5 it's not a part of this.

6 MS. EAGAN: You can make it a part of
7 that.

8 COMMISSIONER VOSS: I'd like to make
9 it a part of this.

10 COUNTY ATTORNEY VINCENT: You can.

11 COMMISSIONER VOSS: That's what I'd
12 like. The only thing I really want.

13 COMMISSIONER VOSS: You can take the
14 pictures that were submitted and ask them to say we want you
15 to build this.

16 COMMISSIONER VOSS: And can we put it
17 with this on these conditions?

18 MS. EAGAN: Yes.

19 COUNTY ATTORNEY VINCENT: Yeah, as
20 long as the majority of those guys agree with you.

21 COMMISSIONER VOSS: Okay. And I feel
22 comfortable then because I really don't think in my head
23 there's any way that anybody's property value can go down if
24 you build what I've seen. And I'm --

25 COUNTY ATTORNEY VINCENT: The test

1 being is do you think what you're asking, is that
2 unreasonable? Well, no it's not unreasonable because that's
3 what --

4 COMMISSIONER VOSS: I don't think
5 it's unreasonable. That's what he showed us.

6 COUNTY ATTORNEY VINCENT: That's what
7 he showed you. But you got to link it back.

8 COMMISSIONER VOSS: And I'd like to
9 do that to protect the people around there. That's the only
10 thing I'd like.

11 CHAIRMAN EVANS: How do we word that
12 because when it was presented as evidence, it was said
13 similar to.

14 COUNTY ATTORNEY VINCENT: You're
15 going to have -- there are pictures in there that will
16 evidence that we're going to build a building similar to
17 these. So the condition would have to be something that any
18 building built must be similar to these pictures attached.
19 you're going to have to attach a copy of picture to the
20 conditional use permit.

21 CHAIRMAN EVANS: Then we get a little
22 bit subjective on --

23 COUNTY ATTORNEY VINCENT: Oh, yeah.

24 CHAIRMAN EVANS: -- what's similar
25 and what's dissimilar.

1 COUNTY ATTORNEY VINCENT: What you're
2 going to have then is there a way to enforce it. Well,
3 without something ascertainable standard like there, there's
4 no way to enforce it. So I'm just trying to come up with
5 something that if they build -- I don't know -- something
6 that's totally not suitable, whatever that is, we can't just
7 go out there and file a violation of conditional use permit
8 charge against them. We have to have something that's how
9 was it supposed to be built.

10 COMMISSIONER CUNIO: Mark, I've a
11 question in that regard. Stanley, I understood exactly
12 where you're coming from; however, what if we the
13 applicant -- if we define according to pictures roughly what
14 he's supposed to build, what if he gets halfway through and
15 his financing falls through or what have you, what happens
16 to the conditional use permit then?

17 COUNTY ATTORNEY VINCENT: It goes
18 away.

19 COMMISSIONER McCREARY: Within one
20 year.

21 COUNTY ATTORNEY VINCENT: They've got
22 one year to do it. If he runs out of time and doesn't get
23 it completed, that's his problem, if you make that a
24 condition.

25 COMMISSIONER CUNIO: I don't recall.

1 Scottie, have we made any kind of condition like that on any
2 of those other wedding venues? I know we've talked about
3 buildings and things, but I mean, any type of square footage
4 or --

5 MS. EAGAN: The only time I can
6 remember anybody putting a condition of the design of a
7 building was the Board of Zoning Adjustment, and they said
8 similar to and they specified the name of a company whose
9 building it was at the time. Well, now that company moved
10 out and it's not there any more and it's a building that you
11 definitely wouldn't want them to rebuild if somebody else
12 wanted to build it. So you have to be very careful on the
13 words we use if we make this a condition.

14 COMMISSIONER CUNIO: I understand,
15 Stanley, where you're coming from, but I think sometime we
16 have to just put some faith in what these applicants are
17 going to do. I think we get into a very gray area with this
18 Commission trying to establish what type of buildings that
19 they're going to be building. It sounds like we get into
20 architectural zoning or something.

21 MS. EAGAN: I mean the only issue I
22 could see with correlating them with the pictures, which is
23 fine, if we want to, you know, say that they need to be
24 built, you know, similar to the design of the pictures, they
25 are two completely different buildings. One is 7,500 square

1 foot building and one is a 2,500 square foot building with
2 an outdoor patio. So that's fine. It gives us a lot of
3 leeway when a building permit comes in to see if it's
4 similar or not, but again, it's a lot of leeway for whoever
5 is in power at the time say yeah, that's similar or no
6 that's not similar.

7 But I don't if you mind. If you guys want a
8 condition, we'll put a condition and we'll enforce it.

9 COMMISSIONER WILLIAMS: Why -- how do
10 you enforce that? I mean, right now we don't have -- we got
11 nice artist renderings. We don't have any plans or
12 architectural plans or anything of that sort. So --

13 MS. EAGAN: It'd have to be when the
14 building permit comes through, and whoever reviews the
15 building permit is going to have to look and see if in their
16 mind, that is similar to the pictures that are attached to
17 the conditional use permit.

18 COUNTY ATTORNEY VINCENT: That's you,
19 Scottie.

20 MS. EAGAN: That's Tori.

21 COUNTY ATTORNEY VINCENT: Well, Tori.
22 Your office --

23 MS. EAGAN: Right.

24 COUNTY ATTORNEY VINCENT: -- is going
25 to have to sign off.

1 MS. EAGAN: So it's going to be us
2 looking at it saying yes, that's similar. No, it's not
3 similar.

4 COMMISSIONER VOSS: Is there another
5 way to protect the property values around there. I mean,
6 show me something, because right now I'm thinking...

7 COUNTY ATTORNEY VINCENT: I don't
8 know if there was because there's not. I mean --

9 COMMISSIONER VOSS: There's not.
10 That's the problem.

11 COUNTY ATTORNEY VINCENT: Well, it's
12 just like me building a house and painting it some really
13 bad color.

14 COMMISSIONER VOSS: Exactly, exactly.

15 COUNTY ATTORNEY VINCENT: You know,
16 my -- I may make you sick with the color I use.

17 COMMISSIONER VOSS: I'm feel
18 obligated to the people around there because they showed
19 some evidence and I'm thinking, you know, I see your point.

20 But if they build what they say they're going
21 to build, then I don't think it's possible. I don't want to
22 drive by there later on and look at it and say, you know
23 what? That wasn't quite what I had in my head I seen.

24 COUNTY ATTORNEY VINCENT: Well, they
25 build the building that you think that you should and then

1 two years from now they paint it some phosphorescent color
2 that glows in the dark, what you got?

3 COMMISSIONER VOSS: Yeah, I'm
4 getting off on different --

5 COUNTY ATTORNEY VINCENT: It's the
6 same thing. How we going to enforce it?

7 COMMISSIONER VOSS: Yeah, how do you
8 judge the quality? I understand.

9 COUNTY ATTORNEY VINCENT: There is
10 cadence that say you cannot regulate aesthetics. And if
11 you're talking about square feet, then we can say this
12 building cannot build more than X-number of square feet.
13 Then that's pretty easy.

14 COMMISSIONER SCHULTEHENRICH: I think
15 by putting something in there, Stanley, I think you're
16 right. At least it expresses the thoughts of this
17 Commission in regards to what --

18 COMMISSIONER VOSS: I'm not sure what
19 it is.

20 COMMISSIONER SCHULTEHENRICH: --
21 we're looking for. Okay. It doesn't -- it doesn't just
22 leave it a void to say that we're going to give you a
23 Conditional Use Permit and basically we understand you can
24 do with it as you wish to.

25 COMMISSIONER VOSS: We have -- he can

1 build whatever he wants.

2 COMMISSIONER SCHULTEHENRICH: At
3 least it expresses our thoughts.

4 COMMISSIONER VOSS: A driveway, a
5 parking lot. He can build one building right now. I'm not
6 saying he will, and I'm not saying it's a good business
7 venture for him to do that, but at the same time, you know,
8 I'm just thinking of the neighbors.

9 COMMISSIONER SCHULTEHENRICH: I think
10 the word similar to is probably going to be the best type or
11 it should be similar quality as noted in the pictures as
12 presented as testimony, or very similar to. Okay.

13 Something along those lines is what I would
14 suggest you use the wording for it. At least it gives
15 thought of what we're trying to at least see done.

16 CHAIRMAN EVANS: The deputy sheriff
17 has closed the door. So I ask that everybody stay in here
18 until he returns and opens it up and the alarm has reset.

19 COUNTY ATTORNEY VINCENT: We're
20 trapped.

21 CHAIRMAN EVANS: Any further
22 discussion?

23 COMMISSIONER McLAREN: Bill, once
24 again, I'm going to unfortunately do what I think Jay was
25 doing.

1 The new regulations -- and I understand we're
2 underneath the old regulations. But in the new regulations,
3 there has to be a engineer design that we approve, correct?
4 Or not we, that Scottie approves. So she has to have a
5 civil engineer design a site plan, correct?

6 MS. EAGAN: [Nodding]

7 COMMISSIONER McLAREN: And I don't
8 remember and I apologize. I'm not going to dig because
9 I'll have my whole file messed up. Is there architectural
10 renderings with a building in the new verbiage?

11 MS. EAGAN: I don't think we included
12 that.

13 COMMISSIONER McLAREN: Okay. And so
14 I'm kind of going off here, but we do have a site plan that
15 was submitted into evidence. It wasn't by an engineer, but
16 we do have a site plan of where the parking lot's located,
17 where the buildings are located, and where the street with
18 the exception of the approved state highway access is
19 located, correct?

20 COUNTY ATTORNEY VINCENT: I think so.

21 COMMISSIONER McLAREN: That was
22 submitted last month?

23 MS. EAGAN: Yes. And it was done by
24 an engineer.

25 COMMISSIONER McLAREN: Okay. I would

1 think it's as appropriate as anything that that be attached
2 to it so that, you know, we're approving something that
3 we're -- that the parking lot must move all the way over to
4 one side or all the way to the other side. I think if we're
5 critically worrying about the surrounding property owners,
6 we looked at that piece of property and that ten acres. So
7 I would think it was just as appropriate that that would be
8 connected to this. Maybe I'm wrong again.

9 MS. EAGAN: I'm going to throw a
10 wrench in your plan on that though, because if we do the
11 conditions as they're stated, this site plan will have to
12 change because the parking will need to move a little bit in
13 order to meat the setbacks that are part of conditions.

14 Sorry.

15 COMMISSIONER McLAREN: Or the plat
16 has not been surveyed yet, correct?

17 MS. EAGAN: No.

18 COMMISSIONER McLAREN: Or the
19 property boundaries could move on the ten acres. You know,
20 so once the --

21 MS. EAGAN: I mean, it's going to be
22 the ten acres that they parcel off are going to the be ten
23 acres they turned in for the rezoning, which is the ten
24 acres that are on here. Otherwise, part of their property
25 won't be zoned for the activities to take place on if they

1 move it at all.

2 COMMISSIONER McLAREN: But if -- you
3 know, right now it's just described as ten acres; it's not
4 fully described, is it?

5 MS. EAGAN: It is.

6 COMMISSIONER McLAREN: It is.

7 MS. EAGAN: We have a legal
8 description attached to the rezoning.

9 COMMISSIONER McCREARY: Scottie, is
10 this what you're look at, the site plan?

11 MS. EAGAN: Uh-huh.

12 COMMISSIONER McCREARY: Okay. I just
13 wanted to make sure because I remember there was a different
14 one when first came before us.

15 MS. EAGAN: Right.

16 COMMISSIONER McCREARY: Now, just to
17 recap this, it came before us to zoning change. The board
18 here denied it as recommendation. The County Commission
19 approved it because it changed the size.

20 So now that it's changed into a different zone,
21 we basically need to do a conditional use permit, it shall
22 be permitted in this zone. The neighbors, the road,
23 everything I understand we didn't want to go from Suburban
24 Development to this zoning change, but we were overruled by
25 the Commission. So now we are here to basically build a

1 best conditional use permit we can.

2 CHAIRMAN EVANS: Correct.

3 MS. EAGAN: And just to clarify, it
4 was more than just a size change of why they approved it.
5 There was more evidence that was submitted at their hearing
6 rather than just the size.

7 COMMISSIONER McCREARY: Okay.

8 CHAIRMAN EVANS: Right because under
9 the rezoning, we have had a public hearing. So we don't
10 know what the additional information was presented.

11 Any other discussion? [None]

12 All right. Now we have three items, I guess,
13 we include the changing on the lighting, a maximum of 300
14 people occupancy, and attachment of the similar pictures as
15 presented in testimony that the -- whatever is built has to
16 be similar to those.

17 MS. EAGAN: Is everyone on board with
18 that?

19 COMMISSIONER WILLIAMS: My answer
20 would be no. I just -- I think we -- I think the idea of a
21 site plan would be excellent, but I think to sit here and
22 try to govern the architecture and stuff like that is just
23 going to be a nightmare. I've been involved in that in the
24 past through architecture review committees, and that is
25 just -- gets down to splitting hairs, honestly. And I feel

1 bad for your office that's going to have to decide that
2 because somebody's going to come in and say they -- you may
3 say they met it or they didn't meet it, and somebody's going
4 to have the other argument the other way. And that's not
5 fair to you all.

6 COMMISSIONER REINHOLD: Why don't you
7 just submit the site plan that they submitted and go with
8 that?

9 MS. EAGAN: The site -- you know,
10 that's what I was going to ask Mark. Can we somehow tie it
11 to the site plan as it meets the setbacks set forth in the
12 conditions?

13 COUNTY ATTORNEY VINCENT: Yep.

14 MS. EAGAN: Okay. So we could do
15 that if you guys are all right with that.

16 COMMISSIONER WILLIAMS: That's okay
17 with me.

18 CHAIRMAN EVANS: But that would be in
19 addition to the pictures of the buildings?

20 COMMISSIONER WILLIAMS: I don't want.

21 MS. EAGAN: My understanding it would
22 just be similar to site plan as it meets all setbacks as
23 stated in the conditions.

24 CHAIRMAN EVANS: Okay. So we would
25 change that to --

1 COMMISSIONER WILLIAMS: Site plan.

2 CHAIRMAN EVANS: -- site plan.

3 Any further discussion? All right.

4 We have the -- unless there's any objection,
5 we'll include all three to vote on this. If anyone would
6 chose to vote on them separately, we can.

7 COUNTY ATTORNEY VINCENT: Bill, just
8 to be clear. Is the one that Stan is referencing pictures,
9 is that in and out?

10 CHAIRMAN EVANS: Out.

11 COUNTY ATTORNEY VINCENT: Okay.

12 CHAIRMAN EVANS: We're going with the
13 site plan, is my understanding.

14 Now, is there any discussion? Do you want to
15 vote on these altogether or separately?

16 COMMISSIONER SCHULTEHENRICH: Vote
17 together.

18 COMMISSIONER REINHOLD: Yeah.

19 CHAIRMAN EVANS: If there is no
20 discussion, we're vote on them together. So we have the
21 changes in lighting, changes in maximum occupancy to 300,
22 and the site plan included.

23 MS. EAGAN: Do you want me if read
24 what I wrote?

25 CHAIRMAN EVANS: Yes.

1 MS. EAGAN: I'll say: Site plan shall
2 be developed -- the site shall be developed similar to the
3 site plan submitted at the public hearing, amended to meet
4 all setbacks set forth in the conditions.

5 Does that work?

6 COUNTY ATTORNEY VINCENT: Uh-huh.

7 CHAIRMAN EVANS: That works.

8 COMMISSIONER TOBBEN: Are we voting
9 on adding those, or are we voting on the actual CUP right
10 now? We're going to have two separate votes? Is that
11 what's going on?

12 CHAIRMAN EVANS: We were going to
13 vote on the CUP and adding those.

14 COMMISSIONER TOBBEN: Okay, got you.

15 CHAIRMAN EVANS: That's why I asked
16 if you wanted to do them separately. Otherwise, we would
17 have all the existing conditions, 1 through 11, I believe,
18 plus the three additional conditions. So we would be voting
19 to approve or deny the CUP.

20 If there is no further discussion, the Chair
21 would entertain a motion.

22 COMMISSIONER REINHOLD: I make a
23 motion to approve File 160205 with all the changes, the
24 three changes we made.

25 COMMISSIONER HAIRE: I'll second it.

1 CHAIRMAN EVANS: We have a motion and
2 a second to approve File 160250 with the three additional
3 conditions. All in signify by saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER CUNIO: Aye.

8 COMMISSIONER WILLIAMS: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER HAIRE: Aye.

11 COMMISSIONER TOBBEN: Nay.

12 COMMISSIONER SCHULTEHENRICH: Nay.

13 CHAIRMAN EVANS: I think we better
14 take a voice vote on that -- or a roll-call vote. I'm
15 sorry.

16 MS. EAGAN: Bill Evans?

17 CHAIRMAN EVANS: Yes.

18 MS. EAGAN: Jay Schulteheinrich?

19 COMMISSIONER SCHULTEHENRICH: No.

20 MS. EAGAN: Tim Reinhold?

21 COMMISSIONER REINHOLD: Yes.

22 MS. EAGAN: Ray Cunio?

23 COMMISSIONER CUNIO: Yes.

24 MS. EAGAN: Tom Tobben?

25 COMMISSIONER TOBBEN: No.

1 MS. EAGAN: Bill McLaren?
2 COMMISSIONER McLAREN: Yes.
3 MS. EAGAN: Stan Voss?
4 COMMISSIONER VOSS: Yes.
5 MS. EAGAN: Dan Haire?
6 COMMISSIONER HAIRE: Yes.
7 MS. EAGAN: Russell McCreary?
8 COMMISSIONER McCREARY: Yes.
9 MS. EAGAN: And, Ron Williams?
10 COMMISSIONER WILLIAMS: Yes.
11 MS. EAGAN: With 8 in favor and 2
12 opposed, the conditional use permit has passed.
13 CHAIRMAN EVANS: All right, thank
14 you.
15 Moving right along. So if anyone needs to
16 use the facilities, you now can.
17 New Business File 170045, William Buell.
18 Scottie, if you would please give us the
19 details.
20 MS. EAGAN: This is File is 170045
21 for William Buell.
22 The applicant is requesting to host special
23 events, occasional in the Non-Urban and Agricultural zoning
24 district.
25 The property is located at 665 Brush Creek

1 Road, approximately 350 feet north of Mill Hill Road, in
2 Central Township.

3 The Facts: The total area for the property is
4 approximately 66.3 acres.

5 The zoning of this property is Non-Urban and
6 Agricultural. In this district, "Special Events,
7 Occasional" require a Condition User Permit.

8 The applicant wishes to use this property as a
9 campground and RV park, which is a permitted use, as well as
10 have vendors on the property that would provide food,
11 drinks, arts and crafts, and entertainment, which is the
12 special events, occasional.

13 The majority of the properties around the
14 proposed site are zoned Non-Urban and Agricultural.

15 The properties to the southwest in Section 31
16 are zoned Community Development.

17 This property is surrounded primarily by
18 undeveloped land with some low-density residential land to
19 the south.

20 This property has access to Bush Creek Road,
21 which is a County-maintained road.

22 This property is located within Public Water
23 Supply District Number 3 boundaries.

24 A large portion of the property toward Bush
25 Creek Road is in the floodplain.

1 Staff Comments: Any buildings used or built in
2 connection with this CUP will need to be approved by the
3 Franklin County Building Department for a commercial
4 building.

5 All conditions shall be completed within one
6 year of approval, unless otherwise stated. Failure to meet
7 all conditions may result in the application expiring.

8 All new and/or existing entrances onto Bush
9 Creek Road will need to be examined by the Franklin County
10 Highway Department for a commercial entrance. Planning and
11 Zoning shall receive a copy of the permit prior to the
12 applicant commencing any activities on the property.

13 Any activity in the floodplain will require a
14 floodplain development permit.

15 Any building in the floodplain may require an
16 elevation certificate as well as a floodplain development
17 permit.

18 The applicant states they are proposing two to
19 four special events a year. This should be more specific as
20 to what the special event will be and how many times it
21 would happen each year.

22 CHAIRMAN EVANS: Thank you.

23 Is the applicant present the. Please step
24 forward and state your name and address and sign in, please.

25 MR. WILLIAM BUELL: My name is

1 William Buell. I live 1747 San Martin Drive Fenton,
2 Missouri.

3 [Thereupon, the witness was sworn.]

4 CHAIRMAN EVANS: Please give us some
5 detail on what you're proposing.

6 MR. BUELL: We would like to have
7 this property used for RV and tent camping and pretty much
8 leave the property as is in a natural state to host special
9 events. One in particular that I would like to do would be
10 a solar eclipse event in August. We've discovered last fall
11 that our property is almost at ground zero of the total
12 eclipse, and so we thought it would be a really great
13 experience for our family and our friends and for the
14 community to put on a solar eclipse event.

15 And I also am a part of the Northern Cherokee
16 Nation, who they also have a lot of culture and heritage in
17 dealing with solar eclipses throughout their history. And I
18 have approval of the Cherokee Nation to have them sanction
19 the event. So we'll be using a lot of our Native American
20 citizens to come and participate in the festivities for the
21 weekend. It would basically go from Friday around noontime
22 until Monday at 6:00 is when I'm saying everybody basically
23 has to leave.

24 So this event is what is driving this main, you
25 know, purpose of this special use.

1 In talking to Scottie and some of the other
2 people at Franklin County, I discovered that the zoning is
3 okay for a lot of the things. It's just that if I brought
4 in, you know, some drummers, some dancers, some musicians
5 and anybody with arts and crafts, that when she said well,
6 part of the property would already be zoned for it, but this
7 other part wouldn't.

8 This is part of a whole 204 acres that I own,
9 which what I'd be utilizing basically 124 acres in the
10 front. But the one parcel that I'm asking the special use
11 permit for would be the only parcel where we would, you
12 know, have the, you know, arts and crafts and entertainment,
13 in that area. The rest of it would be just, you know, the
14 camping areas. And then on the way back is just open ground
15 which would be for just hiking and exploring for the people
16 at the event.

17 CHAIRMAN EVANS: So you're really
18 the -- the way you're explaining this, you're really looking
19 almost as a single the event?

20 MR. BUELL: I am looking at that
21 right now as a single event. I do have plans perhaps in the
22 future to have one or two more a year, only because I think
23 this is going to be part of my Native American tribe that
24 they would like to have maybe some annual pow-wows out
25 there, or perhaps we could have a church outing. That's one

1 of the things we are looking at doing. We are very active
2 of with a lot of church groups. So to have a camping
3 weekend event for different church groups is part of my
4 other plan, but I have a full-time business and job. And
5 this isn't a career thing. This is just, like I said,
6 it's -- you know, there might be a couple of -- couple of
7 them a year is all.

8 CHAIRMAN EVANS: So what you're
9 looking at church groups and Cherokee Nation or whatever,
10 would those be charged events? You would be charging people
11 to be there, or are you just opening the property?

12 MR. BUELL: We will be changing for
13 the solar eclipse event. I can tell you that. The Northern
14 Cherokee pow-wow type things is not a charged event.
15 Neither would be the, you know, church activities, you know.
16 Those aren't charged, no.

17 CHAIRMAN EVANS: Any questions from
18 the Commissioners? Bill?

19 COMMISSIONER McLAREN: How many
20 people do you expect to be at one of these events?

21 MR. BUELL: If we're talking about
22 the solar eclipse event --

23 COMMISSIONER McLAREN: Maximum people
24 that you're going to have at an event, concert?

25 MR. BUELL: The maximum amount of

1 people I would have at the event, I don't have that number
2 in mind. Mainly talking about the solar eclipse event, I do
3 have a lot of expenses in putting on this thing. I've been
4 talking with the, you know, St. Clair Chamber of Commerce
5 and working with them to make sure that their events and my
6 event work together and that, you know, we're going to have
7 people shuttled around so that they can get the experience
8 of the Native American culture and the arts and crafts there
9 that they're not going to be having up in the city of St.
10 Clair.

11 And so we're -- you know, our plan is to have
12 some Friday, Saturday, Sunday camping, but also, you know,
13 for people that want to just come for the day. So it's hard
14 for me to put a -- put a number on that for that event.

15 If we're talking about like a pow-wow or a
16 church event, you know, I really don't see, you know, with,
17 you know, a couple hundred people.

18 CHAIRMAN EVANS: Ray?

19 COMMISSIONER CUNIO: You mentioned
20 the special events, and then you talk about RV camping and
21 tent camping, and I see a diagram here. You've got vendors
22 listed. Is all this going to occur -- you mentioned you had
23 200 and some acres. Is that right.

24 MR. BUELL: Yes.

25 COMMISSIONER CUNIO: All of this

1 that you have on this diagram will occur on the 66 acres,
2 right?

3 MR. BUELL: The items that would
4 require the special use permit would on the 66 acres.

5 The --

6 COMMISSIONER CUNIO: Including the
7 tent camping and the RV and --

8 MR. BUELL: There'll be some of that
9 there, but then the other parcel that it's already zoned
10 for, RV and camping, would have some too. And I think I
11 understand from what Scottie told me that was correct.

12 MS. EAGAN: Correct.

13 COMMISSIONER McLAREN: Is it in two
14 different zoning districts; is that what it is?

15 MS. EAGAN: Yeah. So his parcel, if
16 you look behind you where the blue is and directly west of
17 it is Non-Urban, and then the parcel to the south of it is
18 Community Development.

19 I don't know if you can see the land hook on
20 the far west edge of that to the south. That southern
21 property is Community Development.

22 COMMISSIONER CUNIO: What I'm
23 getting at here is, is regardless of where it's at, you're
24 going to have -- you said special events would just be kind
25 of one time or a couple times.

1 MR. BUELL: Correct.

2 COMMISSIONER CUNIO: What about the
3 on-going tent camping and RV business?

4 MR. BUELL: No, no. I'm not having
5 an on-going RV campground.

6 COMMISSIONER CUNIO: RV park -- not
7 an RV park?

8 MR. BUELL: For weekly, no. No, I'm
9 not doing that. No. I just put o there where for the
10 weekends one or two times a year I have it where they would
11 go with their tents and RVs.

12 COMMISSIONER CUNIO: Well, for those
13 times that you do have it, I mean, what kind of facilities
14 facilities are you going to have as far as rest rooms and
15 things like that?

16 MR. BUELL: It's all just temporary
17 facilities. We have contracted, you know, to bring in the
18 proper toilet facilities and to have them serviced
19 throughout the weekend. And this is only on the weekend
20 things. Okay, not weekday things, you know. But we also
21 have trash Dumpsters and receptacles that would be, you
22 know, put throughout the area. And this is all, like I
23 said, it'd be put in there, the event would happen, it would
24 be all taken back out.

25 COMMISSIONER McCREARY: I have a

1 question, Mr. Buell.

2 MR. BUELL: Yeah.

3 COMMISSIONER McCREARY: According to
4 your diagram here, you got parking. Is this going to be
5 only on the interior of the property, not on Brush Creek
6 Road?

7 MR. BUELL: Correct.

8 COMMISSIONER McCREARY: So all
9 parking will be on your property?

10 MR. BUELL: That is correct.

11 COMMISSIONER McCREARY: Along the --
12 what you have roads here?

13 MR. BUELL: Those are basically paths
14 and access areas.

15 COMMISSIONER McCREARY: Okay. So
16 it's not going to be gravel parking or anything, you're just
17 going to basically -- everybody comes there in their car,
18 their vehicle is going to be on you are property, --

19 MR. BUELL: Yes.

20 COMMISSIONER McCREARY: -- not on any
21 road, not on the shoulder?

22 MR. BUELL: Correct.

23 COMMISSIONER McCREARY: Okay. Do you
24 have any permanent structures? I see you have a stage here.
25 Is that going to be temporary?

1 MR. BUELL: That will be a temporary
2 stage.

3 COMMISSIONER McCREARY: Okay.

4 MR. BUELL: Yeah.

5 COMMISSIONER McCREARY: All right.

6 CHAIRMAN EVANS: Any other questions?

7 COMMISSIONER McLAREN: I'm going to
8 come back to what you didn't want to answer earlier. I
9 really want kind of an idea in your wildest dreams, how many
10 people is going to be there. That -- I think that's kind of
11 critical to make that decision. You're on a gravel road.

12 MR. BUELL: Uh-huh.

13 COMMISSIONER McLAREN: Brush Creek's
14 a gravel road.

15 MR. BUELL: Correct.

16 COMMISSIONER McLAREN: You know, I
17 hate to say the words because -- but there's a wedding venue
18 right down the road from you all. So --

19 MR. BUELL: I'm too familiar about
20 that.

21 COMMISSIONER McLAREN: And so it
22 depends on how many people to me that you're potentially
23 putting on that road coming in and coming into St. Clair. I
24 mean, you know, if it's a couple hundred people, it's one
25 thing. If you expect a couple thousand people, it's

1 something altogether different.

2 MR. BUELL: Yes, I understand that --
3 that concern, and that was even brought up at the St. Clair
4 Chamber of Commerce meeting that I've been going to. We've,
5 you know, have done some research on the internet about that
6 with what MoDOT has posted. And some experiences with other
7 towns and states that have had solar eclipses, and it's
8 pretty much agreed that, you know, the area is going to be
9 congested. And everybody is doing their best to try to
10 figure out how to, you know, minimize it in the city of St.
11 Clair on Highway 44. All the exits, I mean, the City of St.
12 Clair has in their meeting, they've said, oh, you know, we
13 -- we'd love to have, you know, six, eight thousand people
14 come by, you know.

15 So that's -- that's -- you know, they have a
16 traffic jam for them. I know it's most important to keep,
17 you know, the access of Brush Creek open, just like Highway
18 TT and Mill Creek.

19 There were actually, you know, two entrances
20 into the property. One was an old existing one, and then
21 the previous owner installed another one. And so I was
22 planning on actually opening up the old one and using both
23 of them so that people can get in and off Brush Creek right
24 away.

25 But here again, it's -- it's one of those

1 things that, you know, if it's 200 people, it's 200 people.
2 If it's a thousand people, it's a thousand people. I won't
3 know until we start really advertising it and putting it out
4 there because on the solar eclipse thing, you know, it would
5 be a paid thing. And so I will know as -- as we get people
6 buying tickets to get into the place. That's why I had
7 submitted some preliminary rules and regulations about the
8 eclipse event, because I think that might be, you know, the
9 main concern because that might be the most people.

10 Like I said, it's -- it's one or two times
11 throughout the rest of the year, you know, that's -- that's
12 a couple hundred people, I know. But you know, we will be
13 monitoring the, you know, the number of people coming in. I
14 have staff and people hired and volunteers to bring the
15 people in, count, organize, have people checked in. And
16 throughout the whole time period on the grounds, I'll have,
17 you know, security guards. I have, you know, EMT, first-aid
18 people.

19 So if there's anything that -- that I see
20 developing with the numbers, we will be able to handle with
21 no problem.

22 CHAIRMAN EVANS: I still have to
23 agree with Bill a little, is that we have all the rules and
24 everything. But the -- as you heard in our previous files
25 and everything, the number of people is important, and I

1 don't think you want us picking a number for you.

2 MR. BUELL: That is true. And I, you
3 know, I wouldn't like to choose a number to limit myself on
4 -- for this solar eclipse event is all I'm -- I'm trying to
5 figure out a way to do it separately, if that's your
6 concern, because the solar eclipse event is one time. And
7 the next one is 140 years from now, which I wouldn't be at.
8 If you're concerned about solar eclipse or if you're even
9 more concerned about the one or two things that might happen
10 afterwards...

11 COMMISSIONER McLAREN: Well, we're
12 approving something that's two to four times a year in here
13 is what it says. So you know, we're opening up for the
14 foreseeable future, and you know, some of what you're saying
15 is okay, that you're going to have boating on the Meramec
16 and fishing on the Meramec. Your property doesn't go down
17 to the Meramec.

18 MR. BUELL: No, it doesn't. That --
19 that was just an option for people to do is what we're --
20 we're just throwing that out as when you come to our
21 facility, there's these things available nearby. And
22 that's, you know, like, you know, we're working with, you
23 know, St. -- City of St. Clair. You know, we're going to be
24 telling people --

25 COMMISSIONER McLAREN: You're

1 creating a canoe livery or some type on the river?

2 MR. BUELL: No, no. No, let me --
3 we'll be --

4 COMMISSIONER McLAREN: I mean, what's
5 here has got, you know, I mean, you're really shooting a
6 shotgun. You're putting out a lot of possibilities here,
7 and not able to tell us, you know, how -- how many -- how
8 many staff are you expecting to have? Somehow we're going
9 to get around to how many people you think are going to be
10 there.

11 MR. BUELL: I wish -- I wish -- I wish
12 I had third I had a crystal ball. I could tell you how many
13 people are going to sign up and come to the solar eclipse
14 event. I really do. I mean, I've talked with Joe Schaeffer
15 and I've talked with Darlene at, you know, the Chamber of
16 Commerce, and expert people saying hey, well, how much
17 should I expect? What do you guys think?

18 They can't even tell you me, you know. I just
19 know that, you know, on the property that I have laid out
20 for camping and so forth, if you take in the whole
21 124 acres, which is the first two parcels, you know,
22 124 acres is a lot of room. Okay.

23 I'm not going to fill that. Okay. I don't
24 want that kind of, you know, damage and that kind of, you
25 know, responsibility of 5,000 people on the property.

1 You know I don't want that. But you know,
2 if -- you know, if a thousand people showed up, I could
3 handle that. I've got, you know, 50 to 75 staff people that
4 I could be bringing in with no problem because I have talked
5 to people who have done these things before, and I'm using
6 their expertise and guidance on preparations.

7 COMMISSIONER McLAREN: So the
8 following year's just going to be the Cherokee Nation and
9 church groups?

10 MR. BUELL: Correct, correct. Church
11 group and -- you know, which would also include, you know,
12 some music, you know, because church group music and the
13 pow-wows, and that's where I'm saying I know for sure
14 those -- those will be small. You know, those will be 200
15 people.

16 COMMISSIONER HAIRE: I think you can
17 break it down into two distinctive areas. How many people
18 would you allow camping? You got to put campsites by now.
19 So if you maximize all the camping spaces and delineate it,
20 how many people would there? Do you have any idea? You
21 need to.

22 MR. BUELL: I did -- I did that in a
23 rough draft for my own benefit.

24 COMMISSIONER HAIRE: What was that
25 number?

1 MR. BUELL: It was -- it was too
2 scary for me because it was up in the 5,000 range of, you
3 know, 10 by 25 campsites in the whole 124 acres of field
4 area. And that's when I said no, you know, I'm not going to
5 do that ever.

6 COMMISSIONER HAIRE: Here's I think
7 what we're all getting to is, you should have the definition
8 of what reasonably you would have for campsites on your
9 basis of when you're laying it out. That's one number.

10 MR. BUELL: I did that -- I did that
11 based upon the sketch I gave you guys, and there was like
12 700 campsites I felt comfortable with that, you know, were
13 take --

14 COMMISSIONER HAIRE: Based on that a
15 four-family room you could have 2800 people there. I think
16 that's probably not reasonable, at least in my estimation,
17 to have. What I like to see is reasonably what's your
18 expectation of managing the business on those four events a
19 year that you, how many campsites, how many expected people,
20 and how many staffers you're going to have. That's what
21 drives everything.

22 You have X-amount of staffers available. You
23 can manage so many people --

24 MR. BUELL: Correct.

25 COMMISSIONER HAIRE: -- given the

1 event.

2 But then the next number on your -- on the
3 eclipse is how many people could you handle with your staff
4 if you brought them in. There's a maximum number there.

5 MR. BUELL: Uh-huh.

6 COMMISSIONER HAIRE: So what is that
7 number?

8 COMMISSIONER WILLIAMS: Can I call a
9 time out here, because I think you went the wrong direction
10 there.

11 COMMISSIONER HAIRE: Okay.

12 COMMISSIONER WILLIAMS: I think
13 the -- unless I read this wrong, the campground and the RV
14 park are permitted uses.

15 MS. EAGAN: Yep.

16 COMMISSIONER WILLIAMS: So we're
17 not -- we're not discussing those or they shouldn't be on
18 the table. I mean, he can go in there right now and do
19 that.

20 COMMISSIONER HAIRE: Okay.

21 COMMISSIONER WILLIAMS: What we're
22 looking at are these special occasions where he's going to
23 have food, drinks, arts and crafts, and entertainment there.

24 COMMISSIONER McLAREN: Day people.

25 COMMISSIONER WILLIAMS: Right.

1 COMMISSIONER McLAREN: One day.

2 COMMISSIONER WILLIAMS: So --

3 MR. BUELL: Right.

4 COMMISSIONER HAIRE: Okay.

5 COMMISSIONER WILLIAMS: We need -- I
6 think we need to kind of differentiate that. So I'm
7 figuring out how to do that.

8 MS. EAGAN: Right. When I first
9 started talking to Mr. Buell, it was such a hard thing to
10 kind of distinguish where exactly he lies in the Code
11 because yes, camping and RV and even things associated with
12 that are permitted, such as little general stores and stuff.

13 But then he started talking about these arts
14 and crafts and this entertainment, and then it got more in
15 the gray area of well, you're kind of getting in to special
16 events, occasional. So you probable need a conditional use
17 permit for that part. But if you were just doing camping
18 with a little general store, then they had a campground,
19 you'd be fine. But when you're getting into bringing in all
20 these other things, that's why he's here.

21 CHAIRMAN EVANS: I guess the one
22 thing -- Mark, maybe you can answer this. Obviously, we
23 have one unique event. Can we stipulate one event versus
24 other events?

25 COUNTY ATTORNEY VINCENT: I don't know

1 about you, I don't plan on being here 123 years from now.

2 CHAIRMAN EVANS: I guess my point is,
3 it is such a unique event that happens once every century
4 and a half, that we would stipulate conditions for that
5 event versus --

6 COUNTY ATTORNEY VINCENT: Yeah.

7 CHAIRMAN EVANS: -- other conditions
8 that he would --

9 COUNTY ATTORNEY VINCENT: If that's
10 what he's asking for, but you can give him if you put
11 conditions on it. As Cameron came back to the -- to get you
12 all focus again about the campgrounds and whatnot, that's
13 correct. Those are measured, and you do not have to have
14 that here. It's just a question of whether or not what
15 we're doing. Do you want to grant a conditional use permit
16 for a professionalize event he's going to have one wedding,
17 for example, in 150 years is what you're going to have.

18 That's going to be a lot -- hopefully by him, a
19 lot of people out there for that wedding that's going to be
20 look at this the -- or whatever.

21 CHAIRMAN EVANS: I guess that's my
22 question, is having conditions for a unique event but of
23 conditions, addition conditions or other conditions for the
24 two or three other events he would have per year?

25 COUNTY ATTORNEY VINCENT: Well, I

1 think you guys are -- and you can craft them enough where
2 they're understandable, have at it.

3 COMMISSIONER HAIRE: Do we make two,
4 two CUPS?

5 COUNTY ATTORNEY VINCENT: No.

6 CHAIRMAN EVANS: Not on the same
7 property.

8 COUNTY ATTORNEY VINCENT: Not on the
9 same property no. You can have a part A and a part B
10 because you got one lot.

11 MS. EAGAN: I have a question for
12 Mark.

13 When he talks about these pow-wows and church
14 groups, he said he's not charging for those. So would those
15 even require a conditional use permit?

16 COUNTY ATTORNEY VINCENT: I guess my
17 question would be why are you referring to those pow-wows
18 and church groups? Are you saying you're coming back to
19 these because that's a different whole breed of cat then.

20 MR. BUELL: Yeah, that's -- that's
21 what I'm trying to say, is that the only thing that's kind
22 of like a business venture is the eclipse event that I'm
23 having. And you know, for pow-wows or church group
24 activities, you know, there's just, you know, there's no
25 charge for that. You know, we just --

1 COUNTY ATTORNEY VINCENT: Are people
2 that stay there going to have to pay?

3 MR. BUELL: No, no. It -- we --
4 truthfully we just, you know, like share our, you know, our
5 property, and you know, and God's nature with people and you
6 know, when they come out it's -- see this isn't -- the
7 special events a couple of times a year wouldn't be a
8 charge. It's just -- it's not -- it's not a business thing
9 for me. It's not.

10 COUNTY ATTORNEY VINCENT: We can't
11 get into regulating --

12 COMMISSIONER McCREARY: Scottie?

13 COUNTY ATTORNEY VINCENT: --
14 religious activities.

15 MS. EAGAN: From my understanding,
16 you're a part of those groups, correct, --

17 MR. BUELL: Yes.

18 MS. EAGAN: -- that you would have
19 come out to your property?

20 MR. BUELL: That is correct, yes.

21 MS. EAGAN: So you can't really have
22 a conditional use on something that's he's just inviting
23 friends out to stay on his property.

24 COUNTY ATTORNEY VINCENT: You get
25 close to a fraternal organization like something of that

1 nature.

2 COMMISSIONER McCREARY: Scottie, the
3 pow-wows, the church groups, the on-going occasional uses of
4 this property do not require a conditional use permit,
5 correct?

6 MS. EAGAN: That's what we're
7 discussing right now.

8 COMMISSIONER McCREARY: So basically
9 you have one event that you need this for as what you were
10 -- you two were talking saying, yeah, you probable need one?

11 MS. EAGAN: Yes. Starting with the
12 eclipse.

13 COMMISSIONER McCREARY: Well, I think
14 we were going to say this, as a condition of this
15 conditional use permit, can we put a sunset on it?

16 COUNTY ATTORNEY VINCENT: On the
17 eclipse?

18 CHAIRMAN EVANS: We can yes,
19 conditional use permits can have them. COUNTY ATTORNEY
20 VINCENT: you did that on purpose.

21 COMMISSIONER McCREARY: I did.

22 CHAIRMAN EVANS: I know. How long
23 you have you been waiting to say that?

24 COMMISSIONER McCREARY: It just came
25 to me.

1 COUNTY ATTORNEY VINCENT: I heard
2 something early on the vendors and things like that?

3 MR. BUELL: Correct.

4 COUNTY ATTORNEY VINCENT: What kind
5 of vendors you going to have out here with those free
6 admission events if everything is free?

7 MR. BUELL: Well, I was talking about
8 the --

9 COUNTY ATTORNEY VINCENT: At the one
10 time eclipse?

11 MR. BUELL: I was talking about the
12 solar eclipse.

13 COUNTY ATTORNEY VINCENT: You're only
14 going to have vendors at that event out there one time?

15 MR. BUELL: That is correct.

16 COUNTY ATTORNEY VINCENT: Okay.

17 COMMISSIONER McCREARY: Except for
18 like you said the general store or something, right? I
19 mean, the little --

20 MS. EAGAN: Yes, and that's
21 associated with the campground.

22 COUNTY ATTORNEY VINCENT: I heard a
23 campground.

24 MS. EAGAN: Right.

25 COUNTY ATTORNEY VINCENT: He can

1 charge for a campground.

2 COMMISSIONER McCREARY: Right.

3 COUNTY ATTORNEY VINCENT: You can't
4 have it both ways.

5 COMMISSIONER McCREARY: So he won't
6 need wristbands or anything for the other church group
7 functions later on because it's --

8 MS. EAGAN: That's what I was saying.
9 This was like such a gray topic that we were talking about
10 for so long before I made the decision of, well, the eclipse
11 needs to go before P and Z.

12 COMMISSIONER McCREARY: Right, right.

13 COUNTY ATTORNEY VINCENT: The eclipse
14 is all you need to have a conditional use permit on, as long
15 as you understand that he cannot have any commercial
16 activity out there any other day.

17 COMMISSIONER McCREARY: Just the
18 event. Well, within that time, right?

19 COUNTY ATTORNEY VINCENT: For
20 whatever that event covers.

21 MR. BUELL: Well, I'm confused by
22 that, but from what Scottie had told me that the property is
23 already zoned for RV campground.

24 COUNTY ATTORNEY VINCENT: It is.

25 MR. BUELL: Which would allow for

1 stores to sell stuff.

2 COUNTY ATTORNEY VINCENT: But those
3 are commercial activities.

4 MR. BUELL: To sell stuff.

5 COUNTY ATTORNEY VINCENT: Those are
6 commercial activities.

7 MR. BUELL: I know. Would -- that
8 would already be in it if I did that.

9 COUNTY ATTORNEY VINCENT: But you got
10 part of the land that's not permitted and part of the land
11 that is permitted, right?

12 MR. BUELL: All of land is permitted
13 for RV campground.

14 COUNTY ATTORNEY VINCENT: Okay. Then
15 that's my fault. I misunderstood that part of it.

16 MS. EAGAN: Yeah. All the north
17 property is zoned for campground and RV, not the bottom part
18 that he's not using.

19 CHAIRMAN EVANS: What we're saying is
20 that you have a paid event, which is the eclipse.

21 MR. BUELL: Uh-huh.

22 CHAIRMAN EVANS: That requires a CUP.

23 MS. EAGAN: So the campground and RV
24 park with the associated general store is allowed in the
25 blue area on the map and the property directly west of it.

1 MR. BUELL: And I could charge for
2 that --

3 MS. EAGAN: That's a permitted use.

4 CHAIRMAN EVANS: Right. If you want
5 to charge people --

6 MR. BUELL: If I wanted to charge for
7 them, I could on that?

8 COUNTY ATTORNEY VINCENT: Yes.

9 MS. EAGAN: Yes.

10 CHAIRMAN EVANS: Yes, but if you want
11 to have an event and you want to charge people to have
12 access to the property like you're talking about the
13 eclipse, that's one event.

14 If you're having church groups or the Cherokee
15 Nation and you're not changing, then what we're saying is
16 you don't need a conditional use permit if you're not
17 charging.

18 MR. BUELL: Correct, but let me ask
19 you this question because this is gray area that Scottie and
20 I were having trouble with. If I had a second, you know,
21 event where I did charge --

22 COUNTY ATTORNEY VINCENT: Okay. I
23 got to get your land straight.

24 MR. BUELL: Okay.

25 MS. EAGAN: Where -- what land --

1 MS. EGAN: The conditional use permit
2 is just for the blue part.

3 COUNTY ATTORNEY VINCENT: Right,
4 okay.

5 MR. BUELL: Because -- because --
6 because that's where Scottie said that if I brought in
7 outside vendors to sell things, I would have to have the
8 permit. It wasn't about whether I charge the people coming
9 in to camp because that was already approved.

10 MS. EAGAN: Right. When he started
11 talking about the vendors, the arts and crafts, the events,
12 the entertainment, that's when I said you need that
13 Conditional Use Permit for the front portion of the
14 property, not the campground and RV part.

15 COUNTY ATTORNEY VINCENT: Okay.

16 COMMISSIONER McLAREN: Why don't you
17 tell us what the ground portion is.

18 MS. EAGAN: Just that blue part.
19 That is the front portion of his property is what I'm
20 calling the front portion.

21 MR. BUELL: Yeah, and then where the
22 little cursor is --

23 COMMISSIONER McLAREN: Where is the
24 crest of the property that's CD?

25 MS. EAGAN: The CD is the --

1 MR. BUELL: The lower left of the
2 cursor.

3 COUNTY ATTORNEY VINCENT: I can't see
4 that far. I'm sorry. You have nothing we can point with?

5 COMMISSIONER McCREARY: There you go.
6 Nichole's got it now.

7 MR. BUELL: Okay. Thank you.

8 MS. EAGAN: This is all NUA. This is
9 all CD.

10 COUNTY ATTORNEY VINCENT: Okay. Now
11 stay there. What are those -- right now could he have
12 campgrounds on?

13 MS. EAGAN: [Indicating]

14 COUNTY ATTORNEY VINCENT: Not the one
15 down to the left?

16 MS. EAGAN: Not this one.

17 COUNTY ATTORNEY VINCENT: Not that
18 one?

19 MS. EAGAN: Right.

20 COUNTY ATTORNEY VINCENT: That's what
21 I was getting at.

22 MR. BUELL: Nothing is happening down
23 here.

24 COUNTY ATTORNEY VINCENT: Nothing is
25 happening down there?

1 MR. BUELL: Correct.

2 MS. EAGAN: He's not doing anything
3 with this one. It's all this, these two.

4 COUNTY ATTORNEY VINCENT: Okay.

5 COMMISSIONER McLAREN: And does that
6 property go out to Mill Hill Road, the other part?

7 MR. BUELL: No.

8 COUNTY ATTORNEY VINCENT: So you're
9 not doing anything with that one. We're not here about. So
10 that part they can do campgrounds on and which includes
11 whatever is permissible in with a campground?

12 MS. EAGAN: Right.

13 COUNTY ATTORNEY VINCENT: You can do
14 that on all of them?

15 MS. EAGAN: Uh-huh.

16 COUNTY ATTORNEY VINCENT: So now
17 we're looking at a conditional use permit for the eclipse
18 event --

19 MS. EAGAN: For this.

20 COUNTY ATTORNEY VINCENT: -- for
21 that?

22 MS. EAGAN: Yes.

23 COUNTY ATTORNEY VINCENT: And then
24 the event -- the other activities that are not normally
25 permitted in the campground, the vendors and the arts and

1 crafts and the performance entertainment or whatever is what
2 he's asking?

3 MS. EAGAN: Right.

4 COUNTY ATTORNEY VINCENT: There you
5 go.

6 MS. EAGAN: And that's all that's on
7 this.

8 COUNTY ATTORNEY VINCENT: Clear as
9 mud.

10 COMMISSIONER SCHULTEHENRICH: And
11 didn't we address something very similar to this over with
12 the -- with the dirt runs over on Willowford over across
13 from the Meramec? I mean, Mark, you come up with a
14 guideline or provisions that we had -- we had. It's not --
15 it's the same, but I mean, those are guidelines that we
16 could utilize in that regards, couldn't we or something? I
17 mean, no parking on the street, in this case, Brush Creek.

18 MS. EAGAN: Yeah, I honestly don't
19 remember what conditions we put on those.

20 COMMISSIONER SCHULTEHENRICH: There
21 aren't enough of the rest room facilities to meet the -- the
22 expected, I think there was a formula that was approved --

23 COUNTY ATTORNEY VINCENT: Yeah.

24 COMMISSIONER SCHULTEHENRICH: -- that
25 you had put in on that. Those were some things I remember.

1 You had to have security involved at that point in time.

2 COMMISSIONER McLAREN: They had to
3 put in separate roads so there wouldn't be people to park
4 on --

5 COMMISSIONER SCHULTEHENRICH: There
6 was no parking -- over there was no parking on Willowford.

7 MS. ZIELKE: Jay, are you referring
8 to the 5K run, like the Zombie Run that they applied for, or
9 are you referring to the mud run?

10 COMMISSIONER SCHULTEHENRICH: To the
11 mud run, because I think we had to address that on the mud
12 run with coming up with some conditions at that point in
13 time that we all approved on there. So that's what I
14 remember.

15 MS. EAGAN: I honestly don't remember
16 mud runs coming back to where you made changes to it. It
17 was a lot of it done between attorneys, and you got signed
18 off on it.

19 COMMISSIONER HAIRE: Yeah, that's
20 what I remember.

21 MS. ZIELKE: But with the Zombie Run,
22 you guys did address security and rest room facilities, and
23 that's why I was asking.

24 COMMISSIONER HAIRE: Yeah.

25 COMMISSIONER SCHULTEHENRICH: Okay.

1 Maybe I'm confused on the Zombie Run, but I thought we did
2 that also with the mud run at that time.

3 COMMISSIONER McCREARY: That was we
4 knew the road.

5 COUNTY ATTORNEY VINCENT: I think
6 you're getting to the point here with Mr. Buell that you're
7 going to have have him give you some data, or he's got to
8 make a decision, and that's what the maximum number of
9 people you're going to have out there is.

10 COMMISSIONER WILLIAMS: I've got a
11 question. Let me break this down a little bit farther.

12 Looking at the campground and RV park, which is
13 a permitted use, okay, then you're going to have vendors
14 that are food, drinks, arts and crafts, and entertainment,
15 which is getting you into in a special events, occasional.

16 MR. BUELL: Uh-huh.

17 COMMISSIONER WILLIAMS: Are you
18 anticipating that the vendors are going to be there for the
19 people on the property already, on the campground RV park,
20 or are you anticipating that additional people will come in
21 and maybe partake of that -- of those -- that special event?

22 MR. BUELL: It's mainly for the
23 people that are going to be there on the property for the
24 event, but in talking with the St. Clair Chamber of
25 Commerce, you know, working with them, they thought it would

1 be great if we, you know, have a shuttle service to where
2 people in town, if they wanted to come out and experience a
3 more Native American culture and setup and those type of
4 vendors which they are not having in town, they thought that
5 would be great for me to allow people to come in to do that.

6 And I said I didn't see a problem with that,
7 you know.

8 COUNTY ATTORNEY VINCENT: Going to
9 run into health problems if you don't know the number of
10 people.

11 COMMISSIONER WILLIAMS: I understand.
12 I mean, I'm -- I'm trying to get that number we're all
13 looking for.

14 COUNTY ATTORNEY VINCENT: Okay. He's
15 going to have to tell you.

16 COMMISSIONER WILLIAMS: I know.
17 Mainly doesn't cut it. The term mainly doesn't cut it. Is
18 there for the people.

19 MR. BUELL: I understand that, and --

20 COMMISSIONER WILLIAMS: You just gave
21 us testimony that said that --

22 MR. BUELL: Well, and that's what's
23 difficult for me is because, you know, that it's already
24 zoned for RV and campground usage. I didn't know that the
25 current zoning had a limit of people to it.

1 COUNTY ATTORNEY VINCENT: It doesn't.
2 It needs a CUP though.

3 MR. BUELL: Beg your pardon?

4 COUNTY ATTORNEY VINCENT: CUP does.
5 The conditional use permit does.

6 MR. BUELL: For the artists and
7 vendors and so forth that I bring in?

8 COUNTY ATTORNEY VINCENT: Yeah. The
9 number of people that you think are going to be in the park
10 that you're asking. You're asking that the aqua area or
11 whatever color that is be you -- you be granted a CUP for
12 that area.

13 MR. BUELL: Correct.

14 COUNTY ATTORNEY VINCENT: You've got
15 to tell this group how many people you're going to have on
16 that area.

17 MR. BUELL: Okay.

18 COUNTY ATTORNEY VINCENT: If you
19 don't do it, sir, you're not going to get it approved.

20 MR. BUELL: Okay. Well, I can tell
21 you that, you know, in that blue area that's on the map, I
22 won't have more than a thousand people.

23 COUNTY ATTORNEY VINCENT: That means
24 you're going to have the public facilities necessary for a
25 thousand people.

1 MR. BUELL: Correct, and I talked to
2 the Health Department here, Keith Brake [ph.], the
3 environmental specialist, and I discussed that with him with
4 the Franklin County rules and regulations were about all
5 that. And he actually said there were none for RV
6 campground.

7 COUNTY ATTORNEY VINCENT: But it's
8 not a RV campground.

9 MR. BUELL: Okay.

10 COUNTY ATTORNEY VINCENT: You're
11 going to use it like everybody else.

12 MR. BUELL: But I -- and then I
13 specifically asked him, I said, well, I'm having an event,
14 and I said, you know, I'm going to have so many people
15 there. What does the Health Department require, and he
16 couldn't tell me. All he told me was you need to talk to
17 the supplier of the temporary toilet facilities, and he'll
18 tell you how many units can handle so many people --

19 COUNTY ATTORNEY VINCENT: Have you
20 done that?

21 MR. BUELL: -- during the day. Yes,
22 I have.

23 COUNTY ATTORNEY VINCENT: What is it?

24 CHAIRMAN EVANS: What number did you
25 give him?

1 MR. BUELL: I told him that, you know,
2 if it was a thousand people, you know, how many units would
3 you expect that I would need to have? He said 25.

4 And I said, "Well, what happens if, you know,
5 it gets overused?" "

6 He said, "All you have to do is call me, and I
7 come out and service it. I'm on 24 hours, you know, a day
8 calls, seven days a week. I come out and service the
9 units."

10 And that's what was difficult for me even
11 talking to the vendors, the toilet facility, you know, the
12 trash cans, you know. If I have 200 people, you know, I'm
13 going to have, you know --

14 COUNTY ATTORNEY VINCENT: A lot left
15 over. That's okay.

16 MR. BUELL: You know, ten people per
17 toilet all weekend long, you know.

18 COUNTY ATTORNEY VINCENT: It'll be
19 clean.

20 MR. BUELL: You know, so that's why,
21 you know, it's difficult for me to give you an exact number
22 and exact way to handle it --

23 COUNTY ATTORNEY VINCENT: Sir, it
24 doesn't -- it

25 MR. BUELL: -- when I don't know how

1 many people are signed up.

2 COUNTY ATTORNEY VINCENT: It doesn't
3 work that way. It does not work that way. You have got to
4 make your presentation to us telling us the use you're going
5 to make of the property so that they can put reasonable
6 restrictions on it, and you've got to tell them how many
7 people you're going to plan on. And if you overestimate,
8 sorry.

9 MR. BUELL: Well, that's --

10 CHAIRMAN EVANS: It's going to be
11 very difficult to get -- for us to come up with a CUP if
12 can't come up with the number.

13 MR. BUELL: Well, like I said, I
14 mentioned before, you know, I -- you know, I can easily say
15 I won't put more than a thousand people on that 66 acres.

16 COUNTY ATTORNEY VINCENT: Okay.

17 MR. BUELL: You know.

18 CHAIRMAN EVANS: Okay. Is that the
19 number we're going to use then, a thousand?

20 MR. BUELL: That's fine with me,
21 yeah, you know.

22 CHAIRMAN EVANS: And that would
23 include the RV people, tent people, and people who would be
24 shuttled?

25 MR. BUELL: If you want to put it on

1 the shuttled people for the day, you know, it's you know --
2 it's something I know I can count for sure the actual RV,
3 tent people because that's going to be documented and they
4 will have wristbands. And then I'll be able to of also have
5 daily wristbands for people. So I'll be able to count those
6 as the day goes on.

7 CHAIRMAN EVANS: The people that are
8 to be shuttled in and aren't -- are they paying for entrance
9 to get into the vendors and the --

10 MR. BUELL: Yes.

11 CHAIRMAN EVANS -- and the music?

12 MR. BUELL: Yes.

13 CHAIRMAN EVANS: Okay.

14 COMMISSIONER HAIRE: Are you going to
15 have a website and sell these -- the campsites in advance?

16 MR. BUELL: Yes, I am.

17 CHAIRMAN EVANS: Any other questions
18 or comments?

19 COMMISSIONER McLAREN: Is there a
20 difference between having an RV park and having a
21 come-and-camp on my place event?

22 COUNTY ATTORNEY VINCENT: Are you
23 asking me, sir?

24 COMMISSIONER McLAREN: Yes, sir.

25 COUNTY ATTORNEY VINCENT: One is you

1 charge and one you don't.

2 COMMISSIONER McLAREN: No, I mean,
3 you know, I look at an RV park has kind of roads and
4 facilities, and some of these kind of things, you know.
5 It's the Good Sam guy or whatever. You know, here is -- I
6 mean, I think the issue -- we've got a couple of issues
7 here. We don't know how many people are going to be here
8 and it's all in the floodplain. Now, you know, it is --

9 MR. BUELL: It's just a very partial
10 part in the very front that's in the floodplain.

11 COMMISSIONER McLAREN: All right.
12 But that's where you got -- if something would happen,
13 that's where the people have to get in and out of, kind of
14 sort of?

15 MR. BUELL: Yeah, the access is
16 through the creek bottom. There is another access in the
17 very back of the property, but I wasn't wanting to open that
18 up because it goes through a, you know, nice neighborhood.
19 But I've been out there for, you know, a year now and I've
20 seen it rain hard in the past year, and the low water bridge
21 that crosses Brush Creek, you know, doesn't stay high, you
22 know, over a foot more than, you know, eight hours.

23 COMMISSIONER McLAREN: Eight hours is
24 and a thousand people. So I don't know, you know.

25 MR. BUELL: Right, but if there is an

1 emergency and so forth, I can bring them in the back
2 entrance, emergency vehicles. There's no problem.

3 COMMISSIONER McLAREN: So are -- are
4 we considering just a one-time event now, or are we
5 considering something four times a year for eternity?

6 COUNTY ATTORNEY VINCENT: I'm not
7 sure what he's asking for.

8 MR. BUELL: I would like -- I would
9 like to ask for the special permit request as I submitted it
10 to Scottie for, you know, two to four events a year. That
11 way if -- if, you know, I decide to do something in the --
12 in the future with another special event, then, you know,
13 then I have that. But like I said before, it's, you know,
14 two to four a year because, you know, this isn't a business
15 thing for me. It's just --

16 COMMISSIONER McLAREN: What would be
17 some more examples of something that's in the follow years
18 you might consider doing?

19 MR. BUELL: If I wanted putting on a
20 Fourth of July event or if I wanted to put on something for,
21 you know, Labor Day. You know, it's, you know, just
22 something that if, you know, I'm getting the permit and I'm
23 doing, you know, the improvements to the property to
24 accommodate the solar eclipse, I'm having church groups out
25 whatever, you know. If I have another event, it would just

1 be nice to have that provision already and not have to come
2 here and ask for every one of them every time.

3 COMMISSIONER McLAREN: And what
4 improvements are you doing? I mean --

5 MR. BUELL: Talking about the, you
6 know, the access roads in and out through the property.
7 Just you know, cleaning it up and making it look nice, and
8 you know, planting trees and there's setting up walking
9 paths and hiking paths and...

10 COMMISSIONER McLAREN: Okay.

11 CHAIRMAN EVANS: Okay. So let's get
12 this straight. Because we were going to your Cherokee
13 Nation and church groups and whatever, which are -- you
14 belong to and you can have on your property. But now
15 basically we're saying it's not a single event. You would
16 like to have two to four events a year, like the Fourth of
17 July or whatever. And would you have vendors, would you
18 have paid admission?

19 MR. BUELL: I would have paid
20 admission at some of those.

21 CHAIRMAN EVANS: All right. So we're
22 not going to a single event anymore, now we are multiple
23 events?

24 MR. BUELL: I would like to request
25 that, yes.

1 CHAIRMAN EVANS: Okay.

2 MR. BUELL: Is what I'm saying
3 because, you know, two years from now if I want to, you
4 know, have a special event that's going to have vendors and
5 entertainment, I didn't want to have to come back here again
6 in two years, you know, to do that.

7 MS. EAGAN: I'll stop you right there,
8 because if you don't do anything within a year, that
9 conditional use permit will expire. If they approve two to
10 four events a year and you have one and you don't have for
11 another two years, your conditional use permit won't be
12 valued anymore.

13 So you're going to know tonight if you're going
14 to do that and continue to do that every year, or maybe just
15 ask for one now and then later when you do get a better feel
16 for what you want, how many people are you going to have at
17 all these other events, you can always come back. But if
18 you have one in August and you don't have another one for
19 two years, that -- this conditional use permit won't be
20 around because after one year of not using it, it will
21 expire.

22 MR. BUELL: Okay. I understand.

23 CHAIRMAN EVANS: Any other questions?

24 Now, based on what Scottie just told you, are
25 you looking again at a single event, or do you think you're

1 going to do two a year and that's a CUP does anything
2 whether a business or anything. If you don't -- if you
3 don't do the business within a 12-month period, within a
4 year, it expires.

5 MR. BUELL: I understand that. I
6 guess I would need to ask the Commission in a sense because,
7 you know, to save myself time and money to come in here, you
8 know, every so often, you know, I would like to have -- have
9 it be something I can do every year. Okay. And if it's,
10 you know, one event a year, if it's one event a year. If
11 it's two, it's two. You know, if it's acceptable to you
12 guys, I would like to ask for that, you know.

13 CHAIRMAN EVANS: We'll consider
14 anything you want. As Scottie was just pointing out that --

15 MR. BUELL: Yeah.

16 CHAIRMAN EVANS: -- that you -- an
17 event has to take place at least once a year.

18 MR. BUELL: Right

19 CHAIRMAN EVANS: Or the CUP expires,
20 and that's the same with all CUPs.

21 MR. BUELL: And for me to qualify
22 with that, even if I have a free event or I have a RV
23 campground and I just one vendor come in and sell something
24 one time, then that would be consider or if I -- because
25 that's really what the Conditional Use Permit is about.

1 It's about the vendors coming in and selling stuff?

2 MS. EAGAN: Basically what you're
3 asking us for is to hold a festival on your property. So
4 that's what your Conditional Use Permit is going to be for.

5 COUNTY ATTORNEY VINCENT: It's going
6 to allow you up to a thousand people every time you have an
7 event. So you're going to have to provide services for up
8 to a thousand people, even if you have one vendor.

9 MS. EAGAN: So, yeah, if they put
10 those conditions on there, you will have to meet those for
11 every event.

12 MR. BUELL: So if I have an event
13 that's only 200 people, I still --

14 COUNTY ATTORNEY VINCENT: Have to
15 plan for a thousand.

16 MR. BUELL: -- I still have to plan
17 for a thousand?

18 MS. EAGAN: If that's what the
19 conditions state that you have to rest room facilities for a
20 thousand people, that's what you would have to provide at
21 ever event you have. That's why I said it might be best for
22 you to do one.

23 MR. BUELL: Okay. We'll just ask
24 for the solar eclipse event tonight. How's that sound? Is
25 that okay? Sounds too complicated, the other stuff.

1 CHAIRMAN EVANS: Well, if you ask for
2 the solar eclipse event and we have time on based on the
3 solar eclipse, then that CUP would be expire. Then you can
4 come back for another CUP --

5 MR. BUELL: Correct.

6 CHAIRMAN EVANS: -- based on future
7 activity.

8 MR. BUELL: Correct.

9 CHAIRMAN EVANS: So if you were
10 looking for short-term for --

11 MR. BUELL: Just one year -- one
12 year, short-term.

13 CHAIRMAN EVANS: -- for the --

14 MR. BUELL: For the solar eclipse
15 event.

16 CHAIRMAN EVANS: -- for the solar
17 eclipse event, we can do that. It expires after the solar
18 eclipse. You can come back in for another CUP.

19 MR. BUELL: Okay. If that's what the
20 Commission would prefer, then I'll ask that.

21 COUNTY ATTORNEY VINCENT: Sir, that's
22 not right. Let's don't do that.

23 CHAIRMAN EVANS: Yeah, we're trying
24 to accommodate you. It's not what we're prefer. It's what
25 you'd like to do, and we're trying to...

1 COUNTY ATTORNEY VINCENT: You said
2 you wanted to base it upon a thousand people. That's what
3 they're trying to accommodate you with.

4 MR. BUELL: Correct.

5 COUNTY ATTORNEY VINCENT: You don't
6 get to pick and choose. If you get accommodated for a
7 thousand people, it's for every event for a thousand people.
8 We're not going to come out there and count.

9 MR. BUELL: I know, but --

10 COUNTY ATTORNEY VINCENT: We're going
11 to take it you're going to have a thousand people at each
12 event.

13 MR. BUELL: And then, you know. And
14 that's what I'm saying. I could agree to accommodate a
15 thousand people at every event.

16 COUNTY ATTORNEY VINCENT: You don't
17 agree; you ask.

18 MR. BUELL: Okay.

19 COUNTY ATTORNEY VINCENT: We don't
20 negotiate.

21 MR. BUELL: Okay. I'm trying to
22 understand the complexity of this thing.

23 COUNTY ATTORNEY VINCENT: All you got
24 do is tell us what you're going to do, how many people are
25 going to be there and how often you're going to do it. It's

1 simple.

2 MR. BUELL: Okay. I'm going to have
3 a thousand people maximum at each event on that parcel. And
4 I would like to do it, you know, two times a year.

5 COUNTY ATTORNEY VINCENT: Okay.

6 MR. BUELL: And I'll provide all the
7 accommodations to handle up to a thousand people at each
8 event.

9 COUNTY ATTORNEY VINCENT: There you
10 go.

11 CHAIRMAN EVANS: Okay. Any other
12 questions?

13 MS. EAGAN: I've got one for you.
14 Are you still saying only weekends?

15 MR. BUELL: Correct, only weekends.

16 MS. EAGAN: Okay.

17 CHAIRMAN EVANS: Now, on the solar
18 eclipse you're only weekends, are you going to have vendors
19 at the -- you said like Friday, Saturday, Sunday, Monday
20 or...

21 MR. BUELL: That would be Friday,
22 Saturday, Sunday and Monday, but --

23 CHAIRMAN EVANS: Okay. So that's not
24 a weekend.

25 MR. BUELL: That's not a weekend. Is

1 Friday, Saturday and Sunday the weekend?

2 COUNTY ATTORNEY VINCENT: Yeah.

3 MS. EAGAN: That's what I would
4 consider weekend.

5 MR. BUELL: Yeah, the solar eclipse
6 is on Monday, you know, but you know, if I have to tell
7 people they can't sell anything on Monday; is that what
8 you're telling me then?

9 COUNTY ATTORNEY VINCENT: No, sir.
10 You're telling us.

11 MR. BUELL: Okay. Can we -- can we
12 change it to Friday to Monday, the new request?

13 MS. EAGAN: That would be up to
14 them, but if -- if you want Friday through Monday, that's
15 something they can discuss.

16 MR. BUELL: Okay.

17 MS. EAGAN: But originally you said
18 only weekends, so I just wanted to clarify it to see if
19 that's still accurate.

20 MR. BUELL: I would like to modify
21 that to be Friday, Saturday, Sunday and Monday.

22 CHAIRMAN EVANS: Friday, Saturday,
23 Sunday, Monday twice a year for a thousand people?

24 MR. BUELL: Correct.

25 CHAIRMAN EVANS: Any other questions?

1 COMMISSIONER McLAREN: I apologize.
2 I always got questions. You know, this a really all about a
3 couple of things to me. It's about the safety of the people
4 and in your guests and the guests that come into Franklin
5 County. I think it boils down do safety, is what's
6 important. So you're going to have people there for four
7 days potentially, and it's a country setting. It's pretty.
8 I drove out there today. I thought it was important for me
9 to drive out and look. It looks like he's been planting
10 trees. I hope I was in the right place.

11 MR. BUELL: Yes.

12 COMMISSIONER McLAREN: There was a
13 red gate going in.

14 MR. BUELL: Correct.

15 COMMISSIONER McLAREN: There's
16 another gate down and it looks like a low water crossing and
17 maybe you just dug a pond by the creek or something --

18 MR. BUELL: That is correct, yes.

19 COMMISSIONER McLAREN: -- looking
20 across the creek. So you're going to have people out there
21 for four days wandering around in the dark. Are you going
22 to do something about lighting at night or, you know, like I
23 said, to me it gets down to safety. And if you've got
24 people out there and they don't know where they're at and
25 there's barbed wire fences and whatever, is that something

1 that comes under our review or not?

2 CHAIRMAN EVANS: That is the RV and
3 tent part of it. It's permitted.

4 COMMISSIONER McCREARY: All right.

5 CHAIRMAN EVANS: We can't do
6 anything.

7 COMMISSIONER McLAREN: Okay.

8 COMMISSIONER REINHOLD: Going outside
9 and look at the stars.

10 CHAIRMAN EVANS: Yeah. We're not
11 even saying that's safe or not safe, but it's not within our
12 jurisdiction.

13 Any other questions? [None]

14 Thank you.

15 MS. EAGAN: Wait, I have one. Sorry
16 I was thinking.

17 The vendors and the arts and crafts and the
18 stuff you have out there, is that going be available during
19 certain times, or at any time during the day, at night? Do
20 you have something in your mind of the times?

21 MR. BUELL: No, we established quite
22 hours and where things get shut down and vendors aren't
23 selling and there's no festivities going on.

24 MS. EAGAN: So it stops at 11 p.m. on
25 your --

1 MR. BUELL: Eleven to seven or
2 something I think I put down.

3 COMMISSIONER HAIRE: 12:00 a.m. to
4 7:00 a.m.

5 MS. EAGAN: Our quiet hours under
6 your policy is any entertainment or music will not extend
7 past 11:00. Quiet hours are 12:00 a.m. to 11:00 -- or 7:00
8 a.m.

9 MR. BUELL: Correct, correct.

10 MS. EAGAN: Okay.

11 CHAIRMAN EVANS: All right.

12 Thank you.

13 MR. BUELL: Can I request something
14 if there are no objections. Is it possible to move this
15 request to Old Business and possibly get a vote on it
16 tonight, only because the solar eclipse is about four months
17 away.

18 CHAIRMAN EVANS: That will depend on
19 who all speaks and how the Commission votes.

20 MR. BUELL: Okay.

21 CHAIRMAN EVANS: So it could be moved
22 to Old Business tonight. If it wasn't moved to Old Business
23 and send to the Review Committee, it would be voted on next
24 month.

25 MR. BUELL: Right.

1 CHAIRMAN EVANS: And approved. So
2 that would be the longest it would take, but it depends on
3 what else happens tonight.

4 MR. BUELL: Okay, thank you.

5 CHAIRMAN EVANS: Is there anyone else
6 wishing to speak in support of this CUP?

7 State your name and address and sign in,
8 please.

9 MS. AMANDA CARRICO: Amanda Carrico,
10 1609 Mill Hill Road. That's St. Clair.

11 [Thereupon, the witness was sworn.]

12 So my concern is you talked about Brush Creek
13 being the road going in and out.

14 CHAIRMAN EVANS: Ma'am, are you
15 speaking in support or opposition?

16 MS. CARRICO: In opposition.

17 CHAIRMAN EVANS: Okay. I was asking
18 for anyone else who was in support.

19 MS. CARRICO: Oh.

20 CHAIRMAN EVANS: So just let me see.
21 Is there anyone else wishing to speak in support?

22 MS. CARRICO: Sorry.

23 CHAIRMAN EVANS: If not, go ahead.

24 MS. CARRICO: Sorry.

25 So the road going in Brush Creek is definitely

1 not a paved road. It's a gravel road, and my concern is
2 safety going in and out if you have that many people coming
3 in and out. Is it going to be safe if there is a fire, if
4 there's anything like that, if there's ambulance needed to
5 be there. Can they get by a row of cars trying to get in?
6 You know, there's safety issues there. I have a list of
7 things that I can go through.

8 One of my biggest things is that I worry about
9 people wandering onto my property who are going to be
10 staying there for the four days that with this eclipse
11 thing.

12 And another thing is flooding. If it floods,
13 where are they going to go.

14 Noise, I have two small children that if the
15 noise is supposed to go from -- till seven -- you know,
16 11:00 p.m. to 7:00 a.m. is your quite time, why can it not
17 be pushed back further to 9:00 or 10:00 p.m. when my
18 children go to sleep?

19 I worry about drugs. How are you going to
20 regulate use of drugs, if people are bringing them in, if
21 they're not. If they are leaving any trash behind, is it
22 going to come onto my property?

23 And then I have one other concern. The
24 property is leased with cows and cattle on it. Where are
25 those cattle going to go? Just curious.

1 One more thing was the fact that he wanted to
2 have it for wildlife refuge. How is it considered wildlife
3 refuge when you're bringing all these people in and scarring
4 away the animals? Just saying.

5 I think that's all I have to say.

6 CHAIRMAN EVANS: Thank you.

7 MS. CARRICO: Thanks.

8 CHAIRMAN EVANS: Anyone else wishing
9 to speak in opposition?

10 MS. LINDA STUCKY: I have a my
11 question.

12 CHAIRMAN EVANS: Go ahead.

13 MS. STUCKY: My name is Linda Stucky,
14 and I live at 504 Rosewood.

15 CHAIRMAN EVANS: Please state your
16 name and address and sign in, please.

17 MS. STUCKY: Linda Stucky, 504
18 Rosewood in St. Clair.

19 He says there's a back entrance.

20 MS. REPORTER: Excuse me. Raise your
21 right hand, please.

22 [Thereupon, the witness was sworn.]

23 MS. STUCKY: He says there is a back
24 entrance to this property. I'd like to know where it is.

25 CHAIRMAN EVANS: Okay, thank you.

1 Mr. Buell, would you like to address that
2 question?

3 MR. BUELL: I'm not sure if I
4 remember all of your concerns or not, but I might have to be
5 reminded of those. I'll answer the last one first.

6 The back parcel has an access off of, as I
7 said, it's a subdivision road at the very -- right up there.
8 Yeah. Not -- a little bit further north there, and that's
9 way up on the back -- back property at the top of the hill.
10 And that's what I said. It's -- there's a gate there, and
11 there's a road there. It's been an access to the property I
12 guess for a while.

13 Yeah, push the end of it like that?

14 MS. EAGAN: Yep.

15 MR. BUELL: Okay, right there. I
16 think it's right about there.

17 MS. STUCKY: Do you know the name of
18 the street?

19 MR. BUELL: I can't read that.

20 COMMISSIONER CUNIO: Sue Drive.

21 MR. BUELL: Sue Drive or Sue Lane; is
22 that it?

23 MS. STUCKY: Have you talked to
24 anyone in that subdivision?

25 MR. BUELL: No, I did not talk to

1 anybody in that subdivision because there wasn't anything
2 close or any activities that would be --

3 MS. EAGAN: You can't --

4 CHAIRMAN EVANS: All comments are
5 addressed to the Commission.

6 MR. BUELL: I'm sorry. She asked me
7 a question. Sorry.

8 So anyway, that was the back access road off of
9 the Sue Lane, which I said, you know, if there was a flood
10 in the third week of August, which I don't know what the
11 changes are of that, but if there was some type of an
12 emergency and they couldn't cross the low water bridge, then
13 we would have to use that access.

14 Getting to that point is easy from any other
15 part of the property getting to that -- into that road. And
16 so any, you know, if there was an emergency vehicle that had
17 to be brought to the facility and it couldn't come in off of
18 Brush Creek, you know, we could, you know, meet them at the
19 end of Sue Lane.

20 CHAIRMAN EVANS: And that is a
21 private road you have access to?

22 MR. BUELL: As far as I know, I have
23 access because there is a gait there and it's on my
24 property. So...

25 COMMISSIONER WILLIAMS: That doesn't

1 necessarily mean that you have the right of access. I
2 mean --

3 MR. BUELL: Well, I never checked
4 into it other than just what was given to me in my, you
5 know, closing documents on the property.

6 COMMISSIONER WILLIAMS: Well, what's
7 in your closing documents that says you have the right of
8 access? I mean, what is it there? What's in there? What
9 document are you referring to, an easement deed?

10 MR. BUELL: There is an easement
11 deed, yeah, that was recorded for the Sue Lane.

12 COMMISSIONER WILLIAMS: Okay.

13 CHAIRMAN EVANS: All right, thank
14 you.

15 MR. BUELL: do I need to address the
16 other questions?

17 CHAIRMAN EVANS: Let's wait and see
18 if anybody else wants to speak in opposition --

19 MR. BUELL: Okay.

20 CHAIRMAN EVANS: -- first.

21 Is anyone else wishing to speak in opposition?

22 [None]

23 If not, Mr. Buell, don't sit down. Please come
24 back up. Pull up a chair.

25 MR. BUELL: Okay.

1 CHAIRMAN EVANS: Yeah, if there is
2 anything you'd like to say.

3 MR. BUELL: I wanted to address the
4 concerns of Amanda; is that right?

5 MS. CARRICO: Sure.

6 MR. BUELL: Okay. I know she has a
7 property, I believe, to the her parcel is like right here.
8 Is that right?

9 MS. CARRICO: One over.

10 MR. BUELL: This one right here?

11 MS. CARRICO: Perfect.

12 MR. BUELL: Okay. Yeah, and right
13 there is her parcel, and the camping and everything would be
14 up here in this area. And there's woods down in here up to
15 her property. There is a barbed wire fence along the whole
16 outside perimeter of this parcel.

17 And I don't see, you know, people straggling
18 through the, you know, the woods at nighttime. I think
19 everybody is going to be concentrated more in for the
20 camping. What happened to the pointer? Kind of like what I
21 showed you guys on the map I gave you. Most of the
22 activities are going to be in this valley right down here.
23 And there is a big hill that comes up to a peak here. And
24 then there's more woods that, you know, is a buffer between
25 what events and activities I'd be having with their

1 property.

2 And the, you know -- so far as music and any
3 loud noises, you know, for a big open parcel like that, I
4 thought that the to 11:00 to 7:00 was an okay time.

5 Here again, you know, the safety of the people
6 I know is big concern, but that's why I said, you know,
7 we'll have security people there. We'll have EMT people
8 there. I have staff have, you know, staff and people for
9 the grounds and maintenance, you know, of picking up trash.

10 There won't be any, you know, any evidence of
11 things left after the event.

12 CHAIRMAN EVANS: Okay. Thank you.

13 Any discussion?

14 Thank you, Mr. Buell.

15 I think there's a few unanswered questions
16 maybe on the road possibly.

17 COMMISSIONER WILLIAMS: About the
18 road.

19 CHAIRMAN EVANS: Access to it, whose
20 it is.

21 Any other questions comments?

22 COMMISSIONER McCREARY: Mr. Chairman,
23 I'd like to see the campground policies possibly put on this
24 where he states professional security, first-aid and all
25 that will be provided under the conditions.

1 CHAIRMAN EVANS: Now, Mark, have you
2 seen those? I mean, most of these look like most of them
3 would probably would be enforceable or unenforceable?

4 COMMISSIONER HAIRE: Can we regulate
5 those or not?

6 CHAIRMAN EVANS: Well, that's my
7 question is some of them whether we can regulate or not, can
8 we possibly enforce them?

9 COUNTY ATTORNEY VINCENT: Well, some
10 of them are ones you normally have, like the time of it.
11 There are some of them that are just -- would be very
12 difficult to enforce. How are you going to -- who's going
13 to go out there and no off-road motorized vehicles will be
14 allowed. No weapons of any kind will be allowed. You going
15 to go out and search everybody? That's just kind of hard.

16 COMMISSIONER McCREARY: Well, that's
17 where his private security staff come in.

18 COUNTY ATTORNEY VINCENT: Yeah, but
19 he doesn't want to get involved.

20 COMMISSIONER McCREARY: It's his
21 private security.

22 COUNTY ATTORNEY VINCENT: All we can
23 do is require him to have a private security there. He can
24 do whatever he wants.

25 COMMISSIONER McCREARY: Right, right.

1 COUNTY ATTORNEY VINCENT: But we
2 don't want to be touching that.

3 COMMISSIONER McCREARY: No.

4 CHAIRMAN EVANS: So most of those
5 would be pretty much unenforceable --

6 COUNTY ATTORNEY VINCENT: For us,
7 yeah.

8 CHAIRMAN EVANS: -- for us. Because
9 I think on previous CUPs, we even looked at having the
10 Sheriff's deputies out, and they refused to actually go on
11 the property to see --

12 COUNTY ATTORNEY VINCENT: They won't
13 go on the property. They'll check out the --

14 CHAIRMAN EVANS: Right, but we had
15 asked and they refused and said no, they would not go on the
16 property to enforce any conditions.

17 COMMISSIONER McCREARY: I think the
18 only time we had the sheriff was with the Mud Run to make
19 sure the road was cleaned. And they paid for them.

20 CHAIRMAN EVANS: Right, but we asked
21 that they would go on the property, and they refused. The
22 sheriff would not go on the property.

23 COMMISSIONER McCREARY: That's why
24 his own professional security, but the time, a quite time
25 and things like that. Because it doesn't -- it doesn't

1 list, you know, like our other conditional use permits, we
2 just give, you know, from 11 -- 7:00 to 10:00 p.m. or
3 whatever. I'd like to see some kind of quite time at least
4 enforced on that or stated.

5 CHAIRMAN EVANS: Any addition
6 discussion?

7 COMMISSIONER McLAREN: What --
8 what -- what would be an example of Number 4 on the
9 floodplain?

10 MS. EAGAN: You asking me?

11 COMMISSIONER McLAREN: Yes, please.

12 MS. EAGAN: Any sort -- any movement
13 of dirt in the floodplain would require a floodplain
14 development permit for roads, building, anything like that
15 would require a floodplain development permit.

16 COMMISSIONER HAIRE: Are these like
17 temporary, like tents on there, would be in compliance?

18 MS. EAGAN: If it's in the
19 floodplain, no.

20 COMMISSIONER HAIRE: Okay.

21 COMMISSIONER SCHULTEHENRICH: When
22 you talk about floodplain, we're talking about just along
23 Brush Creek, aren't we? Is that we're only talking about
24 that?

25 MS. EAGAN: Wherever the floodplain

1 is on the property.

2 COMMISSIONER SCHULTEHENRICH: Along
3 Brush Creek?

4 MS. EAGAN: Anywhere on the property
5 where there's a floodplain. If it's just along Brush Creek,
6 then, yes. Just along Brush Creek.

7 COMMISSIONER SCHULTEHENRICH: Do we
8 know how much of that is?

9 MS. EAGAN: I believe the whole
10 portion of the front part of that property is in floodplain.

11 COMMISSIONER SCHULTEHENRICH: When
12 you say front part, are you talking about --

13 MS. EAGAN: Along Brush Creek Road.
14 Anything in the floodplain is going to require a floodplain
15 development permit. It doesn't matter where it is on the
16 property. It's going to require it.

17 COMMISSIONER SCHULTEHENRICH: Well, I
18 understand that. I'm just trying to figure out as to when
19 you talk about it -- you talk about it, it seems as though
20 sometimes you're talking about the floodplain being over a
21 significant amount of the area, and so there's a creek that
22 goes right along Brush Creek Road.

23 MS. EAGAN: Nichole, would turn on
24 the floodplain map.

25 MS. ZIELKE: The area shown in blue

1 is the 100-year floodplain.

2 COMMISSIONER McCREARY: Right where
3 the RVs go.

4 CHAIRMAN EVANS: Any other questions,
5 discussion?

6 COMMISSIONER McLAREN: You know, I
7 have, you know, I always have questions.

8 Are the security and the vendors counted in the
9 thousand people and then the people cleaning up trash and
10 all of the people needed to be on site to make this happen?

11 MS. EAGAN: No, it's just the
12 thousand people at the each event, coming to the event.
13 Security is not included, vendors aren't included. It's
14 people paying for the event.

15 COMMISSIONER McLAREN: All right. So
16 you know, if that's going to be that there's going to be
17 three to four hundred cars coming in there, can they get off
18 Brush Creek Road quick enough to come in?

19 You're the highway guy.

20 COMMISSIONER WILLIAMS: All at one
21 time? Heck no. Over an eight -- over a couple of hour
22 period, should be fine. I mean, I don't know what you
23 wanted me to say. I mean, it depends on -- you know, I
24 wouldn't envision something like that.

25 COMMISSIONER McLAREN: I just wanted

1 to here your opinion.

2 COMMISSIONER WILLIAMS: Right. I
3 mean, it's difficult to say because I would envision that
4 that -- the event we're talking about, especially a solar
5 eclipse, you're going to have people there, you know,
6 camping or it's mine. That you're going to have people
7 there already. They will come in at some point in time over
8 the weekend. And it sounds like he's going to have other
9 people that will come in the day of the event. And they're
10 going to be there probably at different times. I forget
11 times and solar events, but noon I think is about it. And
12 you know, 2:00 to 3:00 in the afternoon is the end of it.

13 So I would envision people coming in during the
14 day or in the morning. Now, if they all show up at one
15 time, you're probably okay.

16 CHAIRMAN EVANS: Mr. Buell, I did
17 have one more question for you.

18 On the -- you talked about shuttles from St.
19 Clair and whatever. What type of shuttles are you talking
20 about? Are we talking about buses coming in, would that
21 reduce the amount of traffic?

22 MR. BUELL: Yes, I had discussed that
23 with Carla Pelton, who is a neighbor on the back corner of
24 the property who was a part of the, you know, Chamber of
25 Commerce Committee for the eclipse. Okay. And she's in

1 charge of event and coordinating everybody, and she had
2 suggested that, you know, they use some buses that -- that
3 she knows of that they can get that would shuttle people
4 around.

5 CHAIRMAN EVANS: That's what I'm
6 asking. What type of buses?

7 MR. BUELL: It's school buses.

8 CHAIRMAN EVANS: School buses?

9 MR. BUELL: It's the school buses,
10 right.

11 CHAIRMAN EVANS: Any timeframe on
12 hourly?

13 MR. BUELL: That was all going to be
14 up to Carla to determine, Carla Pelton. You know, I -- she
15 just asked me if I thought that would be okay and if that
16 would be a good idea, and I -- I thought, well, yeah, you
17 know, if people want to come down and there's -- you know,
18 because they're providing the free shuttle service.

19 CHAIRMAN EVANS: Okay. I'm just
20 interested in number of buses and when they would be there,
21 and we don't really know that.

22 MR. BUELL: No, I don't know that
23 because --

24 CHAIRMAN EVANS: Okay. That's all
25 right.

1 MR. BUELL: Sorry.

2 CHAIRMAN EVANS: That's all right.

3 Any other discussion? All right.

4 Now we're looking at Conditional Use Permit for
5 a thousand people twice a year. It seems to be some
6 unanswered questions.

7 Chairman have any -- or Commissioners have any
8 further discussion?

9 If not, the Chair would entertain a motion to
10 either move to Old Business or send to Review Committee. I
11 suggest if it were sent to Review Committee, the file would
12 be left open for a couple of weeks in case anyone wanted to
13 furnish additional information.

14 COMMISSIONER McCREARY: Mr. Chairman,
15 I'll make a motion to send it to Review Committee

16 COMMISSIONER McLAREN: Second.

17 CHAIRMAN EVANS: I'm sorry. Did you
18 want to leave that file open for any length of time?

19 COMMISSIONER McLAREN: Yeah, I think
20 you --

21 COMMISSIONER McCREARY: First of the
22 month, --

23 COMMISSIONER McLAREN: Pardon me?

24 COMMISSIONER McCREARY: -- May 1st
25 when the Review Committee next meeting?

1 CHAIRMAN EVANS: The --
2 COMMISSIONER HAIRE: May 5th.
3 CHAIRMAN EVANS: -- 5th.
4 COMMISSIONER McCREARY: Till the 5th
5 CHAIRMAN EVANS: We need it before
6 then in case somebody needed to submit.
7 COMMISSIONER HAIRE: There's a
8 Friday.
9 COMMISSIONER McCREARY: The Friday
10 before.
11 CHAIRMAN EVANS: Friday before, that
12 would be the 28th.
13 COMMISSIONER McCREARY: There you go.
14 CHAIRMAN EVANS: Okay. Add that to
15 your motion. Do you still approve that with a second.
16 COMMISSIONER McLAREN: [Inaudible
17 response.]
18 CHAIRMAN EVANS: All right. We have
19 a motion to move File 170045 to the Review Committee, and
20 the file remaining open until the 28th.
21 All in favor signifying by saying aye.
22 COMMISSIONER REINHOLD: Aye.
23 COMMISSIONER VOSS: Aye.
24 COMMISSIONER McLAREN: Aye.
25 COMMISSIONER CUNIO: Aye.

1 COMMISSIONER WILLIAMS: Aye.

2 CHAIRMAN EVANS: Aye.

3 COMMISSIONER HAIRE: Aye.

4 COMMISSIONER TOBBEN: Aye.

5 COMMISSIONER SCHULTEHENRICH: Aye.

6 COMMISSIONER McCREARY: Aye.

7 CHAIRMAN EVANS: Opposed? [None.]

8 Motion is carried.

9 I suggest we take a ten-minute break. We're in
10 recess till 9:45.

11 [Thereupon, a break was taken at 9:33
12 till 9:46 p.m.; after which, the
13 proceedings continued as follows:]

14 Moving on, this is File 170047, Ravinia Events.
15 No public comment accepted.

16 Scottie, will you please give us the details.

17 MS. EAGAN: File 170047, Ravinia
18 Events, L. L. C.

19 The applicant requests to rezone one parcel
20 from Suburban Development to Non-Urban and Agricultural.

21 The property is located on Grand Army Road,
22 approximately 6/10 mile west of Fiddle Creek Road, in Boles
23 Township.

24 The Facts: The total area for the rezoning is
25 approximately 98 acres in size.

1 The zoning of this property is Suburban
2 Development. The applicant would like to rezone to
3 Non-Urban and Agricultural.

4 Non-Urban and Agricultural zoning allows for
5 agricultural, recreational, wildlife, forestry, open space,
6 farming and related uses to mix with low-density residential
7 development.

8 The properties around the proposed site are
9 zoned Suburban Development.

10 This property is surrounded by low-density
11 residential land and undeveloped land.

12 This property has access to Grand Army Road,
13 which is a County-maintained road.

14 The applicant is not the current owner of the
15 property, but the current owner has signed off on the
16 application.

17 This property is located within Public Water
18 Supply District Number 3 boundaries.

19 Staff Comments: The future land use map shows
20 this property as being non-urban.

21 Rezoning are allowed in our regulations due to
22 the every-changing conditions that exist in the county and
23 elsewhere. According to Article 14, Section 321, any such
24 change must promote the health, safety, morals, comfort, and
25 general welfare of Franklin County by conserving and

1 protecting property and building values, by securing the
2 most economical use of land and facilitating the adequate
3 provision of public improvements in accordance with the
4 master plan adopted by Franklin County.

5 And since this is a rezoning, I just want to
6 remind everybody we're focused solely on the zoning, not on
7 the use or what the applicant wishes to use the property
8 for.

9 CHAIRMAN EVANS: Okay. Thank you,
10 Scottie.

11 Is the applicant present the? Will you please
12 state your name and address and sign in, please.

13 MR. STEVE McATEE: Steve McAtee, 1284
14 Grand Army Road.

15 [Thereupon, the witness was sworn.]

16 CHAIRMAN EVANS: Go ahead and give us
17 detail on why this rezoning would be appropriate.

18 MR. McATEE: Yes, thank you. I'd
19 like to thank all of you for listening to my petition
20 tonight.

21 I am here to ask for this land which was -- has
22 always been and will be for the foreseeable future an
23 agricultural piece of land to be rezoned to its previous
24 designation. We are in the midst of hundreds of acres that
25 are utilized for agricultural purposes. There is absolutely

1 no activity, at least that I know of, with regards to any
2 significant development along Grand Army Road or, for that
3 matter, along Philip Creek Road, which also constitutes
4 thousands of acres of farmland.

5 So I'm here simply to ask for a return to the
6 previous designation. We are, as I said, surrounded by
7 farms. We are a farm. We have a horse farm. We have
8 basically horses and dogs, about 12 horses at any given
9 time. To the east of us is a cattle farm, and to the west
10 of us is a farm that has cattle and horses as well.

11 That's why I'm here.

12 CHAIRMAN EVANS: You mentioned
13 returning it to its previous designation.

14 MR. McATEE: Correct, yes, Non-Urban.

15 CHAIRMAN EVANS: When was that done,
16 and why?

17 MR. McATEE: Well, when the -- I
18 believe it was -- I'm not sure of the exact date. I believe
19 it was when the future land map changed. It was in times
20 when the economy was ticking along a little bit better than
21 it did thereafter. Maybe prior to 2006 or maybe it was even
22 later than that. I'm not sure. I'm not sure, but it was --
23 it was, I think rezoned with the idea to draw people out
24 into the area for the purpose of building homes on
25 three-acre lots or less.

1 CHAIRMAN EVANS: Scottie, is that
2 accurate?

3 MS. EAGAN: That is incorrect.

4 MR. McATEE: Okay.

5 MS. EAGAN: This property has been
6 zoned Suburban Development since we had zoning in 1986.

7 MR. McATEE: Is that right? Then I
8 stand corrected. I stand corrected. My -- the reason I
9 thought that was because when I came in originally, oh, a
10 couple of years ago and made application, I made application
11 for a -- for a Conditional Use Permit, and I was told by the
12 nice lady working at the front desk that -- she accepted the
13 application and then sent it back and said I forgot to tell
14 you rules just changed, the zoning just changed. Now, that
15 was 2014. So that's the reason --

16 MS. EAGAN: Right, our zoning
17 districts changed.

18 MR. McATEE: Okay.

19 MS. EAGAN: So before we allowed what
20 you were asking for in that district, and then in 2014, it
21 was removed out of that district.

22 MR. McATEE: Okay. All right. I
23 stand corrected. Thank you.

24 CHAIRMAN EVANS: Any questions,
25 comments from the Commissioners?

1 COMMISSIONER WILLIAMS: So where are
2 we at? Did you still want the rezoning?

3 MR. McATEE: Yes, I do.

4 COMMISSIONER WILLIAMS: For what
5 purpose? If I may ask.

6 MR. McATEE: If we want to get into
7 the purpose, I'll be happy to -- to go there. It was -- it
8 is -- I'll be happy to go there if that's okay. It was
9 stipulated that we weren't going there, but if you want,
10 actually I'll go there. May I?

11 MS. EAGAN: It's up to the Board. In
12 all reality, it doesn't matter what you want to do there.

13 MR. McATEE: Okay.

14 MS. EAGAN: They're not going to look
15 at the use and what you want to do. They're going to look
16 at the zoning district.

17 MR. McATEE: Right. So in any event,
18 the reason I want to do it is because I want to have the
19 right to come back and go through the same process that
20 we've watched a couple of times earlier this evening. And
21 apply for a Conditional Use Permit or periodic special
22 events.

23 CHAIRMAN EVANS: Jay?

24 COMMISSIONER SCHULTEHENRICH: It
25 appears that you said there's cattle farming on both sides,

1 on the east side and the west side?

2 MR. McATEE: Correct.

3 COMMISSIONER SCHULTEHENRICH: Are
4 those zoned agricultural, Non-Urban and Agricultural?

5 MS. EAGAN: The whole area is zoned
6 Suburban Development.

7 COMMISSIONER SCHULTEHENRICH: The
8 whole area is, even though there's --

9 MS. EAGAN: Agricultural is allowed
10 in all areas.

11 COMMISSIONER SCHULTEHENRICH: Yeah.
12 The use of that land, at least right now, even
13 though it's zoned Suburban Development, is -- the uses
14 basically fall within this Urban Development, or as he is
15 describing, more agricultural in the area there? Do you
16 know on that, Scottie, by chance?

17 MS. EAGAN: The use of whose
18 property?

19 COMMISSIONER SCHULTEHENRICH: In the
20 given area in close proximity to the property on it?

21 MS. EAGAN: I mean, people are
22 running cattle on it. That's fine.

23 COMMISSIONER SCHULTEHENRICH: But is
24 it residential in the given area as well?

25 MS. EAGAN: There's residents all

1 along Grand Army.

2 COMMISSIONER SCHULTEHENRICH: I've
3 not been down there. I did not make a trip down there for
4 this one. Okay, thank you.

5 MR. McATEE: We have a hundred acres
6 that we have one house on, the hundred acres in the -- the
7 property to the west of us has one house on a hundred acres,
8 and the property to the east of us has a couple of rental
9 houses right along Grand Army Road, and at least one or two
10 other houses. But it's the -- the -- the overall property
11 acreage, I don't know exactly what it is. But it's over 200
12 acres. It's maybe even 300 acres. I'm not sure.

13 All right.

14 CHAIRMAN EVANS: Any other questions
15 or comments?

16 COMMISSIONER WILLIAMS: Looking at
17 the uses, if we rezone it to NUA, we open it up to 39 uses
18 and 14 conditional uses. But right now it's limited to 15
19 allowed uses and two special uses.

20 Why should we do that when all the rest of the
21 area is zoned Suburban Development?

22 MR. McATEE: Well, one of the reasons
23 that I think that would be good for the Franklin County,
24 especially if you're interested, as I know you are, in the
25 development of the area, is to bring people into that

1 particular stretch to see the beauty and the grandeur of
2 Grand Army Road and Philip Creek.

3 And serve as a way to advertise what might be
4 the future development you'd like to see there.

5 CHAIRMAN EVANS: Bill?

6 MR. McATEE: We're in the middle of
7 farms, thousands of acres of farms. Over the ridge to the
8 north on the other side of Grand Army, which we own about
9 25 acres over there, over that ridge extends down into the
10 bottom lands, and there's tens of thousands of agricultural
11 acreage. That's what it is.

12 When I sit on my back porch, I look out onto --
13 to my left to my neighbor's property and there are -- are
14 three or four large grain bins which are running, you know,
15 pretty consistently in the fall when they're trying to dry
16 their grain. It is agriculture. It is what it is. I'm
17 simply asking for the zoning to be changed in my case to --
18 to put it back to an agricultural zoning, non-urban.

19 COMMISSIONER WILLIAMS: Before you
20 go, let me finish this train of thought here.

21 But the exact wording for the use you're
22 describing is allowed in SD. It's an allowed use. If it is
23 agricultural land and it's used for that purposes, it's an
24 allowed use.

25 MR. McATEE: What's an allowed use?

1 COMMISSIONER WILLIAMS: Agricultural.

2 MR. McATEE: Right.

3 COMMISSIONER WILLIAMS: That's what
4 you just described.

5 MR. McATEE: Right.

6 COMMISSIONER WILLIAMS: Did I miss
7 something?

8 MR. McATEE: No, you didn't. But I'm
9 coming as a businessman who wants to utilize the property
10 for a use that is not allowed under this zoning. And
11 therefore, I'm asking for a rezoning with a very reasonable
12 request for a Conditional Use Permit.

13 CHAIRMAN EVANS: Bill?

14 COMMISSIONER McLAREN: Bill, you
15 know, I've never been down that part of Grand Army Road
16 before, and Saturday afternoon, I took a drive down Tibus
17 [ph.] Road across Grand Army Road and out to Fiddle Creek
18 Road and back up to Highway 100. It is a very pretty area.
19 I will grant you that without a doubt. I think I picked out
20 which spot was your property because of the hard bend in the
21 road there --

22 MR. McATEE: Yeah, can't miss it.

23 COMMISSIONER McLAREN: -- is the way
24 I was able to recognize the property I believe. And I
25 think it would probably be more appropriate the County

1 engineer speak to this instead of me. But I was pretty -- I
2 don't know that impressed would be the correct word. Maybe
3 it's one of the bender -- bendier or crookeder roads in
4 Franklin County, I would say.

5 MR. McATEE: Yeah.

6 COMMISSIONER McLAREN: You know, one
7 of things that we've been able to request for a rezoning
8 would be a traffic study. And I think that Grand Army Road,
9 for us to -- for me to consider a rezoning on there would a
10 traffic study would be appropriate. It does not appear to
11 be an overly friendly road for somebody that doesn't drive
12 it everyday.

13 There is a lot of warning signs on a lot of go
14 slow and a lot of curves, and a lot of -- like I said, I
15 think it would be more appropriate for our County engineer
16 to speak to it, but I was pretty amazed with how the back
17 and fort and up and down and around and hard to see around
18 the corners. And to put more traffic on the road without
19 somebody looking seriously at it, I would think that we need
20 to consider a traffic study.

21 MR. McATEE: It's, you know, the
22 beautiful thing of the road now is that it has been paved by
23 the County at great expense to the taxpayers, probably a lot
24 more expense to the taxpayer than it could have been done
25 for.

1 It was widened. It -- we have very few
2 accidents on that property, or on that road there. But I
3 will say or admit that there is a crook in the road there
4 that about a 90-degree turn, and you know, there are warning
5 signs approaching it. But the width at the turn is very
6 sufficient in my opinion.

7 So -- I mean, it's not been an accident. I
8 ride my bike on it without any fear. There is very little
9 traffic because it's not a throughway to get really anywhere
10 except for the people that live along Grand Army Road or
11 some people that live on Philip Creek that want to go all
12 the way down to Highway T. But otherwise, it's not --
13 unlike Philip Creek and Tibus, it's not a throughway to a
14 destination for other people, besides the ones that are
15 living right there on the road. So, yeah.

16 CHAIRMAN EVANS: Any other questions?

17 [None]

18 Thank you.

19 MR. McATEE: Thank you.

20 COUNTY ATTORNEY VINCENT: Bill,
21 before you go on, I want to make sure that we remember to
22 focus on what you all -- you're responsible for rezoning is.

23 I know this is going to be rehashing things,
24 but first of all, you're talking about a building -- I'm
25 sorry, a traffic count, Bill. That's a good idea, but it's

1 not the County's responsibility to do that.

2 If he -- if somebody wants to prove it's not
3 going to have an impact on the traffic, it's their
4 responsibility at the public hearing to takes place. That's
5 burden, to establish that the traffic has to -- the point of
6 being up here is this.

7 The issue that you all have to confront -- and
8 this is just simply a reminder is by change the zoning of
9 this, would advance the public health, safety and welfare,
10 will it adversely affect the property values, or would it
11 otherwise be consistent with good land use plan.

12 Those are -- when you do zoning to start with,
13 those are the overriding questions that you have address,
14 and those are the same ones that have to be addressed with
15 regard to rezonings and amending it.

16 So your question now becomes a question of
17 burden of proof. Even thought you're just making a
18 recommendation, you have to find those things, and that's
19 something for you guys to do whether or not you believe
20 those things were met. Okay.

21 CHAIRMAN EVANS: Any further
22 discussion, questions?

23 COMMISSIONER McCREARY: I have a
24 question. It's 98 acres, and under the zoning change as
25 proposed quarrying, quarrying there is a Conditional Use

1 Permit. How hard would that be to -- I mean, if we change
2 it, it would be a conditional use of that 98 acres?

3 COUNTY ATTORNEY VINCENT: The same
4 argument applies, Russel.

5 COMMISSIONER McCREARY: Right, right.
6 I'm just saying that would be one of the questions that
7 could possibly happen there --

8 COUNTY ATTORNEY VINCENT: Yeah.

9 COMMISSIONER McCREARY: -- that we
10 got to weigh?

11 COUNTY ATTORNEY VINCENT: When you're
12 looking about rezoning, you're going to look at what the
13 permitted uses are.

14 COMMISSIONER McCREARY: Right.

15 COUNTY ATTORNEY VINCENT: Like, will
16 the rezoning promote public health, safety and welfare?

17 COMMISSIONER McCREARY: Right.

18 CHAIRMAN EVANS: Any other questions,
19 comments?

20 Again, this is a recommendation to the County
21 Commission, who will hold a public hearing.

22 Based on his current -- current use and
23 property around it, I also went up on the road, and it was
24 beautiful. But I pretty much kept my eyes on the road. So
25 I missed a little of that beauty.

1 COMMISSIONER McLAREN: How long ago
2 was the road paved?

3 COMMISSIONER WILLIAMS: That section
4 was done -- I wasn't here, so --

5 CHAIRMAN EVANS: About three years

6 COMMISSIONER WILLIAMS: -- three or
7 four years ago, I would say. It was the last section.

8 COUNTY ATTORNEY VINCENT: Mr.
9 Chairman, you got to get Bill a headphone he can wear so --
10 we can't hear a word you say, Bill.

11 COMMISSIONER McLAREN: That's
12 specifically for you.

13 COUNTY ATTORNEY VINCENT: Get you one
14 of those earphones.

15 COMMISSIONER McLAREN: I asked how
16 long ago the road was paved. You know, I really want --
17 would like to know what the width of the road was. It's not
18 striped, so by not being striped, I really wondered if it
19 was wide enough that it could have striped lanes on it, was
20 my real question.

21 COUNTY ATTORNEY VINCENT: That's up
22 to the highway administrator.

23 COMMISSIONER WILLIAMS: There are
24 some sections of the roadway that are, for lack of a better
25 term, insufficient width and are not striped. But that was

1 the best they could do at the time in order to get the road
2 at least paved. I wasn't here. So I'm looking in files to
3 see. I wouldn't know why it was done this way, you know,
4 but that's what I can ascertain and determine from the
5 files. I had to go through them a couple of times.

6 It was a done a couple of cycles ago. I'll get
7 back to the rezoning issue. I can't see where this is a
8 good land use planning. To what Mark Vincent said, it is --
9 it would be a sea of NUA in the whole area of SD. And if
10 you look at our future land use map, this doesn't change.
11 The district is planned to go this way, this area, whole
12 area, and SD is the appropriate zoning as far as I'm
13 concerned.

14 CHAIRMAN EVANS: I would probably
15 have to second that because on the justification for
16 rezoning was him wanting to go back and redesignate to NUA
17 as it was previously. As we've heard since 1986, it has
18 been set up for SD. So we wouldn't be correcting anything.

19 Any other comments, questions?

20 MR. McATEE: May I comment?

21 CHAIRMAN EVANS: No.

22 MR. McATEE: Okay.

23 CHAIRMAN EVANS: If there aren't any
24 additional comments or questions, the Chair would entertain
25 a motion.

1 COMMISSIONER HAIRE: I move that we do
2 not recommend the rezoning of File 170047.

3 MS. EAGAN: You have to recommend it.
4 It's just recommending approval or recommending denial.

5 COMMISSIONER HAIRE: Okay. I
6 recommend that we deny the rezoning of File 170047.

7 COMMISSIONER CUNIO: Second.

8 CHAIRMAN EVANS: We have a motion and
9 a second to recommend denial of File 170047. All in favor
10 signify by aye.

11 COMMISSIONER REINHOLD: Aye.

12 COMMISSIONER VOSS: Aye.

13 COMMISSIONER McLAREN: Aye.

14 COMMISSIONER CUNIO: Aye.

15 COMMISSIONER WILLIAMS: Aye.

16 CHAIRMAN EVANS: Aye.

17 COMMISSIONER HAIRE: Aye.

18 COMMISSIONER TOBBEN: Aye.

19 COMMISSIONER SCHULTEHENRICH: Aye.

20 COMMISSIONER McCREARY: Aye.

21 CHAIRMAN EVANS: Opposed? [None]

22 Motion is carried.

23 Moving on to File 170050, Catawissa Properties.

24 No public comment accepted.

25 Scottie, please give us the details.

1 MS. EAGAN: File 170050 for Catawissa
2 Properties, L. L. C.

3 The applicant requests to rezone one parcel
4 from Suburban Development to Non-Urban and Agricultural.

5 The property is located at 2613 Wild Plum
6 Valley Road, approximately 350 feet northwest of Highway O,
7 in Calvey Township.

8 The Facts: The total area for rezoning is
9 approximately 3 acres in size.

10 The zoning of this property is Suburban
11 Development. The applicant would like to rezone to
12 Non-Urbana 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 The properties around the proposed site are
18 zoned Suburban Development.

19 This property is surrounded primarily by
20 low-density residential land.

21 This property has access to Wild Plum Valley,
22 which is a Count-maintained road.

23 The applicant is not the current owner of the
24 property, but they do have a contract to purchase the
25 property.

1 This property is located within Public Water
2 Supply District Number 3 boundaries.

3 The property directly east got rezoned to NUA
4 in 2016.

5 Staff Comments: The future land use map shows
6 this property as being medium-density residential. The
7 properties to the east are shown as non-urban, and the
8 properties across Wild Plum Valley Road are shown as
9 commercial.

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

19 And again, because this is a rezoning, we're
20 only focused on the rezoning and not the use being proposed.

21 CHAIRMAN EVANS: Thank you.

22 Is the applicant present? Please state your
23 name and address and sign in, please.

24 MS. CECILY HOFFIUS: Cecily Hoffius.
25 My address is 10456 Frontenac Woods Lane. I'm one of two

1 owners, and I have Dan Rohn [ph.] with me that did the
2 engineering work for us on that piece of property.

3 [Thereupon, the witness was sworn.]

4 CHAIRMAN EVANS: Please explain to us the
5 value of the rezoning to the County.

6 MS. HOFFIUS: We have the land
7 immediately to the east under contract to purchase and have
8 a Conditional Use Permit for that. And in two weeks, we're
9 going to have our final architectural plans for a special
10 event venue. When we found that the land adjacent was
11 available, it was recommended by other architect and
12 engineer that it would be better to locate the parking there
13 because it's a flatter piece of land, and we also will be
14 able to pull utilities, water and sewer, through that land,
15 and that will enable us to maintain the beauty of the
16 adjacent piece, 2603 Wild Plum Valley, which has an old
17 stone house and a lake and a really beautiful surroundings.
18 And we went have to put our parking on that piece of
19 property.

20 CHAIRMAN EVANS: Scottie, what is the
21 original, the old stone house, which CUP is that under?

22 MS. EAGAN: Are you talking about the
23 property next to it?

24 CHAIRMAN EVANS: Right.

25 MS. EAGAN: That was Peggy Hope came

1 through for a special event period on that property.

2 CHAIRMAN EVANS: Okay. Thank you.

3 That was just last year or earlier this year?

4 MS. EAGAN: Yeah, last year.

5 CHAIRMAN EVANS: Any questions?

6 [None]

7 Okay. And then I guess just for to recap that,
8 does she still own that property then, and what are we...

9 MS. EAGAN: From my understanding,
10 Peggy sold it to Catawissa Properties.

11 MS. HOFFIUS: She never owned it. We
12 are purchasing it from the owner who's had it for about 30
13 years. We have it under contract contingent on final
14 financing.

15 CHAIRMAN EVANS: Okay. So she did
16 get that rezoned, but she never actually purchased the
17 property?

18 MS. EAGAN: Yeah, Peggy got it
19 rezoned and got the CUP for that property.

20 CHAIRMAN EVANS: Got the CUP for it,
21 but never actually --

22 MS. EAGAN: Apparently, she never
23 actually bought it.

24 CHAIRMAN EVANS -- bought it. Was
25 that a condition of the CUP?

1 MS. EAGAN: She, I believe when she
2 came through, had a contract to purchase it.

3 CHAIRMAN EVANS: Okay. So as long as
4 she --

5 MS. EAGAN: And I think that contract
6 fell through.

7 CHAIRMAN EVANS: Okay. But she -- as
8 long as she had a contract to purchase, it wasn't a
9 condition of the CUP that she buy it, just as long as she
10 had the contract to purchase?

11 MS. EAGAN: Yeah, if they provide us
12 with a contract saying they're purchasing the property, we
13 can go ahead with it.

14 CHAIRMAN EVANS: Okay. So even if it
15 falls through, the CUP is still --

16 MS. EAGAN: The CUP is still on the
17 property.

18 CHAIRMAN EVANS: Okay.

19 COMMISSIONER McCREARY: Was there a
20 one year that any improvements had to be done in a year, and
21 what was the date on that? And also a question, would this
22 CUP automatically shift over to the new contiguous property
23 or would she have to --

24 MS. EAGAN: I don't know if the CUP
25 was approved. That doesn't affect this rezoning. So I

1 don't know why we're so focused on it, but I've already
2 talked with Catawissa Properties about the CUP. We have an
3 understanding between us that we're working with them. So
4 that doesn't affect anything with the rezoning.

5 COMMISSIONER McCREARY: Okay.

6 CHAIRMAN EVANS: Any other -- the
7 only reason I asked is we're looking at how it affect
8 contiguous or close properties. So I just want a little
9 background on that --

10 COMMISSIONER McCREARY: Right.

11 CHAIRMAN EVANS: -- since that is
12 property immediately adjacent to it.

13 COMMISSIONER McLAREN: Can I ask
14 question please?

15 CHAIRMAN EVANS: Yes.

16 COMMISSIONER McLAREN: So there was a
17 second part to that question. Would this piece of property
18 attach to the other CUP?

19 MS. EAGAN: No, not automatically, no.
20 They would have to -- and that's another thing we're in
21 discussion about -- depending on the number of people at the
22 facility, will depend on whether they should just get the
23 special occasion permit or if they have to get the CUP for
24 both properties.

25 Again, though that doesn't affect the rezoning.

1 That's something we address in our office at a later date.

2 CHAIRMAN EVANS: Yeah. Again, my
3 question for the CUP was, because it was adjacent property
4 in the that present CUP.

5 I did have one question on the proposed
6 rezoning promote the health, safety and general welfare.
7 Opportunity for more property owners on Wild Plum Valley and
8 along Pole to connect to public utilities.

9 MR. DANIEL ROHN: Can I speak to
10 that?

11 CHAIRMAN EVANS: Yes, you'll have to
12 come up and sign in and state your name and address.

13 MR. ROHN: I'm Dan Rohn of 6735
14 Eagle's View Drive, Pacific, Missouri.

15 [Thereupon, the witness was sworn.]

16 So sorry. The question was regarding the
17 health, safety, and welfare of Franklin County?

18 CHAIRMAN EVANS: The question was
19 property owners being able to access public utilities.

20 MR. ROHN: Yes, so the intent of the
21 project is to move -- is to extend public utilities along
22 Highway O up to the property. So the current location of
23 the waters at the intersection of Highway O and Highway P
24 Highway -- I have a --

25 COMMISSIONER McLAREN: HH.

1 COMMISSIONER McCREARY: Do you have a
2 pointer?

3 MR. ROHN: HH, yeah. Where the gas
4 station is right there so that the intent is to extend water
5 from that intersection to the property. It's approximately
6 3,000 feet. We're also going to extend sanitary sewer from
7 up right around here up to the property as well.

8 So that -- which will provide opportunity for
9 potentially for other user to connect to public water and
10 sewer.

11 CHAIRMAN EVANS: I'm trying to get
12 some provide opportunity?

13 MR. ROHN: Uh-huh. I just -- I mean,
14 it's not -- it's currently not available, so it will be
15 available in the future when it's installed. So...

16 CHAIRMAN EVANS: Okay.

17 Any other questions, comments?

18 COMMISSIONER SCHULTEHENRICH: Just
19 for clarification. The property that is already zone SD --
20 I mean NUA, is that property to the left or what is up there
21 right now in the blue?

22 MR. ROHN: It's this one here. It's
23 2.2 acres, just to the east of the blue property. And that
24 is currently zoned NUA, and the future land use map shows
25 NUA extending to the north a mile or so. Pretty much the

1 entire surrounding areas east and north is shown as NUA.

2 So it would be rezoning this property here that
3 the subject property would adjoin NUA to existing NUA.

4 So...

5 COMMISSIONER SCHULTEHENRICH: What is
6 currently to the left of that property?

7 MR. ROHN: Here?

8 COMMISSIONER SCHULTEHENRICH: Is that
9 residential? I mean, is there a house there, residential,
10 is that right?

11 MR. ROHN: There is a house that is
12 not occupied currently, as far as we understand. But yes,
13 there is a house on this property. And so in terms of
14 providing the -- basically we're trying to achieve two
15 objectives here. One is to maintain the natural aesthetics
16 of this the property to the east that will essentially the
17 two properties will become one if we achieve the rezoning
18 here. So the intent is to preserve the of natural aesthetics
19 of this property by utilizing this property and also the
20 second object will be that it will create more of a buffer
21 between the nearest residential, which is here. There is
22 currently a home right here that's unoccupied that will be
23 removed if we can achieve this with the project.

24 So we're trying to create more of a buffer
25 between the nearest residential home with the rezoning.

1 COMMISSIONER SCHULTEHENRICH: Okay.

2 Thank you.

3 MR. ROHN: So that was a long answer.

4 COMMISSIONER SCHULTEHENRICH: You
5 answered my question.

6 MR. ROHN: Sorry.

7 COMMISSIONER SCHULTEHENRICH: That's
8 fine.

9 CHAIRMAN EVANS: Any other questions?

10 COMMISSIONER McCREARY: I have a
11 question.

12 You said you're going put the parking on there
13 because it's more --

14 CHAIRMAN EVANS: We're not really
15 interested in the parking, but just the rezoning.

16 COMMISSIONER McCREARY: But I'm
17 just -- just saying if it's more of a buffer. Yeah, it's --
18 it is the use of it, but it is attached to what Plum Valley
19 from last year?

20 MR. ROHN: Yes.

21 CHAIRMAN EVANS: Correct. Probably
22 just join it as well.

23 MR. ROHN: We will meet all of the
24 conditions of whatever permit we need to do.

25 COMMISSIONER McCREARY: Right.

1 MR. ROHN: You know, whether it's the
2 special occasion permit or the conditional use permit. We
3 are -- obviously we will meet those --

4 CHAIRMAN EVANS: Again, we're just
5 talking about the rezoning and the fact that it is a CUP and
6 that parcel has been rezoned. Like he said, acceptable can
7 to the area possibly. But --

8 COMMISSIONER McCREARY: Yeah.

9 MR. ROHN: That's right.

10 CHAIRMAN EVANS: -- we just keep
11 talking about the rezoning.

12 Any other questions?

13 Again, if you've been out there just right off
14 of O and just down from what, a mile or so on Catawissa.

15 COMMISSIONER McCREARY: Catawissa
16 sub right there.

17 COMMISSIONER McLAREN: So will the
18 water main come down to the highway, or will it come down
19 to closer to the residences where it's available for them to
20 use?

21 MR. ROHN: The intent right now is to
22 bring the water main up the highway, Highway O. It's the
23 shortest path to follow. To follow Wild Plum Valley, it's
24 almost double the lengths. So...

25 CHAIRMAN EVANS: Any other questions,

1 comments? [None]

2 Thank you.

3 MR. ROHN: Thank you.

4 CHAIRMAN EVANS: Any discussion?

5 COMMISSIONER SCHULTEHENRICH: Mr.
6 Chairman, it certainly appears as though it would be
7 beneficial for a -- to recommend that the rezoning take
8 place or the request of the rezoning take place in this case
9 here. So it certainly would appear to me though it would be
10 favorable.

11 CHAIRMAN EVANS: Any other comments?

12 Would you like to put that in the form of a
13 motion.

14 COMMISSIONER SCHULTEHENRICH: I
15 would. I recommend that we recommend to the County
16 Commissioners that they approve this rezoning request.

17 COMMISSIONER REINHOLD: I second it.

18 CHAIRMAN EVANS: We have a motion and
19 a second to recommend approval of File 170050 rezoning.

20 All in favor signify by saying aye.

21 COMMISSIONER REINHOLD: Aye.

22 COMMISSIONER VOSS: Aye.

23 COMMISSIONER McLAREN: Aye.

24 COMMISSIONER CUNIO: Aye.

25 COMMISSIONER WILLIAMS: Aye.

1 CHAIRMAN EVANS: Aye.

2 COMMISSIONER HAIRE: Aye.

3 COMMISSIONER TOBBEN: Aye.

4 COMMISSIONER SCHULTEHENRICH: Aye.

5 COMMISSIONER McCREARY: Aye.

6 CHAIRMAN EVANS: Opposed? [None]

7 Motion is carried.

8 That moves us to File 170052, Rick O'Neal. No
9 public comment accepted.

10 Scottie, will you please give us the details.

11 MS. EAGAN: This is File 170052 for
12 Rick O'Neal.

13 The applicant requests to rezone one parcel
14 from Community Development to Non-Urban and Agricultural.

15 The property is located at 1731 Hendricks Road,
16 approximately 1/2 mile north of Highway 30, in Prairie
17 Township.

18 The Facts: The total parcel is approximately
19 80 acres. The total area for the rezoning is approximately
20 3.1 acres.

21 The zoning of this property is Community
22 Development. The applicant would like to rezone to
23 Non-Urban and Agricultural.

24 Non-Urban and Agricultural zoning allows
25 agricultural, recreational, wildlife, forestry, open space,

1 farming and related uses to mix with low-density residential
2 development.

3 The properties around the proposed site are The
4 zoned Community Development.

5 The surrounding properties appear to be
6 low-density residential land.

7 To the northeast, across Hendricks Road, are
8 some medium-density residential land.

9 This property will have access to Hendricks
10 Road. This is a County-maintained road.

11 Staff Comments: This property appears to be
12 Non-Urban on the Future Land Use Map.

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

22 Again, this is a rezoning. We're going to be
23 focused solely on the rezoning and not the use.

24 CHAIRMAN EVANS: Is the applicant
25 present? If you'd state your name and address and sign in,

1 please.

2 MR. BRANDON BARDOT: I am not the
3 applicant. The applicant, Rick O'Neal, is present. My name
4 is Brandon Bardot. My office is at 104 South McKinley, here
5 in Union, Missouri.

6 [Thereupon, the witness was sworn.]

7 I'll try and contain my comments as much to
8 just the rezoning and not the use as possible, since we've
9 been reminded of that repeatedly.

10 We're asking to go from Community Development
11 down to Non-Urban Agricultural, which has less permitted
12 uses actually than the current zoning district.

13 I heard it was mentioned in the staff report
14 that the surrounding property is Community Development. To
15 a certain extent, I would disagree. The large tract that
16 you see north of the proposed rezoning tract is Non-Urban
17 and Agricultural. And I believe across Hendricks Road to
18 the east, there is also significant areas that are also
19 Non-Urban and Agricultural. So I think there's a lot of --
20 a lot of area around here that is already Non-Urban and
21 Agricultural, and if you see this area, I think it's very
22 befitting to the purpose of a Non-Urban and Agricultural
23 district.

24 The 80 acres in question is already, you know,
25 wildlife, forestry, open space with minimal low-density

1 residential development, as is the surrounding area.

2 The future land use map as was indicated does
3 designate this area for Non-Urban and Agricultural, the
4 desired rezoning. As I mentioned, we are actually asking
5 that we be rezoned to a zoning district which allows for
6 less potential uses.

7 To touch on very briefly and just give context,
8 this permitted rezoning will allow my client to move his
9 small light manufacturing machinist shop from Jefferson
10 County to where he has suffered a taking from the Department
11 of Transportation to his 80 acres where he has his home here
12 in Franklin County, help support our local property tax
13 base, especially for the small Lonedale School District and
14 other special purpose school districts. Which would be a
15 benefit, of course, to the health and safety of the County.

16 I see no possible detriment for this proposed
17 rezoning to the public health and safety.

18 Other than getting into additional comments on
19 what his proposed use would be, I believe that sums up my
20 presentation. I would ask that after comments, questions
21 and debate, that the Board -- or pardon me -- the Commission
22 move to this Old Business and vote for recommendation to
23 approve to the County Commission.

24 Thank you.

25 CHAIRMAN EVANS: Any questions?

1 COMMISSIONER WILLIAMS: Did you say
2 -- did I hear you give testimony that the current zoning in
3 the area is NUA?

4 MR. BARDOT: I told you -- yes, I
5 gave testimony that upon my review of the current land use
6 map, the parcel to the north, that large farm to the north,
7 is, is NUA. And I believe upon my review of the current
8 land use map, significant portions of the property across
9 Hendricks Road to the east are also NUA.

10 MS. ZIELKE: It is zoned Community
11 Development. The current land use map might be
12 agricultural, but it's zoned Community Development. Zoning
13 and current land use are two different maps.

14 MR. BARDOT: Okay. Well, I'm talking
15 about -- are we talking about current land use or future,
16 because I --

17 MS. ZIELKE: You said current.

18 MR. BARDOT: I said --

19 MS. ZIELKE: I'm using your words,
20 If you were looking at the current land map, it may show
21 that. But it's currently zoned Community Development.

22 MR. BARDOT: Well, I could be
23 mistaken. I --

24 COMMISSIONER WILLIAMS: My question
25 was the zoning.

1 MR. BARDOT: I did look at both of
2 them, and my testimony was that that tract to the north was
3 Non-Urban and Agricultural along -- upon my review as well
4 as to the east. So you did hear me correctly. It's
5 possible that I was -- thought that I was looking at a
6 different map than what I was. But at any rate, I can say
7 definitively that the future land use map is NUA.

8 CHAIRMAN EVANS: So we're looking at
9 the value to the County, then of the additional jobs and he
10 had it in here under service and under service area. Would
11 be beneficial to promote more residences as a justification.

12 Would that be correct?

13 MR. BARDOT: Yeah, I don't know that
14 there's another -- I'm not aware of another machinist's shop
15 in close proximity there to what he could have been talking
16 about under service. I think he did some relatively
17 specialized work. There's not other machinists here, as I
18 understand, anywhere they do that sort of work. And so that
19 could be what be what we're refer to, but as you alluded,
20 there would be at least a few jobs that would be brought to
21 the area. And I don't know necessarily those folks are
22 going to relocated, and I don't know where they currently
23 live. His current shop is in Desoto, but since we've
24 touched a bit the use, the idea is again to create a
25 machinist shop there. It's permitted under light

1 manufacture in Non-Urban and Agricultural. I'm not sure why
2 and I don't know that it matters why it's not permitted in
3 the CD, which would seem to be -- you know, even more
4 appropriate to have that sort of the development. But
5 that's -- we're working under the facts that we're presented
6 with.

7 So he would have to have less than five
8 employees. He does currently and will have less than five
9 employees. Mr. O'Neal is almost 60 years old. So it's a
10 bit unfortunate that his business is being taken from him
11 when he's so close to retirement.

12 His intent is to continue here for a few years
13 until with his business and it's substantially the same
14 format that he's got it. And then whenever he reaches
15 retirement age, to essentially use this as his own personal
16 shop, continuing to do some machinery activities and maybe
17 piddle as many of us folks out in the country do in our
18 shops and barns.

19 CHAIRMAN EVANS: General questions.

20 Looking at that property, the total property is
21 what, 80 acres? And looking at the -- I know that house is
22 there. So this shop are the -- that parcel that's being
23 rezoned would not even be visible from Hendricks Road. Is
24 that accurate?

25 MR. BARDOT: No, it's a heavily

1 wooded 80 acres.

2 CHAIRMAN EVANS: Okay. I was going
3 to say from Hendricks Road, you can see the house and not
4 much past that.

5 MR. BARDOT: That's right. That's
6 correct.

7 CHAIRMAN EVANS: Any other questions,
8 comments from the Commissioners?

9 COUNTY ATTORNEY VINCENT: I do have
10 one comment.

11 CHAIRMAN EVANS: Go ahead.

12 COUNTY ATTORNEY VINCENT: I'm
13 offended by Justin's referral to -- or Brandon's referral
14 60-year-old people being old. Young pup.

15 MR. BARDOT: I meant no offense.

16 CHAIRMAN EVANS: I heard that too.
17 You know, and since we are, you know, on record, that wasn't
18 anything I couldn't really say.

19 COUNTY ATTORNEY VINCENT: Your right.

20 CHAIRMAN EVANS: But if you appear
21 before us again.

22 MR. BARDOT: I'll keep that in mind.
23 I'll be more careful.

24 CHAIRMAN EVANS: Any other questions?

25 [None]

1 Thank you.

2 No further questions or comments? The Chair
3 would entertain a motion.

4 COMMISSIONER REINHOLD: I make a
5 motion to change it. Can I do that?

6 CHAIRMAN EVANS: Make a motion to
7 recommend approval of the rezoning.

8 COMMISSIONER CUNIO: I'll second
9 that.

10 CHAIRMAN EVANS: We have a motion and
11 a second to recommend approval of rezoning File 170052.

12 All a favor signify by saying aye.

13 COMMISSIONER REINHOLD: Aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER CUNIO: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER HAIRE: Aye.

19 COMMISSIONER TOBBEN: Aye.

20 COMMISSIONER SCHULTEHENRICH: Aye.

21 COMMISSIONER McCREARY: Aye.

22

23

24 CHAIRMAN EVANS: Opposed? [None]

25 COMMISSIONER WILLIAMS: Nay.

1 CHAIRMAN EVANS: Motion is carried.

2 File 170053. No public comment accepted.

3 MS. EAGAN: Okay. This is in
4 relation to Article 7, our zoning districts.

5 Some of these changes in here are from our
6 meeting last month when we were here about the repair shop
7 and why it's not allowed in NUA. So just real quick.

8 On page 7.2, we added number 35 of repair shop
9 as permitted use in the NUA zoning district. We felt like
10 the definition of repair shop where it actually specifies
11 boat repair and gun repair; whereas most of that activity
12 takes place is our Non-Urban and Agricultural zoning
13 districts. So it didn't really make sense to not include
14 that as a permitted use in that district. So we added that.

15 Another thing I added or changed -- I didn't
16 add it -- on at the end of every zoning district, except
17 industrial, there is the letter 'F' for combination uses,
18 and it used to read that like combination use consists of a
19 single-family detached residential subdivision and
20 two-family or multi-family...and then it goes on.

21 And Nichole and I started talking about that
22 today that that would never happen. We would never have a
23 single-family house and a duplex or a multi-family unit on
24 the same lot. And then we started talking as the
25 department, the whole point of the combination use is in

1 Article 7 is where would you combine a commercial use with a
2 residential use.

3 So we just simplified it for everybody. So now
4 it says, in a combination use consists, the total event to
5 be permissible on the entire tract shall be determined by
6 having the developer on the plan the portion of the total
7 lot that will be developed for each purpose and calculating
8 the density for each portion as if it were a separate lot.

9 So that way if you have a development with
10 commercial activity and an apartment complex, those plans
11 are going to specify what density is for which -- which use.

12 So that will be in every zoning district.

13 The next change we did in Community Development
14 under sale and rental of goods, merchandise, service and
15 equipment to include but not limit to the following, we
16 added crematoriums in there. The more we were digging into
17 crematoriums and what is involved in it, not much more than
18 a funeral home.

19 So we felt like only allowing it in ID was a
20 disservice, especially since cremations are becoming more
21 and more popular. So we added that as a sale of a service.

22 And the new also realized we used to have in
23 our Code a repair shop miscellaneous and a repair shop
24 general. So we didn't have two different definitions, we
25 just had one definition. So now everything will just be

1 under repair shop.

2 And then I believe those are the only changes
3 in Article 7. Yeah, those -- those were the only changes
4 besides in ID we moved recycling center to a conditional use
5 after our meeting last month. And then we took out
6 crematorium from conditional use as it's now listed under
7 sale of services.

8 So those are the changes to Article 7.

9 CHAIRMAN EVANS: Any discussion,
10 comments?

11 COMMISSIONER WILLIAMS: What the --
12 Scottie, on combination uses, it's -- are we not changing
13 that all the way through, or did it stay the same?

14 MS. EAGAN: We are. I missed it in
15 the residential districts. Yeah.

16 COMMISSIONER WILLIAMS: Thank you.

17 CHAIRMAN EVANS: Any other comments,
18 questions?

19 The Chair would entertain a motion to approve
20 changes to Article 7 as submitted by Scottie under File
21 170053.

22 COMMISSIONER CUNIO: I make that
23 motion to approve the changes.

24 COMMISSIONER TOBBEN: I'll second
25 that.

1 CHAIRMAN EVANS: We have a motion and
2 a second to approve File 170053. All in favor signify by
3 saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER CUNIO: Aye.

8 COMMISSIONER WILLIAMS: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER HAIRE: Aye.

11 COMMISSIONER TOBBEN: Aye.

12 COMMISSIONER SCHULTEHENRICH: Aye.

13 COMMISSIONER McCREARY: Aye.

14 CHAIRMAN EVANS: Opposed? [None]

15 Motion is carried.

16 File 170054, Planning and Zoning. No public
17 comments accepted.

18 Scottie, please give us the details.

19 MS. EAGAN: All right. These are
20 just some changes in Article 10. The first changes are
21 pretty minor. They're on page 10.7.

22 It used to just say Agricultural Non-Urban
23 District. So I just changed it to read Non-Urban and
24 Agricultural.

25 The next changes have to do with home

1 occupations on 10.8. Letter 'E' used to stipulate that they
2 were allowed one non-illuminated sign for the home
3 occupation, indicating only the name of the person and
4 occupation shall be allowed, not to exceed two square feet.

5 We felt like we didn't need to stipulate that
6 it can only be the name and then occupation on the sign if
7 we're stipulating the size. There's only so much they can
8 put on it anyway.

9 So now it will be just one non-illuminated sign
10 for the home occupation, not to exceed two square feet.

11 Letter 'I' we just deleted because every time
12 we read it, we couldn't really understand it because it says
13 there shall be no additional or separate exterior entrance
14 from outside the principal building to the home occupation,
15 except that which serves the residential portion.

16 So part of me is like the first -- first
17 thought is well, why would you want somebody walking through
18 the residential portion to get to the home occupation and
19 then the other thing, how are you not going to have separate
20 exterior entrances when your house has multiple doors that
21 people can use?

22 So just to simplify it for everybody and not
23 have that confusion, we just wanted to delete that from the
24 Code.

25 And then lastly, on page 10.9, it used to say

1 that any listed use as permitted under Article 7 required a
2 zoning permit. That was inaccurate. So we deleted that.

3 So now it just says any use as listed in
4 Article 7 as a conditional use shall -- yeah, as a
5 conditional use shall require a conditional use permit and
6 may not be done in connection with a home occupation.

7 And then the last thing we do with Article 10
8 is at the very end, on page 10.21. Lots divided by district
9 lines. This has to do with rezoning.

10 This used to be in Article 2, Definitions. So
11 nobody would ever find it if you were ever looking for it.
12 And we kept letter 'A' the same, which says whenever a
13 single lot greater than 10 acres in size is located within
14 two or more different zoning districts, each portion of that
15 lot shall be subject to all the regulations applicable to
16 that district in which it is located.

17 And then we went ahead and changed letter 'B'
18 to read, whenever a single lot ten acres or less inside was
19 located within two or more different zoning districts, the
20 following shall apply: if the initiation for the zoning --
21 oh, I didn't change this.

22 Okay. Hold on. Let me think about it.

23 If the zoning change was initiated by the
24 County Commission, Planning and Zoning Commission, the Board
25 of Zoning Adjustment for the Planning and Zoning Department,

1 the owner of the property has their choice to which zoning
2 district shall apply to the entire parcel.

3 If the zoning change was initiated by any other
4 person, the zoning of the parcel shall be in accordance to
5 the Commission order approved by the County Commission.

6 And that's per, I believe, law that came about
7 as to why they can choose which zoning they want.

8 So then the other change is we would take that
9 out of Article 2.

10 CHAIRMAN EVANS: Is that it?

11 MS. EAGAN: Sorry.

12 MS. ZIELKE: Scottie, I have a
13 question. I'm sorry.

14 What if there was no zoning change, what if it
15 was just the original zoning map?

16 MS. EAGAN: That would be done by the
17 County Commission.

18 MS. ZIELKE: Okay. So you wouldn't
19 call that a zone -- you would have changed that the zoning
20 change, what took place in 1986?

21 MS. EAGAN: Yes.

22 MS. ZIELKE: Okay.

23 COMMISSIONER WILLIAMS: Answer a
24 question on the one where you're eliminating the maybe of
25 the doors in that --

1 MS. EAGAN: Yes, can you explain it?

2 COMMISSIONER WILLIAMS: Yeah. Home
3 occupation.

4 MS. EAGAN: Right.

5 COMMISSIONER WILLIAMS: The whole
6 idea of home occupation is to keep the residential structure
7 as a residential structure --

8 MS. EAGAN: Right.

9 COMMISSIONER WILLIAMS: -- so that
10 there's no overtly business nature to that -- to that home.
11 Wouldn't putting in or being having the ability to put in
12 exterior doors just for the business be contrary to what the
13 definition of a home occupation is?

14 MS. EAGAN: I guess I never thought
15 about somebody putting in a door, to be honest with you.

16 COMMISSIONER WILLIAMS: I agree, but
17 I mean, nothing would prevent it though.

18 MS. EAGAN: Right.

19 COMMISSIONER WILLIAMS: And I guess
20 the way I've felt the home occupation, they were supposed to
21 keep the residential nature of the structure and you weren't
22 having anything overtly business-like occurring there that
23 would turn it into a business or a --

24 MS. EAGAN: Okay.

25 COMMISSIONER WILLIAMS: -- commercial

1 activity.

2 MS. EAGAN: So the way you're reading
3 it is that what is currently there, they can't add to it, is
4 how you're reading that?

5 COMMISSIONER WILLIAMS: Right, right.

6 MS. EAGAN: Okay.

7 COMMISSIONER WILLIAMS: Okay. After
8 you -- whether they designate a door that's already there,
9 that's fine. But what would happen if somebody had the
10 idea, well, I'm going to cordon off that part of my house,
11 and I'll meet all these regulations, and then I'll put in a
12 door, and that's where everybody is going to come and out
13 but maybe it doesn't fit into the character of the house?

14 Maybe it's unimportant. Maybe it's getting
15 late.

16 MS. ZIELKE: I don't know if this
17 affects anything with you, but our definition for home
18 occupations actually indicates that other buildings can be
19 used on the property to house the home occupation.

20 MS. EAGAN: I forgot about that.

21 MS. ZIELKE: So I mean, if other
22 buildings are being allowed to be used for it as of the
23 business for the house, doesn't it seem that it can be used.

24 MS. EAGAN: That makes me want to
25 change that.

1 MS. ZIELKE: And then you couldn't
2 access that home occupation from the --

3 COMMISSIONER WILLIAMS: You are the
4 ones that have got to enforce this. So I mean, it's -- I'd
5 hate to get into a situation where somebody is complaining
6 about them putting in a -- you know, having a separate --
7 and I can see something like let's say you got a garage.
8 And you say, well, I'm going to turn that into my business
9 location, and you take out the garage door and put a door in
10 and say that's my business now.

11 Does that take away? I don't know whether
12 it does or not.

13 MS. EAGAN: Yeah. I guess I was
14 looking at it strictly as somebody whose husband did have a
15 business in the house, and I would much rather have a door
16 separate from my house that people were entering than going
17 through my house.

18 But I get your point as well. I guess it's up
19 to you guys. What do you -- what are your thoughts on it?

20 COMMISSIONER REINHOLD: I think a
21 door makes sense. If a guy has a taxidermy company there
22 and he's got a family of two and people are coming by and --

23 COMMISSIONER McLAREN: Will you
24 taking a deer head or --

25 COMMISSIONER REINHOLD: -- all the

1 guts, I'm going with I think I'd rather have a door. I'm
2 just telling you.

3 COMMISSIONER McLAREN: Or couch.

4 CHAIRMAN EVANS: Any other comments?
5 Any other suggested changes or any changes? If not, the
6 Chair would entertain a motion.

7 COMMISSIONER SCHULTEHENRICH: I'll
8 make a motion that we approve what is recommended from the
9 staff on there.

10 COMMISSIONER McLAREN: Second.

11 CHAIRMAN EVANS: We have a motion and
12 a second to approve File 170054.

13 All in favor signify by saying aye.

14 COMMISSIONER REINHOLD: Aye.

15 COMMISSIONER VOSS: Aye.

16 COMMISSIONER McLAREN: Aye.

17 COMMISSIONER CUNIO: Aye.

18 COMMISSIONER WILLIAMS: Aye.

19 CHAIRMAN EVANS: Aye.

20 COMMISSIONER HAIRE: Aye.

21 COMMISSIONER TOBBEN: Aye.

22 COMMISSIONER SCHULTEHENRICH: Aye.

23 COMMISSIONER McCREARY: Aye.

24 CHAIRMAN EVANS: Opposed? [None]

25 Motion is carried.

1 Preliminary Plats. We have none.

2 Planning and Zoning Commission Forum.

3 COMMISSIONER WILLIAMS: I got a
4 question.

5 CHAIRMAN EVANS: Really?

6 COUNTY ATTORNEY VINCENT: Scottie,
7 don't you --

8 MS. EAGAN: I got nothing.

9 COMMISSIONER WILLIAMS: Sorry.
10 Getting back to the Catawissa Properties. I'm just curious.

11 If they do not go and get another attachment to
12 the Conditional Use Permit for that property, how do they
13 end up being able to put a parking lot on there, because
14 it's not an allowed use?

15 MS. EAGAN: They have to. If it gets
16 rezoned, they either have to get the specialty permit for
17 that property or extend the Conditional Use Permit. My
18 feeling is they're going to extend the Conditional Use
19 Permit because they want more than 300 people.

20 COMMISSIONER WILLIAMS: Thank you.

21 COMMISSIONER McLAREN: Can I ask a
22 question following up on that? I'm sorry, but this goes
23 back to what we talked about originally about having a plat,
24 because we approved the Catawissa Properties, which was
25 Peggy Hope at that time, with something that was 115 or 120

1 people, it seems to me like, and now there's still a CUP.
2 I'm sure it will be fine, but it's going to much different
3 than what it was, which goes back to Stanley's original
4 comment about you got to have some kind of a way to, you
5 knowed, assure we're -- we're sure that there Rob Muckler --
6 that Robert Muckler is going to did it right. But he sells
7 the property to somebody else, and now the CUP is following
8 it, and we have no idea what's going to happen.

9 I think having some kind of plat is kind of
10 important.

11 And I'll shut up as it's really late.

12 COMMISSIONER REINHOLD: Actually that
13 map had better than Catawissa [unintelligible].

14 COMMISSIONER McLAREN: I didn't say
15 it didn't. I just used that as an example that it was a
16 long ways from the CUP that we really approved or somewhat
17 of a ways.

18 COMMISSIONER SCHULTEHENRICH: I think
19 we got to be a little careful and cautious on some that just
20 come in and present to us a good-looking plan because if we
21 don't know the background, et cetera, on some of that.

22 COMMISSIONER McLAREN: It could be
23 three people down the way before one of them actually
24 happens.

25 COMMISSIONER SCHULTEHENRICH: Your

1 point is well noted, that, you know, if we don't put some
2 potential requirement on that, just to give -- make sure
3 that they hear us on that, I mean, the door is open for them
4 to basically sell, as you said, or do what they want to
5 basically.

6 COMMISSIONER McLAREN: It was just a
7 good example for tonight.

8 COMMISSIONER SCHULTEHENRICH: I think
9 there's a concern. I think there is -- I think you raise a
10 very valid point there. We just need to be cautious.

11 COMMISSIONER McCREARY: There seems
12 to be times where they come up here, and I think you chewed
13 on me before. No, you can't advise them. You can't advise
14 them.

15 This guy stood up here, and we were advising
16 him you got to do this. No, and he kept going, what do you
17 want?

18 COUNTY ATTORNEY VINCENT: He got a
19 little --

20 COMMISSIONER McCREARY: Is there a
21 way we can say you need to seek professional help and see us
22 next month?

23 COUNTY ATTORNEY VINCENT: That's what
24 he needs.

25 [CROSSTALK]

1 COMMISSIONER HAIRE: You might want
2 to rephrase that a little bit.

3 COMMISSIONER VOSS: That's a good
4 one.

5 COMMISSIONER McCREARY: Seriously
6 though, that's what they needed. They needed to get ahold
7 of Cochran or a professional to do that.

8 COUNTY ATTORNEY VINCENT: You had
9 several tonight that needed professional help.

10 COMMISSIONER McCREARY: Exactly.

11 MS. EAGAN: You have the right to
12 table it for more information.

13 COMMISSIONER McCREARY: Can -- do we
14 have the right to address them and say we cannot advise you,
15 we cannot -- you don't know what you're asking for; you need
16 to come back at a later date?

17 CHAIRMAN EVANS: I think we can be
18 more explicit. I think we tried to do that.

19 COUNTY ATTORNEY VINCENT: You guys
20 are being nice. They should have presented that information
21 tonight.

22 CHAIRMAN EVANS: Right, which is at
23 least on one to leave that file open and then have
24 discussion.

25 COMMISSIONER McCREARY: Right. I

1 mean, if we deny it, you're talking 700, 650 bucks,
2 whatever. If we leave it open and they can come back and
3 they get their act together in a short time, they don't --
4 they don't have to spend another 750 bucks.

5 COUNTY ATTORNEY VINCENT: They have
6 to hire a lawyer and then they get a lot more.

7 COMMISSIONER McCREARY: Well...

8 COMMISSIONER HAIRE: Besides the
9 eclipse, he doesn't have a lot more time.

10 COMMISSIONER McCREARY: Okay.

11 [CROSSTALK]

12 COMMISSIONER HAIRE: It's going be
13 dark before he files it.

14 MS. EAGAN: I don't have a Planner's
15 Report, so we can move on to the next agenda.

16 CHAIRMAN EVANS: No Planning
17 Director's Report? In case -- in that case, motion to
18 adjourn?

19 COMMISSIONER SCHULTEHENRICH: Make a
20 motion to adjourn.

21 CHAIRMAN EVANS: All right. Second?

22 UNIDENTIFIED COMMISSIONER: Second.

23 CHAIRMAN EVANS: All in favor signify
24 by saying aye.

25 COMMISSIONER REINHOLD: Aye.

1 COMMISSIONER VOSS: Aye.
2 COMMISSIONER McLAREN: Aye.
3 COMMISSIONER CUNIO: Aye.
4 COMMISSIONER WILLIAMS: Aye.
5 CHAIRMAN EVANS: Aye.
6 COMMISSIONER HAIRE: Aye.
7 COMMISSIONER TOBBEN: Aye.
8 COMMISSIONER SCHULTEHENRICH: Aye.
9 COMMISSIONER McCREARY: Aye.
10 CHAIRMAN EVANS: We're adjourned.
11 [Thereupon, the proceedings
12 concluded at 10:57 p.m.]
13 o8o
14
15
16
17
18
19
20
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

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

My Commission Expires:
August 26, 2018

PUBLIC MEETING 4/18/2017

A	acre 17:6 48:10	85:23 128:5	107:18,20	152:13,14
A' 178:12	acreage 142:11	additional 2:15	admit 146:3	164:14,23,24
a.m 12:20,21,22	143:11	2:24 61:10	adopted 137:4	164:25 166:11
12:23 117:3,4	acres 11:8 13:8	64:18 65:2	153:18 165:21	166:17,19,21
117:7,8 119:16	48:9 59:6,19	98:20 133:13	advance 104:15	166:22 167:3
ability 7:9	59:22,23,24	150:24 167:18	147:9	168:12 169:3
180:11	60:3 67:4 70:8	169:9 177:13	adversely 43:9	170:1 173:12
able 29:5 78:20	70:9 72:23	additions 9:17	147:10	176:22,24
80:7 104:4,5	73:1,4 80:21	address 9:2	advertise 143:3	agriculture
144:24 145:7	80:22 82:3	10:13 68:24	advertising 78:3	143:16
154:14 158:19	103:15 135:25	96:11 97:11,22	advise 186:13,13	ahead 6:4
184:13	137:24 138:4	118:7 120:16	187:14	118:23 120:12
absolutely	142:5,6,7,12	121:1 123:15	advising 186:15	137:16 156:13
137:25	142:12 143:7,9	124:3 137:12	advocate 40:9	171:11 178:17
acceptable 18:2	147:24 148:2	147:13 153:23	aesthetics 56:10	ahold 187:6
109:11 162:6	152:9 159:23	153:25 158:1	160:15,18	alarm 57:18
accepted 135:15	164:19,20	158:12 165:25	affect 147:10	alligation 36:2
139:12 151:24	166:24 167:11	187:14	156:25 157:4,7	allow 20:18
164:9 173:2	170:21 171:1	addressed 19:15	157:25	21:23 43:5,9
176:17	178:13,18	19:17 26:24	afternoon	43:17,22 44:21
access 11:20	act 188:3	29:24 30:1,2	190:6	44:22 81:18
58:18 67:20	action 7:25	33:14 122:5	afternoon	90:25 99:5
75:14 77:17	active 71:1	147:14	131:12 144:16	110:6 167:8
92:12 105:15	activities 12:12	addressing	age 170:15	allowed 25:9
105:16 107:6	16:21 59:25	29:20	agenda 7:25 8:2	40:2 91:24
121:6,11 122:8	68:12 71:15	adequate 137:2	8:15 188:15	126:14,14
122:13,21,23	86:24 87:14	153:16 165:19	ago 47:13	136:21 139:19
123:1,8 125:19	91:3,6 95:24	adjacent 17:25	139:10 149:1,7	141:9 142:19
136:12 152:21	122:2 124:22	48:20 154:10	149:16 150:6	143:22,22,24
158:19 165:9	124:25 170:16	154:16 157:12	agree 17:17	143:25 144:10
182:2	activity 13:1,4	158:3	40:18 47:6	153:10 165:13
accident 146:7	18:17 68:13	adjoin 160:3	48:22 50:20	173:7 177:2,4
accidents 146:2	90:16 111:7	adjourn 188:18	78:23 112:14	181:22 184:14
accommodate	138:1 173:11	188:20	112:17 180:16	allowing 174:19
106:24 111:24	174:10 181:1	adjourned	agreeable 17:12	allows 20:10
112:3,14	acts 34:12	189:10	agreed 77:8	28:2 136:4
accommodated	actual 34:25	Adjournment	agreement 33:3	152:13 164:24
112:6	64:9 104:2	3:19	agricultural	167:5
accommodati...	add 16:18 45:22	Adjustment	10:20 11:10	alluded 169:19
113:7	134:14 173:16	9:11 53:7	13:14 66:23	altogether 63:15
accuracy 34:12	181:3	178:25	67:6,14 135:20	77:1
accurate 114:19	added 48:22	Administrative	136:3,4,5	Amanda 118:9,9
139:2 170:24	173:8,14,15	5:15	137:23,25	124:4
achieve 160:14	174:16,21	administrator	141:4,4,9,15	amazed 145:16
160:17,23	adding 64:9,13	149:22	143:10,18,23	ambulance
acquired 9:12	addition 62:19	admission 89:6	144:1 152:4,12	119:4

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

amend 22:10 23:13,17 25:3	145:10 163:9 165:5 171:20	approaching 146:5	6:2,4	arrested 49:8
amended 29:6 64:3	appears 37:3,5 140:25 163:6	appropriate 36:24 48:7	aqua 100:10	art 15:25
amending 147:15	165:11	59:1,7 137:17	arbitrary 36:6	Article 136:23
amendment 47:4	applicable 178:15	144:25 145:10	architect 154:11	153:12 165:15
American 69:19	applicant 2:13	145:15 150:12	architectural 53:20 54:12	173:4 174:1
70:23 72:8	2:19,23 3:6	170:4	58:9 154:9	175:3,8,20
99:3	10:19 11:12,22	approval 2:5	architecture 61:22,24	176:20 178:1,4
amount 40:19	12:12 13:7,9	12:7 13:12	61:22,24	178:7,10 179:9
44:7 71:25	35:5 52:13	23:5 26:2,3	area 11:7 13:1	artist 54:11
129:21 131:21	66:22 67:8	31:13 38:2	16:5,7,11 17:1	artists 100:6
and/or 12:9 68:8	68:12,18,23	68:6 69:18	38:18 42:21,22	arts 67:11 70:5
animals 120:4	135:19 136:2	151:4 163:19	43:9,18 46:4	70:12 72:8
announce 7:16	136:14 137:7	172:7,11	53:17 67:3	83:23 84:13
announcement 7:11	137:11 152:3	approve 9:18,20	70:13 74:22	93:11 95:25
annual 70:24	152:11,23	9:23 20:17	77:8 82:4	98:14 116:17
answer 14:5	153:22 164:13	21:6,20 25:3	84:15 91:25	ascertain 150:4
61:19 76:8	164:22 165:24	44:25,25 45:19	92:19 100:10	ascertainable 49:18 52:3
84:22 121:5	166:3,3	45:22 46:2,7	100:12,16,21	asked 30:4,7
161:3 179:23	applicants 53:16	58:3 64:19,23	124:14 129:21	64:15 101:13
answered 161:5	application 12:8	65:2 108:9	129:25 135:24	122:6 127:15
answering 25:22	23:11 68:7	134:15 163:16	138:24 141:5,8	127:20 132:15
anticipating 98:18,20	136:16 139:10	167:23 175:19	141:15,20,24	149:15 157:7
anybody 38:20	139:10,13	175:23 176:2	142:21,25	asking 25:20
53:6 70:5	applications 9:12 37:13	183:8,12	144:18 150:9	37:2 51:1
122:1 123:18	applied 11:3	approved 10:11	150:11,12	70:10 85:10
anybody's 38:11	97:8	11:4 12:3	152:8 162:7	96:2 97:23
50:23	applies 148:4	25:25 43:8,17	164:19 166:20	100:10,10
anymore 107:22	apply 11:23	58:18 60:19	166:21 167:1,3	104:23 106:7
108:12	140:21 178:20	61:4 68:2 93:9	168:3 169:10	110:3 118:17
anyway 122:8	179:2	96:22 97:13	169:21	128:10 132:6
177:8	appraisal 32:3	100:19 118:1	areas 14:20	139:20 143:17
apartment 174:10	33:1 34:4	156:25 179:5	15:11,16 44:8	144:11 166:10
apologize 45:16	35:18,24	184:24 185:16	70:14 75:14	167:4 187:15
58:8 115:1	appraisals 30:25	approves 58:4	81:17 141:10	assign 35:20
Apparently 155:22	31:10,11,13,16	approving 45:19	160:1 166:18	assigned 43:4
appeal 9:12	31:21 32:2,4	45:21,25 59:2	argument 62:4	45:7
appealed 9:10	32:19,20 33:4	79:12	148:4	Assistant 5:15
appear 32:5	33:20,23 34:13	approximately 7:13 10:23	arguments 32:16	associated 12:24
	34:14 35:3,8	11:8,16 67:1,4	Army 135:21	13:25 17:23
	36:8,22	135:22,25	136:12 137:14	48:19 84:11
	appraiser 32:6	152:6,9 159:5	138:2 142:1,9	89:21 91:24
	appreciate 37:1	164:16,18,19	143:2,8 144:15	assumption 44:9
		April 1:11 2:5	144:17 145:8	assure 185:5
			146:10	atmosphere 39:22

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

attach 51:19 157:18	95:20,23 96:4 96:8,23 98:5	65:6,7,8,9,10 134:21,22,23	143:12,18 144:18 145:16	148:25 154:15
attached 4:11 51:18 54:16 59:1 60:8 161:18	99:8,14 100:1 100:4,8,14,18 100:23 101:7 101:10,19,23 102:14,18,23 103:2,16 104:22,25	134:24,25 135:1,2,3,4,5,6 151:10,11,12 151:13,14,15 151:16,17,18 151:19,20 163:20,21,22 163:23,24,25 164:1,2,3,4,5 172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	150:7,16 184:10,23 185:3 187:16 188:2	becoming 174:20
attachment 61:14 184:11	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	background 157:9 185:21	belief 46:10
attempt 25:2	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	bad 55:13 62:1	believe 23:16 35:22 64:17 124:7 129:9 138:18,18 144:24 147:19 156:1 166:17 167:19 168:7 175:2 179:6
attendance 25:10	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	ball 80:12	Beg 100:3
attendees 20:11	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	ballgame 44:3	belong 107:14
attorney 5:17 15:24 22:22 24:17 25:13,17 25:21 26:1,7 27:3,15 28:20 29:4,8 31:19 31:20 32:15,17 32:18 35:15 41:13,19 43:2 44:10,14,19 45:2,14,24 46:9,16,25 47:17,21 48:2 49:7,17 50:2 50:10,19,25 51:6,14,23 52:1,17,21 54:18,21,24 55:7,11,15,24 56:5,9 57:19 58:20 62:13 63:7,11 64:6 84:25 85:6,9 85:25 86:5,8 86:16 87:1,10 87:13,24 88:16 88:19 89:1,4,9 89:13,16,22,25 90:3,13,19,24 91:2,5,9,14 92:8,22 93:3 93:15 94:3,10 94:14,17,20,24 95:4,8,13,16	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	barbed 115:25 124:15	bend 144:20
attorneys 31:24 97:17	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	Bardot 166:2,4 168:4,14,18,22 169:1,13 170:25 171:5 171:15,22	bendier 145:3
attract 42:12,18	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	barking 49:15	beneficial 163:7 169:11
audience 8:22 9:3	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	barn 39:14,23 40:13 41:11 42:8	benefit 81:23 167:15
augment 32:15	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	barns 170:18	best 29:14 42:18 44:6 57:10 61:1 77:9 110:21 150:1
augments 30:24	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	base 112:2 167:13	better 14:5 65:13 108:15 138:20 149:24 154:12 185:13
August 69:10 108:18 122:10 190:15	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	based 27:22 34:2 35:8 46:11 82:11,14 108:24 111:2,6 148:22	big 124:23 125:3 125:6
authority 24:15	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	basically 14:14 15:9 18:16 19:15 20:20 23:23 27:18 31:1,25 41:8 56:23 60:21,25 69:21,22 70:9 75:13,17 88:8 107:15 110:2 138:8 141:14 160:14 186:4,5	biggest 119:8
automatically 20:20 21:23 156:22 157:19	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	basis 82:9	bike 146:8
available 79:21 82:22 116:18 154:11 159:14 159:15 162:19	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	beautiful 40:17 42:18 145:22 148:24 154:17	Bill 5:7 6:7,19 13:18 40:19 44:4 45:5 47:1 48:3 57:23 63:7 65:16 66:1 71:18 78:23 143:5 144:13,14 146:20,25 149:9,10
avoid 46:3	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9	beauty 143:1	bins 143:14
aware 169:14	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9		bit 30:24 31:22
aye 9:24,25 10:1 10:2,3,4,5,6,7 10:8,9 65:3,4,5	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 126:9 126:18,22 127:1,6,12 146:20 148:3,8 148:11,15 149:8,13,21 171:9,12,19 184:6 186:18 186:23 187:8 187:19 188:5	172:12,13,14 172:15,16,17 172:18,19,20 172:21 176:3,4 176:5,6,7,8,9 176:10,11,12 176:13 183:13 183:14,15,16 183:17,18,19 183:20,21,22 183:23 188:24 188:25 189:1,2 189:3,4,5,6,7,8 189:9		

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

51:22 59:12	brought 14:17	109:15,18,21	51:16,18 53:7	businessman
98:11 121:8	70:3 77:3 83:4	110:12,16,23	53:9,10,19	144:9
138:20 169:24	93:6 122:17	111:5,8,11,14	54:1,1,3,14,15	buy 156:9
170:10 187:2	169:20	111:19 112:4,9	55:12,25 56:12	buying 78:6
blue 41:8 73:16	Brush 66:25	112:13,18,21	57:5 58:10	
91:25 93:2,18	75:5 76:13	113:2,6,15,21	68:3,4,15	C
100:21 129:25	77:17,23 96:17	113:25 114:5	128:14 137:1	C 1:23 2:8,21
159:21,23	105:21 118:12	114:11,16,20	138:24 146:24	4:7 5:1,19 6:1
board 5:2 9:11	118:25 122:18	114:24 115:11	153:15 165:18	8:8,14 10:15
17:3,12 18:9	128:23 129:3,5	115:14,18	177:14	135:18 152:2
26:20 43:16	129:6,13,22	116:21 117:1,9	buildings 12:2	cadence 56:10
44:2 53:7	130:18	117:13,20,25	16:25 18:17	calculating
60:17 61:17	bucks 188:1,4	118:4 121:1,3	46:1,18 47:3	174:7
140:11 167:21	Buell 2:12 66:17	121:15,19,21	49:11 53:3,18	calculations
178:24	66:21 68:25	121:25 122:6	53:25 58:17	30:15
boat 173:11	69:1,6 70:20	122:22 123:3	62:19 68:1	call 2:3,3 6:4
boating 79:15	71:12,21,25	123:10,15,19	181:18,22	83:8 102:6
boils 115:5	72:24 73:3,8	123:23,25	built 12:2 38:17	179:19
Boland 6:11,12	74:1,4,8,16	124:3,6,10,12	38:21 39:11	called 15:3
Boles 10:24	75:1,2,7,10,13	125:14 131:16	51:18 52:9	34:15
135:22	75:19,22 76:1	131:22 132:7,9	53:24 61:15	calling 93:20
bottom 91:17	76:4,12,15,19	132:13,22	68:1	calls 102:8
105:16 143:10	77:2 79:2,18	133:1	burden 33:18	Calvey 152:7
bought 155:23	80:2,11 81:10	buffer 124:24	35:5,6 147:5	Cameron 85:11
155:24	81:22 82:1,10	160:20,24	147:17	camp 93:9
boundaries 12:1	82:24 83:5	161:17	buses 131:20	campground
59:19 67:23	84:3,9 86:20	build 38:7,9,10	132:2,6,7,8,9	67:9 74:5
136:18 153:2	87:3,17,20	38:23 39:7,8	132:20	83:13 84:18
Brake 101:2	89:3,7,11,15	39:10 40:16	Bush 67:20,24	89:21,23 90:1
Brandon 166:2	90:21,25 91:4	41:7,17,22	68:8	90:23 91:13,17
166:4	91:7,12,21	45:22 47:3	business 2:7,11	91:23 93:14
Brandon's	92:1,6,18,24	49:13,19,22,25	8:15,17,18 9:5	95:11,25 98:12
171:13	93:5,21 94:1,7	50:15,24 51:16	9:5,13 10:14	98:19 99:24
break 81:17	94:22 95:1,7	52:5,14 53:12	57:6 66:17	101:6,8 109:23
98:11 135:9,11	98:6,16,22	55:20,21,25	71:4 74:3	125:23
breed 86:19	99:19,22 100:3	56:12 57:1,5	82:18 86:22	campgrounds
bridge 105:20	100:6,13,17,20	60:25	87:8 106:14	85:12 94:12
122:12	101:1,9,12,21	builder 38:6	109:2,3 117:15	95:10
briefly 167:7	102:1,16,20,25	building 12:4,5	117:22,22	camping 69:7
bring 17:11	103:9,13,17,20	14:21 18:20	133:10 167:22	70:14 71:2
74:17 78:14	103:25 104:10	27:23 28:2	170:10,13	72:12,20,21
100:7 106:1	104:12,16	30:3,12,12,13	180:10,12,23	73:7,10 74:3
142:25 162:22	105:9,15,25	30:18 39:5	181:23 182:8	80:20 81:18,19
bringing 81:4	106:8,19 107:5	40:6,25 42:1,2	182:10,15	84:11,17
84:19 119:20	107:19,24	42:4 45:21,23	business-like	124:13,20
120:3	108:2,22 109:5	45:23 46:5	180:22	131:6

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

campsites 81:18 82:3,8,12,19 104:15	center 1:3 36:17 175:4	103:18,22 104:7,11,13,17 107:11,21 108:1,23 109:13,16,19 111:1,6,9,13 111:16,23 113:11,17,23 114:22,25 116:2,5,10 117:11,18,21 118:1,5,14,17 118:20,23 120:6,8,12,15 120:25 122:4 122:20 123:13 123:17,20 124:1 125:12 125:19,22 126:1,6 127:4 127:8,14,20 128:5 130:4 131:16 132:5,8 132:11,19,24 133:2,7,14,17 134:1,3,5,11 134:14,18 135:2,7 137:9 137:16 138:12 138:15 139:1 139:24 140:23 142:14 143:5 144:13 146:16 147:21 148:18 149:5,9 150:14 150:21,23 151:8,16,21 153:21 154:4 154:20,24 155:2,5,15,20 155:24 156:3,7 156:14,18 157:6,11,15 158:2,11,18 159:11,16 161:9,14,21	162:4,10,25 163:4,6,11,18 164:1,6 165:24 167:25 169:8 170:19 171:2,7 171:11,16,20 171:24 172:6 172:10,17,24 173:1 175:9,17 176:1,9,14 179:10 183:4 183:11,19,24 184:5 187:17 187:22 188:16 188:21,23 189:5,10	63:21,21 64:23 64:24 97:16 122:11 173:5 175:2,3,8,20 175:23 176:20 176:20,25 183:5,5
care 8:18	certainly 33:12 163:6,9	172:10,17,24 173:1 175:9,17 176:1,9,14 179:10 183:4 183:11,19,24 184:5 187:17 187:22 188:16 188:21,23 189:5,10	changing 61:13 71:12 92:15 175:12	
career 71:5	certificate 3:19 68:16 190:1	challenged 31:17,18 32:3	character 181:13	
careful 53:12 171:23 185:19	cetera 185:21	Chamber 72:4 77:4 80:15 98:24 131:24	charge 52:8 86:25 87:8 90:1 92:1,5,6 92:11,21 93:8 105:1 132:1	
carefully 37:25	chair 9:17 64:20 123:24 133:9 150:24 172:2 175:19 183:6	CHAMBERS 1:2	charged 71:10 71:14,16	
Carla 131:23 132:14,14	chairman 5:3 6:3,8 7:5 8:25 9:14,22 10:5 10:10 13:16,20 17:5,13,14,17 18:2,8 24:14 24:21,24 25:5 26:11,21 28:24 29:7,10,18,21 31:3,6,9 35:2 37:21,22 39:1 39:4 42:23 43:24 48:13,21 49:9 51:11,21 51:24 57:16,21 61:2,8 62:18 62:24 63:2,10 63:12,19,25 64:7,12,15 65:1,9,13,17 66:13 68:22 69:4 70:17 71:8,17 72:18 76:6 78:22 84:21 85:2,7 85:21 86:6 88:18,22 91:19 91:22 92:4,10 101:24 103:10	chance 31:2 141:16	charging 71:10 86:14 92:17	
Carrico 118:9,9 118:16,19,22 118:24 120:7 124:5,9,11		change 17:12,19 17:20 22:15 23:13 59:12 60:17,24 61:4 62:25 114:12 136:24 147:8 147:24 148:1 150:10 153:13 165:16 172:5 174:13 178:21 178:23 179:3,8 179:14,20 181:25	check 127:13 checked 78:15 123:3	
Carla 131:23 132:14,14		chance 31:2 141:16	Cherokee 69:15 69:18 71:9,14 81:8 92:14 107:12	
Carrico 118:9,9 118:16,19,22 118:24 120:7 124:5,9,11		change 17:12,19 17:20 22:15 23:13 59:12 60:17,24 61:4 62:25 114:12 136:24 147:8 147:24 148:1 150:10 153:13 165:16 172:5 174:13 178:21 178:23 179:3,8 179:14,20 181:25	chewed 186:12 children 119:14 119:18	
carried 135:8 151:22 164:7 173:1 176:15 183:25		changed 44:1,3 60:19,20 138:19 139:14 139:14,17 143:17 173:15 176:23 178:17 179:19	choice 179:1 choose 79:3 112:6 179:7 chose 7:14 63:6	
cars 119:5 130:17		changes 9:16	church 70:25 71:2,3,9,15 72:16 81:9,10 81:12 86:13,18 86:23 88:3 90:6 92:14 106:24 107:13	
case 4:8 8:9,9,19 9:8 96:17 133:12 134:6 143:17 163:8 188:17,17			citizens 69:20 city 11:17 49:6 72:9 77:10,11 79:23	
cases 4:8 8:9				
cat 86:19				
Catawissa 2:21 151:23 152:1 155:10 157:2 162:14,15 184:10,24 185:13				
cattle 119:24,25 138:9,10 140:25 141:22				
cautious 185:19 186:10				
CD 93:24,25 94:9 170:3				
Cecily 153:24,24				

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

civil 58:5	come 7:17 9:1	commencing	179:17 184:2	51:4,8 52:10
Clair 72:4,10	20:19 22:10,19	1:12 12:12	190:14	52:19,25 53:14
76:23 77:3,11	25:2 41:5,16	68:12	Commissioner	54:9 55:4,9,14
77:12 79:23	42:5 47:4	comment 8:23	5:5,6,7,8,9,10	55:17 56:3,7
98:24 118:10	49:19 52:4	34:11 36:5	5:11,12 6:10	56:14,18,20,25
120:18 131:19	62:2 69:20	135:15 150:20	6:12,14,16,18	57:2,4,9,23
clarification	72:13 76:8	151:24 164:9	6:20,22,24 7:1	58:7,13,21,25
25:20 159:19	77:14 79:20	171:10 173:2	7:3 9:19,21,25	59:15,18 60:2
clarify 14:17	80:13 87:6,19	185:4	10:1,2,3,4,6,7	60:6,9,12,16
61:3 114:18	96:13 98:20	comments 2:6	10:8,9 13:18	61:7,19 62:6
classification	99:2,5 102:7,8	9:3,7 10:12	13:21 14:4,9	62:16,20 63:1
45:8	103:11,12	12:2 48:13	14:12,24 15:5	63:16,18 64:8
clean 102:19	107:1 108:5,17	68:1 104:18	15:17,21,22	64:14,22,25
cleaned 127:19	109:7,23 111:4	122:4 125:21	16:8,20,24	65:4,5,6,7,8,10
cleaning 107:7	111:18 112:8	136:19 139:25	17:4,8,16,22	65:11,12,19,21
130:9	115:4 119:22	142:15 148:19	18:3,5,6,11,15	65:23,25 66:2
clear 15:18,23	122:17 123:23	150:19,24	19:6,12,13,14	66:4,6,8,10
16:15 43:22	126:17 130:18	153:5 159:17	19:20,24 20:9	71:19,23 72:19
63:8 96:8	131:7,9 132:17	163:1,11	21:1,8,13,16	72:25 73:6,13
clearly 16:4	140:19 158:12	165:11 166:7	21:19,22 22:5	73:22 74:2,6
client 167:8	162:18,18	167:18,20	22:9,20,23	74:12,25 75:3
close 19:8 87:25	181:12 185:20	171:8 172:2	23:4,12,18	75:8,11,15,20
122:2 141:20	186:12 187:16	175:10,17	24:3,7,12,22	75:23 76:3,5,7
157:8 169:15	188:2	176:17 183:4	25:1,6,15,19	76:13,16,21
170:11	come-and-camp	Commerce 72:4	25:23 26:5,9	79:11,25 80:4
closed 7:15	104:21	77:4 80:16	26:13 27:12,16	81:7,16,24
57:17	comes 25:8	98:25 131:25	27:24 28:3,14	82:6,14,25
closely 26:22	30:14 54:3,14	commercial 12:4	29:13,19,22	83:6,8,11,12
closer 162:19	75:17 116:1	12:10 68:3,10	30:4,6,8,16,19	83:16,20,21,24
closing 123:5,7	124:23	90:15 91:3,6	30:21 31:4,7	83:25 84:1,2,4
Co-Chairman	comfort 45:10	153:9 174:1,10	31:15 33:17	84:5 86:3
5:4	46:13 136:24	180:25	34:9 35:13	87:12 88:2,8
Cochran 31:11	153:13 165:16	Commission 1:1	36:25 37:7,15	88:13,21,24
32:23 187:7	comfortable	1:2 3:17 4:10	38:4,24 39:3,6	89:17 90:2,5
code 24:19,23,25	28:8,9 29:25	5:2 6:5 7:23	39:16,17,18,20	90:12,17 93:16
25:7,8 28:11	30:17 50:22	8:1,20 9:2,3,4	39:25 40:8,15	93:23 94:5
28:18,21 84:10	82:12	9:8,9 10:13	40:22,24 41:2	95:5 96:10,20
174:23 177:24	coming 29:5	11:1 27:1	41:3,4,15,24	96:24 97:2,5
codes 22:2 24:11	37:3,10 52:12	43:16 45:7	42:10 43:1	97:10,19,24,25
42:1	53:15 76:23,23	50:16 53:18	44:4,12,17,24	98:3,10,17
color 55:13,16	78:13 86:18	56:17 60:18,25	45:13,15 46:6	99:11,16,20
56:1 100:11	93:8 97:12,16	109:6 111:20	46:12,23 47:1	104:14,19,24
combination	110:1 119:2	117:19 122:5	47:6,19,24	105:2,11,23
173:17,18,25	130:12,17	148:21 167:21	48:5,8,25	106:3,16 107:3
174:4 175:12	131:13,20	167:23 178:24	49:10,21 50:4	107:10 115:1
combine 174:1	144:9 182:22	178:24 179:5,5	50:8,11,13,21	115:12,15,19

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

116:4,7,8	172:20,21,25	168:12,21	32:7,8 33:10	140:21 142:18
117:3 121:20	175:11,16,22	174:13	121:4 124:4	144:12 147:25
122:25 123:6	175:24 176:4,5	company 53:8,9	concert 71:24	148:2 154:8
123:12 125:17	176:6,7,8,10	182:21	concluded	162:2 175:4,6
125:22 126:4	176:11,12,13	comparables	189:12	178:4,5,5
126:16,20,25	179:23 180:2,5	36:10,11	conclusion 9:7	184:12,17,18
127:3,17,23	180:9,16,19,25	compare 18:21	38:1	conditioned
128:7,11,16,20	181:5,7 182:3	19:4	condition 18:24	22:6
128:21 129:2,7	182:20,23,25	compared 33:22	20:2 26:18	conditions 12:6
129:11,17	183:3,7,10,14	34:22	27:4 41:14,20	12:8 18:23
130:2,6,15,20	183:15,16,17	comparing 19:7	41:21,21 47:10	24:16 26:22,25
130:25 131:2	183:18,20,21	compatible	47:14 51:17	29:2 43:8 44:7
133:14,16,19	183:22,23	42:20,22,24	52:24 53:1,6	44:18,22,23,25
133:21,23,24	184:3,9,20,21	43:18	53:13 54:8,8	45:9,9 46:20
134:2,4,7,9,13	185:12,14,18	competent 45:11	67:7 88:14	46:21 48:15,22
134:16,22,23	185:22,25	complaining	155:25 156:9	50:17 59:11,13
134:24,25	186:6,8,11,20	182:5	conditional 9:10	62:12,23 64:4
135:1,3,4,5,6	187:1,3,5,10	complete 19:2	11:6,11 13:8	64:17,18 65:3
140:1,4,24	187:13,25	completed 12:6	13:13 18:12,13	68:5,7 85:4,7
141:3,7,11,19	188:7,8,10,12	52:23 68:5	18:22 20:3,10	85:11,22,23,23
141:23 142:2	188:19,22,25	completely 19:5	20:12,16,18,22	85:23 96:19
142:16 143:19	189:1,2,3,4,6,7	42:3 53:25	20:23 21:14,17	97:12 110:10
144:1,3,6,14	189:8,9	complex 15:10	21:24,25 22:11	110:19 125:25
144:23 145:6	Commissioners	174:10	22:12,13,16,18	127:16 136:22
147:23 148:5,9	7:7 9:15 71:18	complexity	22:21 23:2,6	153:11 161:24
148:14,17	133:7 139:25	112:22	23:20,22,24	165:14
149:1,3,6,11	163:16 171:8	compliance	24:10 25:3,11	conflicts 7:8
149:15,23	Committee 2:15	128:17	25:12 27:2,5	confront 147:7
151:1,5,7,11	13:11,12,22	complicated	28:13,16,25	confused 22:24
151:12,13,14	26:19 31:2	110:25	34:7,21 37:12	26:14 31:22
151:15,17,18	33:14 34:8,10	concentrated	38:14 40:6	90:21 98:1
151:19,20	35:9 36:12	124:19	41:12 43:7,7	confusing 24:2
156:19 157:5	37:23 117:23	concept 14:18	43:17 44:15	confusion
157:10,13,16	131:25 133:10	concern 30:23	49:24 51:20	177:23
158:25 159:1	133:11,15,25	31:16 32:12	52:7,16 54:17	congested 77:9
159:18 160:5,8	134:19	33:12 39:9	56:23 60:21	connect 158:8
161:1,4,7,10	committees	48:9 77:3 78:9	61:1 66:12	159:9
161:16,25	61:24	79:6 118:12	84:16 85:15	connected 59:8
162:8,15,17	communicatio...	119:1,23 125:6	86:15 87:22	connection 12:3
163:5,14,17,21	2:6 7:8 10:12	186:9	88:4,15,19	68:2 178:6
163:22,23,24	community	concerned 21:4	90:14 92:16	consensus 18:8
163:25 164:2,3	67:16 69:14	39:7,21 49:11	93:1,13 95:17	48:16
164:4,5 168:1	73:18,21	79:8,9 150:13	100:5 108:9,11	conserving
168:24 172:4,8	164:14,21	concerning 9:8	108:19 109:25	136:25 153:14
172:13,14,15	165:4 166:10	9:10	110:4 128:1	165:17
172:16,18,19	166:14 168:10	concerns 16:9	133:4 139:11	consider 7:9

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

36:23 106:18 109:13,24 114:4 145:9,20 considerable 37:2 considered 31:14 120:2 considering 20:16 106:4,5 consistency 29:12,14 consistent 29:12 147:11 consistently 143:15 consists 173:18 174:4 constitutes 138:3 construction 40:20 contain 166:7 context 167:7 contiguous 156:22 157:8 contingent 155:13 continue 40:3 42:21 108:14 170:12 continued 3:2 135:13 continuing 170:16 contract 152:24 154:7 155:13 156:2,5,8,10 156:12 contracted 74:17 contrary 180:12 convincing 35:8 coordinating 132:1 copy 9:16 12:11 51:19 68:11	cordon 181:10 corner 131:23 corners 145:18 correct 19:18 21:15 35:17 42:23 44:8,11 58:3,5,19 59:16 61:2 73:11,12 74:1 75:7,10,22 76:15 81:10,10 82:24 85:13 87:16,20 88:5 89:3,15 92:18 95:1 100:13 101:1 111:5,8 112:4 113:15 114:24 115:14 115:18 117:9,9 138:14 141:2 145:2 161:21 169:12 171:6 corrected 139:8 139:8,23 correcting 150:18 corrections 9:17 correctly 169:4 correlating 53:22 couch 183:3 COUNSEL 5:16 count 78:15 104:2,5 112:8 146:25 Count-mainta... 152:22 counted 130:8 counter 31:25 32:18,19,25 counties 33:24 country 115:7 170:17 county 1:1,3 4:3 4:4 5:17 6:5 7:23 11:1 12:4	12:15 15:24 22:22 24:17 25:13,17,21 26:1,7 27:3,15 28:20 29:4,8 32:13 33:22 34:19 35:15 37:19 40:10,14 41:13,19 42:16 43:2,16 44:10 44:14,19 45:2 45:7,14,24 46:9,16,25 47:17,21 48:2 49:4,7,17 50:2 50:10,19,25 51:6,14,23 52:1,17,21 54:18,21,24 55:7,11,15,24 56:5,9 57:19 58:20 60:18 62:13 63:7,11 64:6 68:3,9 70:2 84:25 85:6,9,25 86:5 86:8,16 87:1 87:10,13,24 88:16,19 89:1 89:4,9,13,16 89:22,25 90:3 90:13,19,24 91:2,5,9,14 92:8,22 93:3 93:15 94:3,10 94:14,17,20,24 95:4,8,13,16 95:20,23 96:4 96:8,23 98:5 99:8,14 100:1 100:4,8,14,18 100:23 101:4,7 101:10,19,23 102:14,18,23 103:2,16 104:22,25	106:6 110:5,14 111:21 112:1,5 112:10,16,19 112:23 113:5,9 114:2,9 115:5 126:9,18,22 127:1,6,12 136:22,25 137:4 142:23 144:25 145:4 145:15,23 146:20 148:3,8 148:11,15,20 149:8,13,21 153:11,14,18 154:5 158:17 163:15 165:14 165:17,21 167:10,12,15 167:23 169:9 171:9,12,19 178:24 179:5 179:17 184:6 186:18,23 187:8,19 188:5 County's 147:1 County-maint... 67:21 136:13 165:10 couple 17:9 37:9 42:19 44:5 47:13 71:6,6 72:17 73:25 76:24,25 78:12 87:7 105:6 115:3 130:21 133:12 139:10 140:20 142:8 150:5,6 course 167:15 Court 190:3,11 covers 90:20 cows 119:24 craft 86:1 crafts 67:11 70:5 70:12 72:8	83:23 84:14 93:11 96:1 98:14 116:17 create 160:20,24 169:24 created 43:3,15 creating 80:1 credible 35:21 35:23 36:1,19 37:24 43:14 creek 66:25 67:20,25 68:9 75:5 77:17,18 77:23 96:17 105:16,21 115:17,20 118:12,25 122:18 128:23 129:3,5,6,13 129:21,22 130:18 135:22 138:3 143:2 144:17 146:11 146:13 Creek's 76:13 cremations 174:20 crematorium 175:6 crematoriums 174:16,17 crest 93:24 critical 76:11 critically 59:5 crook 146:3 crookeder 145:3 cross 122:12 crosses 105:21 crossing 115:16 CROSTALK 186:25 188:11 crystal 80:12 culture 69:16 72:8 99:3 Cunio 5:8 6:15 6:16 10:3
---	---	--	---	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

13:18,21 52:10 52:25 53:14 65:7,22,23 72:19,25 73:6 73:22 74:2,6 74:12 121:20 134:25 151:7 151:14 163:24 172:8,16 175:22 176:7 183:17 189:3 CUP 11:23 12:3 33:18,19 42:25 64:9,13,19 68:2 91:22 100:2,4,11 103:11 109:1 109:19 111:3,4 111:18 118:6 154:21 155:19 155:20,25 156:9,15,16,22 156:24 157:2 157:18,23 158:3,4 162:5 185:1,7,16 CUPs 15:7,13 86:4 109:20 127:9 curious 119:25 184:10 current 11:22,24 29:16 99:25 136:14,15 148:22,22 152:23 158:22 166:12 168:2,5 168:7,11,13,15 168:17,20 169:23 currently 26:6 26:18 159:14 159:24 160:6 160:12,22 168:21 169:22 170:8 181:3	cursor 93:22 94:2 curves 145:14 cut 99:17,17 cycles 150:6 <hr/> D <hr/> D 2:1 3:1 4:8 6:1 8:9,14 daily 104:5 damage 80:24 damages 34:4,6 34:17,24,25 Dan 5:10 6:23 66:5 154:1 158:13 dancers 70:4 DANIEL 158:9 dark 56:2 115:21 188:13 Darlene 80:15 data 98:7 date 138:18 156:21 158:1 187:16 day 13:10 72:13 83:24 84:1 90:16 101:21 102:7 104:1,6 106:21 116:19 131:9,14 days 9:11 15:3 102:8 115:7,21 119:10 deal 28:25 35:3 dealing 69:17 dealt 8:16 debate 167:21 decide 9:5 27:1 62:1 106:11 decision 9:9 31:12 43:23 76:11 90:10 98:8 declarations 7:10	declare 7:7 decrease 36:18 36:21 37:18 decreased 36:7 deed 123:9,11 deer 182:24 define 44:20 52:13 defined 15:12 16:13 definitely 53:11 118:25 definition 15:23 35:11 82:7 173:10 174:25 180:13 181:17 definitions 174:24 178:10 definitive 15:23 definitively 169:7 degree 42:15 delete 177:23 deleted 177:11 178:2 delineate 81:19 denial 151:4,9 denied 60:18 density 174:8,11 deny 64:19 151:6 188:1 department 3:9 3:13 9:13 12:4 42:5 68:3,10 101:2,15 167:10 173:25 178:25 depend 117:18 157:22 depending 157:21 depends 76:22 118:2 130:23 deputies 127:10 deputy 7:13 57:16	described 60:3,4 144:4 190:7 describing 141:15 143:22 description 4:2 60:8 design 53:6,24 58:3,5 designate 167:3 181:8 designation 137:24 138:6 138:13 desire 8:4 desired 167:4 desk 30:14 139:12 Desoto 169:23 destination 146:14 detached 173:19 detail 69:5 137:17 details 10:16 66:19 135:16 151:25 164:10 176:18 detention 30:10 determine 132:14 150:4 determined 174:5 detriment 167:16 detrimental 43:12,20,21 developed 64:2 64:2 174:7 developer 174:6 developing 78:20 development 11:15 60:24 67:16 68:14,16 73:18,21 128:14,15	129:15 135:20 136:2,7,9 138:2 139:6 141:6,13,14 142:21,25 143:4 152:4,11 152:16,18 164:14,22 165:2,4 166:10 166:14 167:1 168:11,12,21 170:4 174:9,13 devil's 40:9 diagram 72:21 73:1 75:4 difference 14:6 24:25 104:20 different 14:13 19:5 38:18 40:9 47:12 53:25 56:4 60:13,20 71:3 73:14 77:1 86:19 131:10 168:13 169:6 174:24 178:14 178:19 185:2 differentiate 84:6 difficult 19:5 99:23 102:10 102:21 103:11 126:12 131:3 dig 58:8 digging 174:16 diminished 36:7 dinner 18:18 directed 16:4 direction 83:9 directly 14:19 14:20 73:16 91:25 153:3 Director 5:14 Director's 3:18 188:17 dirt 96:12
--	---	---	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

128:13 disagree 166:15 discovered 69:10 70:2 discuss 17:10 26:20 114:15 discussed 26:19 31:1 33:15 101:3 131:22 discussing 83:17 88:7 discussion 2:9 2:14,15,19,23 2:24 3:6,11,15 9:8 13:17 20:1 38:3 47:2 48:14 57:22 61:11 63:3,14 63:20 64:20 125:13 128:6 130:5 133:3,8 147:22 157:21 163:4 175:9 187:24 dissertation 34:12 disservice 174:20 dissimilar 51:25 distinct 14:6 32:5 distinctive 81:17 distinguish 84:10 distribute 14:22 district 10:21 11:10 12:1 13:14 43:3,4 66:24 67:6,23 136:18 139:20 139:21 140:16 150:11 153:2 166:12,23 167:5,13 173:9 173:14,16 174:12 176:23	178:8,16 179:2 districts 73:14 139:17 167:14 173:4,13 175:15 178:14 178:19 divide 13:7 divided 178:8 document 35:18 35:24 123:9 documented 104:3 documents 33:7 123:5,7 dogs 138:8 doing 28:21,21 36:8 40:12 57:25 71:1 74:9 77:9 84:17 85:15 95:2,9 106:18 106:23 107:4 dollar 40:19 dollars 40:21 door 7:17 57:17 180:15 181:8 181:12 182:9,9 182:15,21 183:1 186:3 doors 7:14 177:20 179:25 180:12 double 162:24 doubt 144:19 downcast 13:25 14:1 15:14,18 17:18,21 downward 16:2 draft 81:23 draw 138:23 drawing 41:8 drawings 38:22 42:6 drawn 49:23 dreams 76:9 drinks 67:11	83:23 98:14 drive 55:22 69:1 115:9 121:20 121:21 144:16 145:11 158:14 drives 82:21 driveway 57:4 driving 69:24 drove 115:8 drugs 119:19,20 drummers 70:4 dry 143:15 due 34:4,17 136:21 153:10 165:13 dug 115:17 Dumpsters 74:21 duplex 173:23 duty 35:24	53:21 54:13,20 54:23 55:1 58:6,11,23 59:9,17,21 60:5,7,11,15 61:3,17 62:9 62:14,21 63:23 64:1 65:16,18 65:20,22,24 66:1,3,5,7,9,11 66:20 73:12,15 83:15 84:8 86:11 87:15,18 87:21 88:6,11 89:20,24 90:8 91:16,23 92:3 92:9,25 93:10 93:18,25 94:8 94:13,16,19 95:2,12,15,19 95:22 96:3,6 96:18 97:15 108:7 110:2,9 110:18 113:13 113:16 114:3 114:13,17 116:15,24 117:5,10 121:14 122:3 128:10,12,18 128:25 129:4,9 129:13,23 130:11 135:17 139:3,5,16,19 140:11,14 141:5,9,17,21 141:25 151:3 152:1 154:22 154:25 155:4,9 155:18,22 156:1,5,11,16 156:24 157:19 164:11 173:3 175:14 176:19 179:11,16,21 180:1,4,8,14	180:18,24 181:2,6,20,24 182:13 184:8 184:15 187:11 188:14 Eagle's 158:14 earlier 45:18 47:2 76:8 140:20 155:3 early 89:2 earphones 149:14 easement 123:9 123:10 easiest 28:24 easily 16:3 103:14 east 1:4 138:9 141:1 142:8 153:3,7 154:7 159:23 160:1 160:16 166:18 168:9 169:4 easy 56:13 122:14 eclipse 69:10,12 69:14 71:13,22 72:2 78:4,8 79:4,6,8 80:13 83:3 86:22 88:12,17 89:10 89:12 90:10,13 91:20 92:13 95:17 106:24 110:24 111:2,3 111:14,17,18 113:18 114:5 117:16 119:10 131:5,25 188:9 eclipses 69:17 77:7 economical 137:2 153:16 165:19 economy 138:20 edge 73:20
--	--	--	--	---

E

E 2:1 3:1 4:1 5:1
5:1 6:1,1
E' 177:1
Eagan 2:4,9,13
2:18,22 3:5,10
3:14 5:14 6:7,9
6:11,13,15,17
6:19,21,23,25
7:2,4,22 10:17
14:16 15:2,13
15:20 16:18,22
17:2 18:14,21
19:10,16,21
20:8,23 21:3
21:12,15,18,21
21:25 22:8,15
23:1,10,16
24:1,4,9 26:3,8
26:17 27:22
28:1,10,15,23
30:2 34:3 37:6
37:11 40:5
48:18 49:3
50:6,18 53:5

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

effect 44:7	entrance 12:11	63:25 64:7,12	151:8,16,21	106:4,12,20,25
EGAN 93:1	68:10 104:8	64:15 65:1,9	153:21 154:4	107:15,22
eight 7:13,18	106:2 120:19	65:13,16,17	154:20,24	108:4,25
77:13 105:22	120:24 177:13	66:13 68:22	155:2,5,15,20	109:10,10,17
105:23 130:21	entrances 12:9	69:4 70:17	155:24 156:3,7	109:22 110:7
either 133:10	68:8 77:19	71:8,17 72:18	156:14,18	110:11,12,21
184:16	177:20	76:6 78:22	157:6,11,15	110:24 111:2
elevation 68:16	environmental	84:21 85:2,7	158:2,11,18	111:15,17
Eleven 117:1	101:3	85:21 86:6	159:11,16	112:7,12,15
Eleventh 5:20	envision 130:24	88:18,22 91:19	161:9,14,21	113:3,8 125:11
eliminating	131:3,13	91:22 92:4,10	162:4,10,25	130:12,12,14
179:24	equipment	101:24 103:10	163:4,11,18	131:4,9 132:1
emergency	174:15	103:18,22	164:1,6 165:24	140:17 154:10
106:1,2 122:12	especial 20:6	104:7,11,13,17	167:25 169:8	155:1 174:4
122:16	22:17 23:23	107:11,21	170:19 171:2,7	events 2:17
employees 170:8	especially 35:8	108:1,23	171:11,16,20	10:20 11:5,10
170:9	131:4 142:24	109:13,16,19	171:24 172:6	13:13 16:7
EMT 78:17	167:13 174:20	111:1,6,9,13	172:10,17,24	33:21,22 37:12
125:7	essentially	111:16,23	173:1 175:9,17	42:13 66:23
enable 154:15	160:16 170:15	113:11,17,23	176:1,9,14	67:6,12 68:19
enclosed 18:16	establish 53:18	114:22,25	179:10 183:4	69:9 71:10,20
enforce 52:2,4	147:5	116:2,5,10	183:11,19,24	72:5,20 73:24
54:8,10 56:6	established	117:11,18,21	184:5 187:17	82:18 84:16,24
126:8,12	45:11 116:21	118:1,5,14,17	187:22 188:16	85:24 87:7
127:16 182:4	estimate 34:24	118:20,23	188:21,23	89:6 93:11
enforceable	estimating 34:17	120:6,8,12,15	189:5,10	98:15 106:10
126:3	estimation 82:16	120:25 122:4	evening 140:20	107:16,23
enforced 128:4	et 185:21	122:20 123:13	event 13:10 16:5	108:10,17
engineer 58:3,5	eternity 106:5	123:17,20	16:14 25:10	124:25 131:11
58:15,24 145:1	Evans 5:3 6:3,7	124:1 125:12	36:16 40:10	135:14,18
145:15 154:12	6:8 7:5 9:14,22	125:19 126:1,6	41:25 48:16	140:22
engineering	10:5,10 13:16	127:4,8,14,20	68:20 69:10,14	every-changing
154:2	13:20 17:5,14	128:5 130:4	69:19,24 70:16	136:22 153:11
entering 182:16	17:17 18:2,8	131:16 132:5,8	70:19,21 71:3	165:14
entertain 9:17	24:14,21,24	132:11,19,24	71:13,14,22,24	everybody 28:9
64:21 133:9	25:5 26:11,21	133:2,17 134:1	72:1,2,6,14,16	47:21 57:17
150:24 172:3	28:24 29:7,10	134:3,5,11,14	74:23 78:8	69:22 75:17
175:19 183:6	29:18,21 31:3	134:18 135:2,7	79:4,6 80:14	77:9 101:11
entertainment	31:6,9 35:2	137:9,16	83:1 84:23,23	124:19 126:15
67:11 70:12	37:22 39:1,4	138:12,15	85:3,5,16,22	132:1 137:6
83:23 84:14	42:23 43:24	139:1,24	86:22 88:9	174:3 177:22
93:12 96:1	48:13,21 49:9	140:23 142:14	89:14 90:18,20	181:12
98:14 108:5	51:11,21,24	143:5 144:13	91:20 92:11,13	everyday 145:12
117:6	57:16,21 61:2	146:16 147:21	92:21 95:18,24	evidence 8:11
entire 160:1	61:8 62:18,24	148:18 149:5	98:21,24	31:12 35:8,19
174:5 179:2	63:2,10,12,19	150:14,21,23	101:13 104:21	35:20,23 36:23

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

43:14,22 45:12 51:12,16 55:19 58:15 61:5 125:10 evident 35:21 exact 102:21,22 138:18 143:21 exactly 15:25 17:20 39:13 49:22 52:11 55:14,14 84:10 142:11 187:10 examined 12:10 68:9 example 23:5 85:17 128:8 185:15 186:7 examples 106:17 exceed 25:9,11 177:4,10 excellent 61:21 exception 58:18 exclusion 48:4 Excuse 120:20 exempted 48:4 Exhibit 4:4,6,7,8 8:7,8,8,9 exhibits 4:10 7:21 8:13 exist 136:22 153:11 165:14 existing 12:9 32:12 33:23 64:17 68:8 77:20 160:3 exits 77:11 expect 47:8 71:20 76:25 80:17 102:3 expectation 82:18 expected 25:10 82:19 96:22 expecting 80:8 expense 145:23 145:24	expenses 72:3 experience 69:13 72:7 99:2 experiences 77:6 expert 80:16 expertise 81:6 expire 108:9,21 111:3 expires 109:4,19 111:17 190:14 expiring 12:8 68:7 explain 154:4 180:1 explaining 34:12 70:18 explicit 48:3 187:18 exploring 70:15 express 30:23 32:8 33:13 expresses 56:16 57:3 extend 117:6 158:21 159:4,6 184:17,18 extending 159:25 extends 143:9 extent 166:15 exterior 177:13 177:20 180:12 external 34:15 eyes 148:24	105:4 110:19 facility 12:24 13:25 14:15 17:23 18:23,23 42:7 48:19 79:21 102:11 122:17 157:22 fact 35:25 42:9 120:1 162:5 facts 10:25 67:3 135:24 152:8 164:18 170:5 Failure 12:7 68:6 fair 62:5 faith 53:16 fall 23:7 69:10 141:14 143:15 falls 52:15 156:15 familiar 76:19 family 40:12 69:13 182:22 far 27:4 46:17 73:20 74:14 94:4 122:22 125:2 150:12 160:12 farm 138:7,7,9 138:10 168:6 farming 136:6 140:25 152:15 165:1 farmland 138:4 farms 138:7 143:7,7 farther 98:11 fault 26:14 91:15 favor 9:23 13:15 31:13 66:11 134:21 151:9 163:20 172:12 176:2 183:13 188:23 favorable	163:10 fear 146:8 feel 36:24 50:21 55:17 61:25 108:15 feeling 184:18 feet 11:16 13:2,3 13:5,5 46:5,19 56:11,12 67:1 152:6 159:6 177:4,10 fell 156:6 felt 82:12 173:9 174:19 177:5 180:20 fence 48:23 124:15 fences 115:25 Fenton 69:1 festival 110:3 festivities 69:20 116:23 Fiddle 135:22 144:17 field 82:3 figure 27:19 77:10 79:5 129:18 figuring 84:7 file 2:8,12,17,21 3:4,9,13 8:9,23 10:15,17 52:7 58:9 64:23 65:2 66:17,20 133:11,18 134:19,20 135:14,17 151:2,6,9,23 152:1 163:19 164:8,11 172:11 173:2 175:20 176:2 176:16 183:12 187:23 filed 27:6 files 4:8 78:24	150:2,5 188:13 fill 22:17 80:23 final 9:9 154:9 155:13 financing 52:15 155:14 find 43:10 147:18 178:11 finding 43:4,14 46:10 findings 46:20 46:21 fine 29:9 31:19 36:10,11,12,13 53:23 54:2 84:19 103:20 130:22 141:22 161:8 181:9 185:2 finish 143:20 fire 119:3 fireworks 47:13 47:15,22,25 48:9,11,23 49:4,5 first 8:16,20,24 43:13 45:3 60:14 80:21 84:8 121:5 123:20 133:21 146:24 176:20 177:16,16 first-aid 78:17 125:24 fishing 79:16 fit 181:13 five 170:7,8 fixtures 14:1 flatter 154:13 flood 122:9 flooding 119:12 floodplain 67:25 68:13,14,15,16 105:8,10 128:9 128:13,13,15 128:19,22,25
--	--	---	---	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

129:5,10,14,14 129:20,24 130:1 floods 119:12 FLOOR 1:2 focus 14:18,20 15:10 16:6,16 17:18 85:12 146:22 focused 12:25 14:2,6,10,14 14:25 15:1,3 15:18,24 16:4 16:21 17:19,21 17:24 18:7 48:19 137:6 153:20 157:1 165:23 folks 169:21 170:17 follow 27:18 106:17 162:23 162:23 followed 8:20 following 12:20 45:17 81:8 174:15 178:20 184:22 185:7 follows 135:13 food 67:10 83:23 98:14 foot 48:10 54:1,1 105:22 footage 53:3 foregoing 190:5 foreseeable 79:14 137:22 forestry 136:5 152:14 164:25 166:25 forever 45:4 forget 131:10 forgot 139:13 181:20 form 163:12 format 170:14	formula 96:22 fort 145:17 forth 31:8 62:11 64:4 80:20 100:7 106:1 Forum 3:17 184:2 forward 68:24 found 43:18 154:10 foundation 42:2 four 68:19 79:12 82:18 106:5,10 106:14 107:16 108:10 115:6 115:21 117:16 119:10 130:17 143:14 149:7 four-family 82:15 fourth 45:23 47:18 106:20 107:16 Franklin 1:1,3 4:4 6:5 7:23 10:25 12:4,15 32:13 34:19 37:18 49:4 68:3,9 70:2 101:4 115:4 136:25 137:4 142:23 145:4 153:14,18 158:17 165:17 165:21 167:12 fraternal 87:25 free 89:5,6 109:22 132:18 Friday 12:18,21 47:25 69:21 72:12 113:19 113:21 114:1 114:12,14,21 114:22 134:8,9 134:11 friendly 145:11	friends 69:13 87:23 front 9:2 19:8,25 32:4 37:3,9 70:10 93:13,19 93:20 105:10 129:10,12 139:12 Frontenac 153:25 full-time 71:4 fully 60:4 functions 90:7 funeral 174:18 furnish 133:13 further 57:21 63:3 64:20 119:17 121:8 133:8 147:21 172:2 future 32:12 70:22 79:14 106:12 111:6 136:19 137:22 138:19 143:4 150:10 153:5 159:15,24 165:12 167:2 168:15 169:7	28:17 45:5 47:3 56:4 73:23 82:7 84:15,19 94:21 98:6,15 106:22 122:14,15 167:18 181:14 184:10 give 7:6,20 10:16 20:20 23:5 35:23 36:24 38:15 49:24 56:22 66:18 69:4 85:10 98:7 101:25 102:21 128:2 135:16 137:16 151:25 164:10 167:7 168:2 176:18 186:2 given 8:5 16:11 16:13 43:12 46:7 82:25 123:4 138:8 141:20,24 gives 54:2 57:14 giving 20:18 glad 33:15 glossed 34:14 glows 56:2 go 6:4 15:15 17:15 20:11,19 21:11 22:18 23:1 25:7,25 26:4 27:3,21 28:21 32:6 33:5 36:14 37:13 38:7,11 40:12,13 41:10 42:1,7 43:6 44:15 48:7,10 49:5 50:23 52:7 60:23 62:7 69:21 74:11 79:16	83:18 90:11 94:5 95:6 96:5 113:10 118:23 119:7,13,15,18 119:25 120:12 126:13,15 127:10,13,15 127:21,22 130:3 134:13 137:16 140:7,8 140:10,19 143:20 145:13 146:11,21 150:5,11,16 156:13 166:10 171:11 184:11 God's 87:5 goes 24:10 25:2 39:14 42:19 52:17 104:6 105:18 129:22 173:20 184:22 185:3 going 7:14 14:19 15:6,6 16:14 20:21 21:11 24:18 25:16 26:11 27:6 29:5 30:1,9,11 30:13 32:9 34:2,24 38:17 39:5,7,8,10,13 39:15 40:11,16 41:7,17 42:5 42:13,14,16 44:21,22 46:2 46:4,8 49:13 49:25 51:15,16 51:19 52:2 53:17,19 54:15 54:24 55:1,20 56:6,22 57:10 57:24 58:8,14 59:9,21,22 61:23 62:1,2,3 62:10 63:12
--	--	---	--	---

G

G 6:1
gait 122:23
garage 182:7,9
gas 159:3
gate 115:13,16
121:10
general 84:12,18
89:18 91:24
136:25 153:14
158:6 165:17
170:19 174:24
generation 16:2
gentlemen 36:11
45:5
getting 24:5

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

64:10,11,12	182:16 183:1	groups 71:2,3,9	81:24 82:6,14	health 43:21
70:23 71:24	184:18 185:2,6	81:9 86:14,18	82:25 83:6,11	45:10 99:9
72:6,9,22	185:8 186:16	87:16 88:3	83:20 84:4	101:2,15
73:24 74:14	188:12	92:14 106:24	86:3 97:19,24	136:24 147:9
75:4,16,17,18	good 18:22	107:13	104:14 117:3	148:16 153:13
75:25 76:7,10	39:19 40:25	guards 78:17	126:4 128:16	158:6,17
77:4,8 79:15	47:15 57:6	guess 17:2 30:22	128:20 134:2,7	165:16 167:15
79:23 80:8,9	105:5 132:16	30:25 31:16,18	135:3 151:1,5	167:17
80:13,23 81:8	142:23 146:25	31:19 32:5	151:17 164:2	hear 33:16 49:2
82:4,20 83:22	147:11 150:8	37:1,16 47:8	172:18 176:10	149:10 168:2
85:16,17,18,19	186:7 187:3	61:12 84:21	183:20 187:1	169:4 186:3
87:2 88:14	good-looking	85:2,21 86:16	188:8,12 189:6	heard 4:8 8:10
89:5,14 98:7,9	185:20	109:6 121:12	hairs 61:25	45:20 47:11
98:13,18,23	goods 174:14	155:7 180:14	half 28:6 85:4	78:24 89:1,22
99:8,15 100:9	govern 61:22	180:19 182:13	halfway 52:14	150:17 166:13
100:15,19,24	governed 7:23	182:18	hand 120:21	171:16
101:11,14	GOVERNME...	guests 115:4,4	190:9	hearing 2:4 8:2
102:13 103:4,7	1:3	guidance 81:6	handle 17:9	8:4,10,23
103:10,19	grain 143:14,16	guided 45:6	78:20 81:3	41:23 45:12
104:3,14 105:7	Grand 135:21	guideline 96:14	83:3 101:18	61:5,9 64:3
107:12,22	136:12 137:14	guidelines 96:15	102:22 113:7	147:4 148:21
108:4,13,13,16	138:2 142:1,9	gun 173:11	happen 46:15	hearings 8:3
109:1 110:4,5	143:2,8 144:15	guts 183:1	68:21 74:23	heavily 170:25
110:7 112:8,10	144:17 145:8	guy 105:5	79:9 105:12	Heck 130:21
112:11,24,25	146:10	130:19 182:21	130:10 148:7	hee 160:18
112:25 113:2	grandeur 143:1	186:15	173:22 181:9	held 16:21 190:6
113:18 115:6	grant 22:24	guys 19:18 21:4	185:8	help 167:12
115:13,20,21	85:15 144:19	24:18 27:11	happened	186:21 187:9
116:8,18,23	granted 100:11	29:9 36:6	124:20	Hendricks
118:13,25	granting 23:20	46:17 49:12	happening	164:15 165:7,9
119:2,3,9,13	gravel 75:16	50:20 54:7	94:22,25	166:17 168:9
119:19,22,25	76:11,14 119:1	62:15 80:17	happens 52:15	170:23 171:3
124:19,22	gray 38:18 53:17	82:11 86:1	85:3 102:4	hereto 4:11
126:12,12,14	84:15 90:9	97:22 109:12	118:3 185:24	hereunto 190:8
129:14,16	92:19	124:21 147:19	happy 140:7,8	heritage 69:16
130:16,16	great 35:3 49:13	182:19 187:19	hard 72:13 84:9	Hertweck 1:23
131:5,6,8,10	69:12 99:1,5		105:20 126:15	5:19 190:3,11
132:13 140:9	145:23	H	144:20 145:17	hey 80:16
140:14,15	greater 178:13	H 4:1	148:1	HH 158:25
146:23 147:3	ground 69:11	hade 34:2	hate 76:17 182:5	159:3
148:12 154:9	70:14 93:17	Haire 5:10 6:23	Haven 19:22	high 105:21
159:6 161:12	grounds 78:16	6:24 9:19 10:6	he'll 7:17 101:17	higher 23:24
165:22 169:22	125:9	15:22 33:17	head 50:22	highway 10:22
171:2 174:11	group 47:5	40:8 47:1	55:23 182:24	11:20 12:9
177:19 181:10	81:11,12 86:23	64:25 65:10	headphone	58:18 68:10
181:12 182:8	90:6 100:15	66:5,6 81:16	149:9	77:11,17

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

130:19 144:18 146:12 149:22 152:6 158:22 158:23,23,24 162:18,22,22 164:16 hiking 70:15 107:9 hill 67:1 95:6 118:10 121:9 124:23 hinges 41:9 hire 188:6 hired 78:14 history 69:17 Hoffius 153:24 153:24 154:6 155:11 hold 35:1 110:3 148:21 178:22 holding 38:14 39:23 holidays 48:4 home 160:22,25 167:11 174:18 176:25 177:2 177:10,14,18 178:6 180:2,6 180:10,13,20 181:17,19 182:2 homes 138:24 honest 180:15 honestly 34:9 61:25 96:18 97:15 hook 73:19 hope 115:10 154:25 184:25 hopefully 85:18 hoping 33:13 horse 138:7 horses 138:8,8 138:10 host 10:19 11:13 66:22 69:8	hour 130:21 hourly 132:12 hours 9:13 12:19 102:7 105:22 105:23 116:22 117:5,7 house 55:12 142:6,7 154:17 154:21 160:9 160:11,13 170:21 171:3 173:23 177:20 181:10,13,19 181:23 182:15 182:16,17 houses 142:9,10 How's 110:24 hundred 41:25 42:7 72:17 76:24 78:12 130:17 142:5,6 142:7 hundreds 137:24 hurdle 42:22 husband 182:14	46:3,4 impartially 7:10 implies 14:7 important 37:16 40:11 77:16 78:25 115:6,8 185:10 impressed 145:2 improvements 106:23 107:4 137:3 153:17 156:20 165:20 inaccurate 35:12 178:2 Inaudible 134:16 include 46:20,21 47:18 61:13 63:5 81:11 103:23 173:13 174:15 included 58:11 63:22 130:13 130:13 includes 95:10 Including 73:6 incorrect 139:3 increase 23:23 27:7 29:5 indicated 13:24 34:18 167:2 indicates 181:18 indicating 94:13 177:3 individuals 8:4 28:8 indoor 13:4 industrial 173:17 influence 7:9 information 31:11 33:20,25 34:2 37:24 61:10 133:13 187:12,20 informed 30:9	initiated 178:23 179:3 initiation 178:20 inside 19:15 35:24 178:18 installed 77:21 159:15 instance 43:13 insufficient 149:25 insulting 36:5 intend 45:10 intension 21:7 intent 18:4 158:20 159:4 160:18 162:21 170:12 interested 132:20 142:24 161:15 interior 16:5 75:5 internet 77:5 interpretation 17:19 intersection 158:23 159:5 invest 42:16 investment 42:12 inviting 87:22 involve 8:2 involved 61:23 97:1 126:19 174:17 involves 8:3 issue 9:5 32:10 42:19 44:1 53:21 105:6 147:7 150:7 issued 20:10,13 issues 7:10 8:17 105:6 119:6 issuing 13:8 20:6 it'd 54:13 74:23	it'll 7:14 102:18 item 8:18 items 8:15 61:12 73:3
J				
jam 77:16 Jay 5:4 6:9 16:1 18:10 22:22 24:24 29:11 33:17 35:2,17 38:16 57:24 65:18 97:7 140:23 Jay's 28:21 45:17 Jefferson 167:9 job 44:5 71:4 jobs 169:9,20 Joe 80:14 join 161:22 Jr 5:3 judge 40:19 56:8 July 47:18 106:20 107:17 jump 48:23 jurisdiction 116:12 justification 150:15 169:11 Justin's 171:13				
K				
keep 77:16 162:10 171:22 180:6,21 Keith 101:2 kept 148:24 178:12 186:16 kind 36:9 38:16 43:25 49:18 53:1 58:14 73:24 74:13 76:9,10 80:24 80:24 84:6,10 84:15 86:21 89:4 105:3,4				

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

105:13 124:20 126:14,15 128:3 185:4,9 185:9 knew 98:4 know 15:7 17:9 17:10 18:11 20:1 28:23 31:16,17 33:9 33:18 35:4 38:21,21,21 39:4,12,15,22 40:13,19 41:2 41:7 42:8,15 42:18 46:3,14 49:6,12,22 52:5 53:2,23 53:24 55:8,15 55:19,22 57:7 59:2,19 60:3 61:10 62:9 69:25 70:4,12 70:12,13 71:6 71:15,15 72:4 72:6,11,12,16 72:16,17 73:19 74:17,20,22 76:16,24 77:5 77:8,10,12,13 77:14,15,16,17 77:19 78:1,3,4 78:5,8,11,12 78:12,13,17,17 79:3,13,14,22 79:22,23,23 80:5,7,15,18 80:19,19,21,24 80:25 81:1,1,2 81:3,11,11,12 81:13,14 82:3 82:4,12 84:25 86:23,24,24,25 87:4,4,5,6 88:22 91:7 92:20 98:25 99:1,7,9,16,23	99:24 100:21 101:14 102:1,2 102:4,7,11,12 102:12,13,16 102:17,20,21 102:25 103:14 103:14,17,21 104:1,1,2 105:3,4,5,7,8 105:18,19,21 105:22,22,24 105:24 106:10 106:11,12,13 106:14,21,21 106:21,22,23 106:25 107:6,7 107:8 108:3,4 108:6,13 109:7 109:8,8,10,11 109:12 112:9 112:13 113:4 114:6,6 115:2 115:22,24 119:6,15 120:24 121:17 122:9,10,16,18 122:18,22 123:5 124:6,17 124:18,24 125:2,3,5,6,6,8 125:9,10 128:1 128:2 129:8 130:6,7,16,22 130:23 131:5 131:12,24 132:2,14,17,17 132:21,22 138:1 141:16 142:11,24 143:14 144:15 145:2,6,21 146:4,23 149:16,17 150:3,3 156:24 157:1 162:1 166:24 169:13	169:21,22 170:2,3,21 171:17,17 181:16 182:6 182:11 185:21 186:1 187:15 knowed 185:5 knowing 28:16 knows 132:3 <hr/> L L 2:21,21 135:18 135:18 152:2,2 Labor 106:21 lack 149:24 ladies 45:6 lady 139:12 laid 80:19 lake 154:17 Lammert 32:1 34:11 Lammert's 32:21 land 4:4 7:24 11:19,19 12:15 36:16 43:4,10 45:25 67:18,18 73:19 91:10,10 91:12 92:23,25 136:11,11,19 137:2,21,23 138:19 141:12 143:23 147:11 150:8,10 152:20 153:5 153:16 154:6 154:10,13,14 159:24 165:6,8 165:12,19 167:2 168:5,8 168:11,13,15 168:20 169:7 lands 36:16 143:10 Lane 121:21 122:9,19	123:11 153:25 lanes 149:19 language 36:9 large 67:24 143:14 166:15 168:6 lastly 177:25 late 181:15 185:11 law 8:3 25:18 179:6 laws 49:4 lawyer 31:18 188:6 laying 82:9 learned 35:18 leased 119:24 leave 7:16 17:13 27:9 56:22 69:8,23 133:18 187:23 188:2 leaving 119:21 leeway 54:3,4 left 94:1,15 102:14 125:11 133:12 143:13 159:20 160:6 legal 5:16 32:16 32:20 60:7 length 133:18 lengths 162:24 let's 16:24 23:5 107:11 111:22 123:17 182:7 letter 173:17 177:1,11 178:12,17 level 25:10 46:13 lies 84:10 light 14:20 16:2 167:9 169:25 lighted 15:16 lighting 12:24 12:25 13:25 14:2,7,14 15:3 15:4,8,12,14	15:18,25 16:4 16:6,6,10 17:23,24 48:17 48:18,20 61:13 63:21 115:22 lights 14:18 15:9 liked 38:10 limit 21:5 27:10 46:4 47:2 79:3 99:25 174:15 limited 12:19,25 13:9,25 17:24 18:19 48:19 142:18 limiting 48:16 limits 11:17 28:11 Linda 120:10,13 120:17 line 13:2,5 48:23 lines 57:13 178:9 link 41:23 51:7 list 41:25 119:6 128:1 listed 38:10 72:22 175:6 178:1,3 listening 137:19 Litigation 1:24 5:18 little 30:24 31:22 33:8 38:18 51:21 59:12 78:23 84:12,18 89:19 93:22 98:11 121:8 138:20 146:8 148:25 157:8 185:19 186:19 187:2 live 49:6 69:1 120:14 146:10 146:11 169:23 livery 80:1 living 146:15 local 167:12
--	--	--	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

<p>locate 154:12 located 10:22 11:25 58:16,17 58:19 66:25 67:22 135:21 136:17 152:5 153:1 164:15 178:13,16,19 location 158:22 182:9 locations 34:25 LOCUST 1:4 Lonedale 167:13 long 37:23 50:20 88:22 90:10,14 102:17 149:1 149:16 156:3,8 156:9 161:3 185:16 longest 118:2 look 17:15 26:22 32:14 33:19 35:24,25 36:14 39:5 40:20 43:6 54:15 55:22 60:10 73:16 85:20 105:3 107:7 115:9 116:9 126:2 140:14 140:15 143:12 148:12 150:10 169:1 looked 18:16 28:6 31:10 32:23 34:10 59:6 127:9 looking 29:11 33:21 36:12 42:19 55:2 56:21 70:18,20 71:1,9 83:22 95:17 98:12 99:13 108:25 111:10 115:19 133:4 142:16</p>	<p>145:19 148:12 150:2 157:7 168:20 169:5,8 170:20,21 178:11 182:14 looks 33:1 38:22 115:9,16 lot 14:21 17:1 37:23 42:6 54:2,4 57:5 59:3 69:16,19 70:3 71:2 72:3 80:6,22 85:18 85:19 86:10 97:17 102:14 145:13,13,14 145:14,23 166:19,20 173:24 174:7,8 178:13,15,18 184:13 188:6,9 lot's 58:16 lots 138:25 178:8 loud 125:3 Louis 5:21 love 77:13 low 105:20 115:16 122:12 low-density 11:18 67:18 136:6,10 152:15,20 165:1,6 166:25 lower 94:1</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M 2:12 Ma'am 118:14 machinery 170:16 machinist 167:9 169:25 machinist's 169:14 machinists</p>	<p>169:17 main 69:24 78:9 162:18,22 maintain 154:15 160:15 maintenance 125:9 majority 50:20 67:13 making 23:19 48:6 107:7 147:17 manage 82:23 managing 82:18 manner 31:19 34:5,18 41:22 manufacture 170:1 manufacturing 167:9 map 4:6 8:8 91:25 100:21 124:21 129:24 136:19 138:19 150:10 153:5 159:24 165:12 167:2 168:6,8 168:11,20 169:6,7 179:15 185:13 maps 168:13 March 9:16,23 10:25 Mark 5:17 14:17 15:22 16:16 24:15 27:13 29:3 31:10 37:1 38:1 41:5 42:23 44:5 49:16 52:10 62:10 84:22 86:12 96:13 126:1 150:8 marked 8:11 Martin 69:1 master 4:7 8:8</p>	<p>137:4 153:18 165:21 matter 8:3 22:2 22:3 24:10 32:19 45:3 129:15 138:3 140:12 matters 7:25 8:1 8:2 170:2 maximize 81:19 maximum 26:15 28:1 48:16 61:13 63:21 71:23,25 83:4 98:8 113:3 McATEE 137:13,13,18 138:14,17 139:4,7,18,22 140:3,6,13,17 141:2 142:5,22 143:6,25 144:2 144:5,8,22 145:5,21 146:19 150:20 150:22 McCreary 5:12 6:25 7:1 9:21 10:9 18:6 19:13 41:2,4 41:15 43:1 52:19 60:9,12 60:16 61:7 66:7,8 74:25 75:3,8,11,15 75:20,23 76:3 76:5 87:12 88:2,8,13,21 88:24 89:17 90:2,5,12,17 94:5 98:3 116:4 125:22 126:16,20,25 127:3,17,23 130:2 133:14 133:21,24</p>	<p>134:4,9,13 135:6 147:23 148:5,9,14,17 151:20 156:19 157:5,10 159:1 161:10,16,25 162:8,15 164:5 172:21 176:13 183:23 186:11 186:20 187:5 187:10,13,25 188:7,10 189:9 McKinley 166:4 McLaren 5:7 6:19,20 10:2 40:22 44:4,12 44:17,24 45:13 45:15 46:6,12 46:23 47:6,19 47:24 48:5,25 57:23 58:7,13 58:21,25 59:15 59:18 60:2,6 65:6 66:1,2 71:19,23 73:13 76:7,13,16,21 79:11,25 80:4 81:7 83:24 84:1 93:16,23 95:5 97:2 104:19,24 105:2,11,23 106:3,16 107:3 107:10 115:1 115:12,15,19 116:7 128:7,11 130:6,15,25 133:16,19,23 134:16,24 144:14,23 145:6 149:1,11 149:15 151:13 157:13,16 158:25 162:17 163:23 172:15 176:6 182:23</p>
--	---	---	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

183:3,10,16 184:21 185:14 185:22 186:6 189:2 mean 26:17 28:8 29:16 34:11 38:12 39:1 40:17 41:16,18 42:10 49:3,14 53:3,21 54:10 55:5,8 59:21 74:13 76:24 77:11 80:4,5 80:14 83:18 89:19 96:13,15 96:17 99:12 105:2,6 107:4 123:1,2,8 126:2 130:22 130:23 131:3 141:21 146:7 148:1 159:13 159:20 160:9 180:17 181:21 182:4 186:3 188:1 means 20:21 100:23 meant 171:15 measured 85:13 meat 59:13 medium-density 153:6 165:8 meet 12:7 27:5 30:11 62:3 64:3 68:6 96:21 110:10 122:18 161:23 162:3 181:11 meeting 1:10 6:4 7:11,23 13:24 14:8 30:7,9 31:22 77:4,12 133:25 173:6 175:5 meets 62:11,22	members 5:2 35:9 mentioned 43:25 72:19,22 103:14 138:12 166:13 167:4 Meramec 79:15 79:16,17 96:13 merchandise 174:14 messed 58:9 met 43:8 62:3 147:20 middle 143:6 midst 137:24 Midwest 1:24 5:18 mile 10:23 135:22 159:25 162:14 164:16 Mill 67:1 77:18 95:6 118:10 million 40:21 mind 54:7,16 72:2 116:20 171:22 mind's 45:16 mine 131:6 minimal 166:25 minimize 77:10 minor 176:21 minutes 2:5 7:15 9:16,20,23 10:11 mirror 26:22 29:1 miscellaneous 174:23 missed 148:25 175:14 missing 38:24,25 Missouri 1:5 5:21 8:3 69:2 158:14 166:5 190:5,12 mistaken 168:23	misunderstood 91:15 mitigate 44:6,18 44:20 mix 136:6 152:15 165:1 model 29:15,16 modify 114:20 MoDOT 12:10 77:6 Monday 12:17 12:20 69:22 113:19,22 114:6,7,12,14 114:21,23 money 109:7 monitoring 78:13 month 45:20 47:12 58:22 117:24 133:22 173:6 175:5 186:22 months 42:20 47:13 117:16 morals 136:24 153:13 165:16 morning 131:14 motion 9:17,22 64:21,23 65:1 133:9,15 134:15,19 135:8 150:25 151:8,22 163:13,18 164:7 172:3,5 172:6,10 173:1 175:19,23 176:1,15 183:6 183:8,11,25 188:17,20 motorized 126:13 move 9:5,19 10:14 18:9 59:3,12,19	60:1 117:14 133:10 134:19 151:1 158:21 167:8,22 188:15 moved 53:9 117:21,22 175:4 movement 128:12 moves 164:8 Moving 66:15 135:14 151:23 Muckler 2:8 10:15,18 11:3 185:5,6 Mucklers 42:11 mud 96:9 97:9 97:11,11,16 98:2 127:18 multi-family 173:20,23 multiple 107:22 177:20 music 12:16 18:16,19,25 19:1 46:17 81:12,12 104:11 117:6 125:2 musicians 70:4	Native 69:19 70:23 72:8 99:3 natural 69:8 160:15,18 nature 16:5 87:5 88:1 180:10,21 Nay 65:11,12 172:25 nearby 79:21 nearest 160:21 160:25 necessarily 24:5 123:1 169:21 necessary 100:24 need 12:3,10 15:22 21:14 28:18 41:20,21 43:6 53:23 59:12 60:21 68:2,9 81:21 84:5,6,16 88:9 88:10 90:6,14 92:16 93:12 101:16 102:3 109:6 123:15 134:5 145:19 161:24 177:5 186:10,21 187:15 needed 15:16 119:4 130:10 134:6 187:6,6 187:9 needs 28:12 38:21 66:15 90:11 100:2 186:24 negotiate 112:20 neighbor 39:7 131:23 neighbor's 143:13 neighborhood 105:18
--	---	---	--	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

neighboring 13:3,6 14:22 15:15	177:2,9	21:5 27:10	88:3 98:15	46:12,23,25
neighbors 39:21 49:1 57:8 60:22	non-urban 10:20 11:9 13:14 66:23 67:5,14 73:17 135:20 136:3,4 136:20 138:14 141:4 143:18 152:4,13 153:7 164:14,23,24 165:12 166:11 166:16,19,20 166:22 167:3 169:3 170:1 173:12 176:22 176:23	28:1,4,5 36:6 67:23 72:1,14 78:13,25 79:1 79:3 81:25 82:9 83:2,4,7 98:8 99:9,12 100:9 101:24 102:21 103:12 103:19 128:8 132:20 136:18 153:2 157:21 173:8	occasions 83:22 occupancy 61:14 63:21 occupants 28:4 occupation 177:3,4,6,10 177:14,18 178:6 180:3,6 180:13,20 181:19 182:2 occupations 177:1 181:18 occupied 160:12 occur 72:22 73:1 occurred 33:18 33:23 occurring 180:22 off-road 126:13 offended 171:13 offense 171:15 office 54:22 62:1 158:1 166:4 offices 9:13 official 4:6,7 8:7 8:8 oh 32:22 51:23 77:12 118:19 139:9 178:21 okay 7:4 15:1,21 16:11,15,17 17:1,4,13,16 18:4 19:20,24 20:2,12,13 21:10 23:4,6 23:25 24:3,13 24:24 25:4,5 25:25 26:6,6 27:15 28:8,11 29:16,17 30:21 31:4 32:10 36:12 37:22 38:7,15 39:19 40:17 41:15 44:17 45:13	50:21 56:21 57:12 58:13,25 60:12 61:7 62:14,16,24 63:11 64:14 70:3 74:20 75:15,23 76:3 79:15 80:22,23 83:11,20 84:4 89:16 91:14 92:22,24 93:4 93:15 94:7,10 95:4 97:25 98:13 99:14 100:17,20 101:9 102:15 103:16,18 104:13 107:10 107:11 108:1 108:22 109:9 110:23,25 111:19 112:18 112:21 113:2,5 113:11,16,23 114:11,16 116:7 117:10 117:20 118:4 118:17 120:25 121:15 123:12 123:19,25 124:6,12 125:4 125:12 128:20 131:15,25 132:15,19,24 134:14 137:9 139:4,18,22 140:8,13 142:4 147:20 150:22 151:5 155:2,7 155:15 156:3,7 156:14,18 157:5 159:16 161:1 168:14 171:2 173:3 178:22 179:18
never 36:9 123:3 144:15 155:11 155:16,21,22 173:22,22 180:14		numbers 78:20		
new 2:11 8:18 9:5 11:1 12:9 14:18 19:22 20:4,5 21:2,3,9 22:2,12 23:2,8 23:15 24:23,23 24:25 25:8,8 25:14 26:22 27:5,7 28:11 29:1,16,17 47:19 58:1,2 58:10 66:17 68:8 114:12 156:22 174:22	Non-Urbana 152:12 noon 131:11 noontime 69:21 normal 9:13 normally 95:24 126:10 north 5:20 10:23 11:16 19:11 67:1 91:16 121:8 143:8 159:25 160:1 164:16 166:16 168:6,6 169:2 northeast 165:7 Northern 69:15 71:13 northwest 152:6 Notary 190:4,12 noted 13:23 32:21 57:11 186:1 NUA 94:8 142:17 150:9 150:16 153:3 159:20,24,25 160:1,3,3 168:3,7,9 169:7 173:7,9	O o 6:1 74:9 152:6 158:22,23 162:14,22 o'clock 7:13,18 O'Neal 3:4 164:8,12 166:3 170:9 ofo 189:13 Oaks 41:7 object 33:19 160:20 objection 63:4 objections 117:14 objectives 160:15 obligated 55:18 obligation 36:23 obligations 45:6 obsolescence 34:16 obtain 21:14 obviously 84:22 162:3 occasion 11:1 20:6 22:12,17 25:9 28:12 157:23 162:2 occasional 66:23 67:7,12 84:16		
neighboring 13:3,6 14:22 15:15				
neighors 39:21 49:1 57:8 60:22				
Neither 71:15				
never 36:9 123:3 144:15 155:11 155:16,21,22 173:22,22 180:14				
new 2:11 8:18 9:5 11:1 12:9 14:18 19:22 20:4,5 21:2,3,9 22:2,12 23:2,8 23:15 24:23,23 24:25 25:8,8 25:14 26:22 27:5,7 28:11 29:1,16,17 47:19 58:1,2 58:10 66:17 68:8 114:12 156:22 174:22				
nice 38:12 39:15 54:11 105:18 107:1,7 139:12 187:20				
Nichole 5:15 129:23 173:21				
Nichole's 94:6				
night 9:6 47:25 48:1 49:2 115:22 116:19				
nightmare 61:23				
nighttime 124:18				
No.170047 2:17				
Nodding 58:6				
noise 119:14,15				
noises 125:3				
non-credible 37:25				
non-illuminated				

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

179:22 180:24 181:6,7 188:10 old 2:7 8:15,17 9:5 10:14 11:5 18:13 20:4 22:6 23:8,11 23:14,17 24:11 24:19 25:7,14 25:16 26:6,6 28:18,21 29:20 40:1 58:2 77:20,22 117:15,22,22 133:10 154:16 154:21 167:22 170:9 171:14 on-going 74:3,5 88:3 once 8:17 33:18 35:6 43:25 44:3 45:22 57:23 59:20 85:3 109:17 one-time 106:4 ones 17:10 19:4 126:10 146:14 147:14 182:4 OO 10:22 11:20 12:10 open 7:17 17:18 70:14 77:17 105:17 125:3 133:12,18 134:20 136:5 142:17 152:14 164:25 166:25 186:3 187:23 188:2 opened 8:18,19 opening 71:11 77:22 79:13 opens 57:18 operate 13:13 operation 12:19 40:3 opinion 32:6	131:1 146:6 opportunity 7:7 8:5 158:7 159:8,12 opposed 10:10 13:15 66:12 135:7 151:21 164:6 172:24 176:14 183:24 opposition 2:14 35:7 118:15,16 120:9 123:18 123:21 option 79:19 order 2:3 6:4 30:11 46:3 59:13 150:1 179:5 organization 87:25 organize 78:15 original 14:8 154:21 179:15 185:3 originally 44:2 114:17 139:9 184:23 outdoor 13:1 19:1 54:2 outdoors 19:2 outing 70:25 outside 16:7,11 18:19,25 19:19 19:22 93:7 116:8 124:16 177:14 outwards 15:9 overall 142:10 overcrowding 46:3 overestimate 103:7 overly 145:11 overriding 147:13 overruled 60:24	overtly 180:10 180:22 overused 102:5 overwhelming 33:25 owned 155:11 owner 11:22,24 77:21 136:14 136:15 152:23 155:12 179:1 owners 32:13 33:12 59:5 154:1 158:7,19 <hr/> P <hr/> P 5:1,1 6:1 90:11 158:23 p.m 1:12 12:16 12:18,21,21,22 12:23 116:24 119:16,17 128:2 135:12 189:12 Pacific 11:17 158:14 packet 32:23 41:6 page 2:2 3:3 4:2 34:15 173:8 176:21 177:25 178:8 paid 78:5 91:20 107:18,19 127:19 paint 56:1 painting 55:12 parcel 59:22 70:10,11 73:9 73:15,17 113:3 121:6 124:7,13 124:16 125:3 135:19 152:3 162:6 164:13 164:18 168:6 170:22 179:2,4 parcels 80:21	pardon 100:3 133:23 167:21 park 67:9 74:6,7 83:14 91:24 97:3 98:12,19 100:9 104:20 105:3 parking 12:14 12:14 13:1 14:15,21 15:11 16:25 27:17,18 28:5 57:5 58:16 59:3,12 75:4,9,16 96:17 97:6,6 154:12,18 161:12,15 184:13 part 8:23 50:3,5 50:6,9 59:13 59:24 69:15 70:6,7,8,23 71:3 84:17 86:9,9 87:16 91:10,10,15,17 93:2,14,18 95:6,10 105:10 116:3 122:15 129:10,12 131:24 144:15 157:17 177:16 181:10 partake 98:21 partial 105:9 participants 20:12 participate 69:20 particular 43:11 69:9 143:1 party 20:11 39:22 passed 11:1 66:12 path 162:23 paths 75:13	107:9,9 patio 54:2 Patsy 1:23 5:19 190:3,11 paved 119:1 145:22 149:2 149:16 150:2 pay 87:2 paying 104:8 130:14 peak 124:23 Peggy 154:25 155:10,18 184:25 Pelton 131:23 132:14 people 20:24 21:5 22:1,18 24:15,20 25:10 25:11 29:1 33:19 41:25 42:7 45:21 48:17 51:9 55:18 61:14 70:2,15 71:10 71:20,23 72:1 72:7,13,17 76:10,22,24,25 77:13,23 78:1 78:1,2,2,5,9,12 78:13,14,15,15 78:18,25 79:19 79:24 80:9,13 80:16,25 81:2 81:3,5,15,17 81:20 82:15,19 82:23 83:3,24 85:19 87:1,5 92:5,11 93:8 97:3 98:9,19 98:20,23 99:2 99:5,10,18,25 100:9,15,22,25 101:14,18 102:2,12,16 103:1,7,15,23
---	--	---	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

103:23,23	13:8,13 20:4,6	92:3 95:25	163:8,8 173:12	137:12 151:25
104:1,3,5,7	20:10,13,15,16	98:13 116:3	179:20 190:7	153:22,23
105:7,13,24	20:18,22,24	148:13 166:11	placed 36:17	154:4 157:14
108:16 110:6,8	21:14,17,24	167:8 169:25	plaintiffs 31:20	164:10 166:1
110:13,20	22:1,11,13,14	170:2 173:9,14	plan 4:7 8:8 41:9	176:18
112:2,7,7,11	22:16,17,19,21	178:1	42:13 58:5,14	pleased 16:17
112:15,24	23:3,6,20,22	person 24:6	58:16 59:10,11	Plum 152:5,21
113:3,7 114:7	23:23,24 24:10	35:18 177:3	60:10 61:21	153:8 154:16
114:23 115:3,6	25:3,12 27:2,6	179:4	62:7,11,22	158:7 161:18
115:20,24	28:12,13,16,25	personal 170:15	63:1,2,13,22	162:23
119:2,9,20	30:3,12,13	personally 38:11	64:1,3 71:4	plus 13:8 64:18
120:3 124:17	34:7,21 38:14	petition 31:20	72:11 85:1	point 18:10
125:5,7,7,8	38:15,23 40:6	137:19	103:7 110:15	35:16 55:19
130:9,9,10,12	40:6 41:12	ph 101:2 144:17	110:16 137:4	85:2 94:4 97:1
130:14 131:5,6	43:17 49:24	154:1	147:11 153:18	97:12 98:6
131:9,13 132:3	51:20 52:7,16	phase 30:3	165:21 174:6	122:14 131:7
132:17 133:5	54:3,14,15,17	Philip 138:3	185:20	147:5 173:25
138:23 141:21	56:23 60:21	143:2 146:11	planned 150:11	182:18 186:1
142:25 146:10	61:1 66:12	146:13	Planner's	186:10
146:11,14	67:7 68:11,14	phosphorescent	188:14	pointer 124:20
157:21 171:14	68:17 70:11	56:1	planning 1:1 3:9	159:2
177:21 182:16	73:4 84:17	physically 46:4	3:13,17,18 5:2	pointing 16:2
182:22 184:19	85:15 86:15	pick 112:6	5:13,14 6:5 7:6	109:14
185:1,23	88:4,15 90:14	picked 144:19	7:22 8:1,13 9:4	pole 39:14,23
percent 34:17	92:16 93:1,8	picking 79:1	9:8,9 12:11	40:13 41:11
36:8,18,21	93:13 95:17	125:9	34:5,19 68:10	42:8 158:8
Perfect 124:11	100:5 106:9,22	picture 40:17	77:22 150:8	policies 125:23
performance	108:9,11,19	51:19	176:16 178:24	policy 117:6
96:1	109:25 110:4	pictures 38:9	178:25 184:2	pollute 17:24
perimeter	128:14,15	39:2 40:20	188:16	48:20
124:16	129:15 133:4	50:3,14 51:15	plans 54:11,12	pond 115:17
period 11:5 19:1	139:11 140:21	51:18 52:13	70:21 154:9	popular 174:21
37:12 78:16	144:12 148:1	53:22,24 54:16	174:10	porch 143:12
109:3 130:22	154:8 157:23	57:11 61:14	planting 107:8	portion 67:24
155:1	161:24 162:2,2	62:19 63:8	115:9	93:13,17,19,20
periodic 10:20	178:2,5 184:12	piddle 170:17	plat 59:15	129:10 174:6,8
11:10 13:14	184:16,17,19	piece 59:6	184:23 185:9	177:15,18
140:21	permits 9:10	137:23 154:2	Plats 3:17 184:1	178:14
permanent	18:12,13,22,24	154:13,16,18	play 40:8 46:18	portions 168:8
25:11 75:24	37:4,12 88:19	157:17	please 6:6 7:18	possibilities 80:6
permissible	128:1	pinpoint 16:6	7:20 10:16	possible 9:4
95:11 174:5	permitted 27:21	place 8:6 16:15	66:18 68:23,24	55:21 117:14
permission	44:16 45:8	22:19 30:20	69:4 118:8	166:8 167:16
11:23	60:22 67:9	59:25 78:6	120:15,16,21	169:5
permit 11:1,3,6	83:14 84:12	104:21 109:17	123:23 128:11	possibly 117:15
11:11 12:12	91:10,11,12	115:10 147:4	135:16 137:11	125:16,23

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

126:8 148:7 162:7 posted 77:6 potential 167:6 186:2 potentially 16:10 20:16 32:7 37:3,9 41:1 76:22 115:7 159:9 pow-wow 71:14 72:15 pow-wows 70:24 81:13 86:13,17 86:23 88:3 power 54:5 Prairie 164:16 prefer 16:12 111:20,24 preliminary 3:17 78:7 184:1 premise 49:24 preparations 81:6 present 6:12 10:13 31:10,25 68:23 137:11 153:22 158:4 165:25 166:3 185:20 presentation 2:9 2:13,13,18,19 2:22,23 3:5,6 3:10,14 7:21 32:23 33:6,8 103:4 167:20 presented 8:12 14:8 27:20 30:25 31:13,21 31:21 32:1,14 32:20 33:2,7,9 45:12 46:13 47:8 51:12 57:12 61:10,15 170:5 187:20	preserve 160:18 pretty 14:9 15:11 26:25 39:2 40:25 56:13 69:7 77:8 115:7 127:5 143:15 144:18 145:1 145:16 148:24 159:25 176:21 prevent 180:17 preview 13:24 previous 15:13 77:21 78:24 127:9 137:23 138:6,13 previously 150:17 190:7 primarily 15:10 67:17 152:19 principal 177:14 print 8:24 41:8 prior 11:4 12:12 13:8 15:6 68:11 138:21 private 122:21 126:17,21,23 probable 84:16 88:10 probably 26:23 31:24 34:21 35:3 40:18 57:10 82:16 126:3 131:10 131:15 144:25 145:23 150:14 161:21 problem 40:1 52:23 55:10 78:21 81:4 99:6 106:2 problems 99:9 procedures 2:4 7:21 proceed 9:9 proceeding	190:5 proceedings 1:9 2:2 3:3 135:13 189:11 proceeds 7:12 process 140:19 professional 32:3 125:24 127:24 186:21 187:7,9 190:3 professionalize 85:16 professionals 32:2 project 158:21 160:23 promote 136:24 148:16 153:13 158:6 165:16 169:11 proof 35:5,6 147:17 proper 34:22 74:18 properly 34:13 properties 2:21 11:14 14:23 15:15 17:25 32:10 34:23 48:20 67:13,15 136:8 151:23 152:2,17 153:7 153:8 155:10 157:2,8,24 160:17 165:3,5 184:10,24 property 10:22 11:9,12,16,18 11:20,23,25 12:13 13:2,5 14:22 16:14 32:12,24 33:11 34:1,6 37:18 38:5,6,11 39:9 43:20 45:11 49:12 50:23	55:5 59:5,6,19 59:24 66:25 67:3,5,8,10,17 67:20,22,24 68:12 69:7,8 69:11 70:6 71:11 73:21 75:5,9,18 77:20 79:16 80:19,25 86:7 86:9 87:5,19 87:23 88:4 90:22 91:17,25 92:12 93:14,19 93:24 95:6 98:19,23 103:5 105:17 106:23 107:6,14 110:3 119:9,22,24 120:24 121:9 121:11 122:15 122:24 123:5 124:7,15 125:1 127:11,13,16 127:21,22 129:1,4,10,16 131:24 135:21 136:1,10,12,15 136:17,20 137:1,7 139:5 141:18,20 142:7,8,10 143:13 144:9 144:20,24 146:2 147:10 148:23 152:5 152:10,19,21 152:24,25 153:1,3,6,15 154:2,19,23 155:1,8,17,19 156:12,17,22 157:12,17 158:3,7,19,22 159:5,7,19,20 159:23 160:2,3	160:6,13,16,19 160:19 164:15 164:21 165:9 165:11,18 166:14 167:12 168:8 170:20 170:20 179:1 181:19 184:12 184:17 185:7 proposed 11:14 13:7 42:20 67:14 136:8 147:25 152:17 153:20 158:5 165:3 166:16 167:16,19 proposing 68:18 69:5 protect 45:10 51:9 55:5 protecting 137:1 153:15 165:18 prove 147:2 provide 30:9 67:10 110:7,20 113:6 156:11 159:8,12 provided 8:25 12:14 33:20 125:25 providing 132:18 160:14 provision 107:1 137:3 153:17 165:20 provisions 96:14 proximity 141:20 169:15 public 1:10 8:2,3 8:4,23 11:25 43:21 61:9 64:3 67:22 100:24 135:15 136:17 137:3 147:4,9 148:16 148:21 151:24
--	--	--	--	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

153:1,17 158:8 158:19,21 159:9 164:9 165:20 167:17 173:2 176:16 190:4,12 pull 123:24 154:14 pup 171:14 purchase 152:24 154:7 156:2,8 156:10 purchased 155:16 purchasing 155:12 156:12 purpose 33:3 69:25 88:20 138:24 140:5,7 166:22 167:14 174:7 purposes 137:25 143:23 push 121:13 pushed 119:17 put 17:23 24:19 27:1,4 35:22 40:2,25 42:8 42:14,16 44:7 44:18,21 45:25 47:11 50:16 53:16 54:8 69:14 72:14,14 74:9,22,23 81:18 85:10 88:15 96:19,25 97:3 103:5,15 103:25 106:20 110:9 117:2 125:23 143:18 145:18 154:18 161:12 163:12 177:8 180:11 181:11 182:9 184:13 186:1 putting 30:1	42:17 53:6 56:15 72:3 76:23 78:3 80:6 106:19 180:11,15 182:6 <hr/> Q <hr/> qualify 109:21 quality 49:11 56:8 57:11 quarrying 147:25,25 question 20:14 21:9 23:19,21 23:25 25:2,20 28:10 29:23 30:5,7,22 37:1 39:19 40:16,18 41:5 43:19 45:17 52:11 75:1 85:14,22 86:11,17 92:19 98:11 120:11 121:2 122:7 126:7 131:17 147:16,16,24 149:20 156:21 157:14,17 158:3,5,16,18 161:5,11 166:24 168:24 179:13,24 184:4,22 questions 8:20 9:7 13:19,22 44:5 49:9 71:17 76:6 104:17 108:23 113:12 114:25 115:2 116:13 123:16 125:15 125:21 130:4,7 133:6 139:24 142:14 146:16 147:13,22	148:6,18 150:19,24 155:5 159:17 161:9 162:12 162:25 167:20 167:25 170:19 171:7,24 172:2 175:18 quick 130:18 173:7 quickly 35:16 quiet 117:5,7 quite 30:24 55:23 116:21 119:16 127:24 128:3 quorum 7:4 <hr/> R <hr/> R 1:23 5:1,19 6:1 rain 105:20 raise 23:21,25 30:22 39:19 120:20 186:9 raised 32:11 range 82:2 rate 169:6 Ravinia 2:17 135:14,17 Ray 5:8 6:15 13:20 65:22 72:18 reaches 170:14 read 8:20 31:22 31:23 34:7 63:23 83:13 121:19 173:18 176:23 177:12 178:18 reading 181:2,4 real 35:16 149:20 173:7 reality 140:12 realized 174:22 really 37:1 42:24	49:10 50:12,22 55:12 69:12 70:17,18 72:16 76:9 78:3 80:5 80:14 87:21 109:25 115:2 132:21 146:9 149:16,18 154:17 161:14 171:18 173:13 177:12 184:5 185:11,16 reason 35:14 139:8,15 140:18 157:7 reasonable 45:9 45:9 82:16 103:5 144:11 reasonably 82:8 82:17 reasons 142:22 rebuild 53:11 recall 52:25 recap 60:17 155:7 receive 12:11 68:11 received 9:15 receptacles 74:21 recess 135:10 reckless 34:5,18 36:5 recognize 144:24 recollection 19:17 recommend 44:2 151:2,3,6 151:9 163:7,15 163:15,19 172:7,11 recommendati... 13:11,24 14:8 60:18 147:18 148:20 167:22	recommended 13:12 38:2 154:11 183:8 recommending 151:4,4 record 8:7,13 50:3 171:17 recorded 123:11 recreational 136:5 152:14 164:25 recycling 175:4 red 115:13 redesignate 150:16 reduce 131:21 refer 169:19 reference 14:7 27:8 referencing 63:8 referral 171:13 171:13 referring 86:17 97:7,9 123:9 refuge 120:2,3 refused 127:10 127:15,21 regard 52:11 147:15 regarding 158:16 regardless 73:23 regards 11:5 37:8 56:17 96:16 138:1 regulate 19:2 22:1 27:10 42:5 56:10 119:20 126:4,7 regulated 18:24 28:17 regulating 87:11 regulation 43:17 regulations 4:5 7:24 8:7 11:2,4 11:5 12:15
---	---	--	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

20:4,5,5 21:2,3 21:10 22:7 23:2,8,9 24:23 26:23 29:17,20 30:10,20 40:1 58:1,2,2 78:7 101:4 136:21 153:10 165:13 178:15 181:11	removed 139:21 160:23 renderings 54:11 58:10 rental 142:8 174:14 repair 173:6,8 173:10,11,11 174:23,23 175:1 repeatedly 166:9 rephrase 187:2 report 3:18 8:19 26:18 166:13 188:15,17 Reported 1:22 Reporter 3:19 120:20 190:1,4 190:11 request 20:19 106:9 107:24 114:12 117:13 117:15 144:12 145:7 163:8,16 requesting 10:19 20:11 66:22 requests 135:19 152:3 164:13 require 8:2 11:11 20:12 67:7 68:13,15 73:4 86:15 88:4 101:15 126:23 128:13 128:15 129:14 129:16 178:5 required 25:12 178:1 requirement 21:10 27:5 43:8 186:2 requirements 38:8 requires 91:22 requiring 11:6	research 77:5 reservations 33:11 reset 57:18 resets 7:16,18 residence 13:3,6 47:16 residences 162:19 169:11 residential 11:19 67:18 136:6,11 141:24 152:15 152:20 153:6 160:9,9,21,25 165:1,6,8 167:1 173:19 174:2 175:15 177:15,18 180:6,7,21 residents 32:12 47:25 141:25 response 134:17 responsibility 80:25 147:1,4 responsible 146:22 rest 42:3 70:13 74:14 78:11 96:21 97:22 110:19 142:20 restrictions 45:25 103:6 result 12:8 68:7 retained 4:10 retirement 170:11,15 return 138:5 returning 138:13 returns 57:18 review 2:15 13:11,12,22 26:19 31:2 33:14 34:7,10 35:9 36:12 37:23 61:24	116:1 117:23 133:10,11,15 133:25 134:19 168:5,7 169:3 reviewed 31:1 reviews 30:3 54:14 rezone 135:19 136:2 142:17 152:3,11 164:13,22 rezoned 35:4,6 43:3,25 137:23 138:23 153:3 155:16,19 162:6 167:5 170:23 184:16 rezoning 11:7 33:18 34:20 35:11 44:2 59:23 60:8 61:9 135:24 137:5,17 140:2 144:11 145:7,9 146:22 148:12 148:16 150:7 150:16 151:2,6 152:8 153:19 153:20 154:5 156:25 157:4 157:25 158:6 160:2,17,25 161:15 162:5 162:11 163:7,8 163:16,19 164:19 165:22 165:23 166:8 166:16 167:4,8 167:17 172:7 172:11 178:9 rezonings 136:21 147:15 153:10 165:13 Rick 3:4 164:8 164:12 166:3 ride 146:8	ridge 143:7,9 right 6:3 18:9,13 21:12,18,21 23:6 24:13,21 26:8,10,15,21 27:11,17,17 28:3,14 29:7 29:18,21 31:9 38:19,22 39:13 40:2 41:10 44:6 45:15,16 46:17 49:25 54:10,23 55:6 56:16 57:5 60:3,15 61:8 61:12 62:15 63:3 64:9 66:13,15 70:21 72:23 73:2 76:5,18 77:23 83:18,25 84:3 84:8 88:7 89:18,24 90:2 90:12,12,18 91:11 92:4 93:3,10 94:11 94:19 95:12 96:3 105:11,25 107:21 108:7 109:18 111:22 115:10 116:4 117:11,25 120:21 121:7 121:15,16 123:1,7,13 124:4,7,8,10 124:12,22 126:25,25 127:14,20 129:22 130:2 130:15 131:2 132:10,25 133:2,3 134:18 139:7,16,22 140:17,19 141:12 142:9
---	--	---	---	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

142:13,18 144:2,5 146:15 148:5,5,14,17 154:24 157:10 159:4,7,21 160:10,22 161:25 162:9 162:13,16,21 171:5,19 176:19 180:4,8 180:18 181:5,5 185:6 187:11 187:14,22,25 188:21 river 80:1 road 10:23 11:21 60:22 67:1,1,20,21 67:25 68:9 75:6,21 76:11 76:14,18,23 95:6 98:4 118:10,13,25 119:1,1 121:7 121:11 122:8 122:15,21 125:16,18 127:19 129:13 129:22 130:18 135:21,22 136:12,13 137:14 138:2,3 142:9 143:2 144:15,17,17 144:18,21 145:8,11,18,22 146:2,3,10,15 148:23,24 149:2,16,17 150:1 152:6,22 153:8 164:15 165:7,10,10 166:17 168:9 170:23 171:3 roads 75:12 97:3 105:3 107:6	128:14 145:3 roadway 149:24 Rob 185:5 Robert 2:8 10:15,18 185:6 Rohn 154:1 158:9,13,13,20 159:3,13,22 160:7,11 161:3 161:6,20,23 162:1,9,21 163:3 roll 2:3 6:6 roll-call 65:14 Ron 5:9 7:2 30:3 48:22 66:9 room 9:2 80:22 82:15 96:21 97:22 110:19 rooms 42:4 74:14 Rosewood 120:14,18 rough 81:23 roughly 52:13 roundabout 23:21 row 119:5 rules 78:7,23 101:4 139:14 run 97:8,8,9,11 97:12,21 98:1 98:2 99:9 127:18 running 141:22 143:14 runs 52:22 96:12 97:16 Russel 148:4 Russell 5:12 6:25 66:7 RV 67:9 69:7 72:20 73:7,10 74:3,5,6,7 83:13 84:11 90:23 91:13,17	91:23 93:14 98:12,19 99:24 101:5,8 103:23 104:2,20 105:3 109:22 116:2 RVs 74:11 130:3 <hr/> S <hr/> S 4:1 5:1 6:1 safe 116:11,11 119:3 safety 45:10 115:3,5,23 119:2,6 125:5 136:24 147:9 148:16 153:13 158:6,17 165:16 167:15 167:17 sale 174:14,21 175:7 Sam 105:5 San 69:1 sanction 69:18 sanitary 159:6 Saturday 12:18 12:22 48:1 72:12 113:19 113:22 114:1 114:21,22 144:16 save 109:7 saw 29:14 30:24 37:8 38:9 39:2 48:15 49:25 saying 9:24 15:19 16:1 25:16,17 32:5 34:24 36:7 38:16,20 42:11 46:15 47:9 55:2 57:6,6 65:3 69:22 79:14 80:16 81:13 86:18 88:10 90:8	91:19 92:15 107:15 108:2 112:14 113:14 116:11 120:4 134:21 148:6 156:12 161:17 163:20 172:12 176:3 183:13 188:24 says 14:2,25 17:17 22:3 24:23 25:9 28:4 41:21 49:19 79:13 120:19,23 123:7 174:4 177:12 178:3 178:12 scarring 120:3 scary 82:2 Schaeffer 80:14 school 132:7,8,9 167:13,14 SchulteHenrich 5:4 6:9,10 10:8 14:4,12,24 15:5,17,21 16:8,20,24 17:4,8,16 18:3 18:11,15 19:6 19:12,14,20,24 20:9 21:1,8,13 21:16,19,22 22:5,9,20,23 23:4,12,18 24:3,7,12,22 25:1,6,15,19 25:23 26:5,9 26:13 27:12,16 27:24 28:3,14 29:13,19,22 30:6,16,21 31:4,7,15 35:13 36:25 37:7,15 39:16 39:18,25 40:15	40:24 41:3 56:14,20 57:2 57:9 63:16 65:12,18,19 96:10,20,24 97:5,10,25 128:21 129:2,7 129:11,17 135:5 140:24 141:3,7,11,19 141:23 142:2 151:19 159:18 160:5,8 161:1 161:4,7 163:5 163:14 164:4 172:20 176:12 183:7,22 185:18,25 186:8 188:19 189:8 scottie 5:14 6:6 7:20 10:16 28:22 34:18 48:17 53:1 54:19 58:4 60:9 66:18 70:1 73:11 87:12 88:2 90:22 92:19 93:6 106:10 108:24 109:14 135:16 137:10 139:1 141:16 151:25 154:20 164:10 175:12 175:20 176:18 179:12 184:6 SD 143:22 150:9 150:12,18 159:19 se 36:4 38:20 sea 150:9 search 126:15 second 1:2 9:21 9:23 35:16 64:25 65:2
---	---	---	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

92:20 133:16 134:15 150:15 151:7,9 157:17 160:20 163:17 163:19 172:8 172:11 175:24 176:2 183:10 183:12 188:21 188:22 section 67:15 136:23 149:3,7 153:12 165:15 sections 149:24 securing 137:1 153:15 165:18 security 7:15 78:17 97:1,22 125:7,24 126:17,21,23 127:24 130:8 130:13 see 17:12 24:1 24:24 25:24 29:24 32:7,14 32:18,19 35:7 35:25 38:5,8 38:11,13,16 39:9,14,21,23 53:22 54:3,15 55:19 57:15 72:16,21 73:19 75:24 78:19 82:17 87:6 94:3 99:6 114:18 118:20 123:17 124:17 125:23 127:11 128:3 143:1,4 145:17 150:3,7 166:16,21 167:16 171:3 182:7 186:21 seek 186:21 seeking 30:13 seen 36:9 38:15 38:22 50:24	55:23 105:20 126:2 sell 91:1,4 93:7 104:15 109:23 114:7 186:4 selling 110:1 116:23 sells 185:6 send 117:23 133:10,15 sense 27:13 28:16 109:6 173:13 182:21 sent 2:15 133:11 139:13 separate 64:10 97:3 174:8 177:13,19 182:6,16 separately 63:6 63:15 64:16 79:5 serious 33:10 seriously 145:19 187:5 serve 143:3 serves 177:15 service 99:1 102:7,8 132:18 169:10,10,16 174:14,21 serviced 74:18 services 1:24 5:18 110:7 175:7 set 13:2,4 38:12 42:6 62:11 64:4 150:18 190:8 setbacks 59:13 62:11,22 64:4 setting 26:15 107:8 115:7 setup 99:3 seven 102:8 117:1 119:15	sewer 154:14 159:6,10 share 87:4 sheet 8:24 sheriff 7:14 57:16 127:18 127:22 Sheriff's 127:10 shielded 14:1,10 shift 156:22 shin 14:19 shoddy 38:7 42:14,17 shoot 47:22 48:11 49:5 shooting 49:4 80:5 shop 167:9 169:14,23,25 170:16,22 173:6,8,10 174:23,23 175:1 shops 170:18 short 188:3 short-term 111:10,12 shortest 162:23 shotgun 80:6 shoulder 75:21 show 55:6 131:14 168:20 showed 51:5,7 55:18 81:2 124:21 shown 34:18 129:25 153:7,8 160:1 shows 136:19 153:5 159:24 shut 116:22 185:11 shuttle 99:1 132:3,18 shuttled 72:7 103:24 104:1,8	shuttles 131:18 131:19 sick 55:16 side 59:4,4 141:1 141:1 143:8 sides 140:25 sidewalk 15:11 sign 54:25 68:24 80:13 118:7 120:16 137:12 153:23 158:12 165:25 177:2,6 177:9 sign-in 8:24 signed 97:17 103:1 136:15 significant 42:12 129:21 138:2 166:18 168:8 signify 9:24 65:3 151:10 163:20 172:12 176:2 183:13 188:23 signifying 134:21 signs 145:13 146:5 Silver 41:7 similar 11:13 51:24 54:6,16 55:2,3 57:11 61:16 64:2 96:11 similarly 36:15 simple 113:1 simplified 174:3 simplify 177:22 simply 138:5 143:17 147:8 simular 41:6,18 51:13,16,18 53:8,24 54:4,5 57:10,12 61:14 62:22 single 70:19,21 107:15,22	108:25 178:13 178:18 single-family 173:19,23 sir 24:17 39:3 40:22 100:19 102:23 104:23 104:24 111:21 114:9 sit 61:21 123:23 143:12 site 11:14 41:8 58:5,14,16 59:11 60:10 61:21 62:7,9 62:11,22 63:1 63:2,13,22 64:1,2,3 67:14 130:10 136:8 152:17 165:3 situation 47:12 182:5 situations 33:23 six 77:13 size 27:7,23 60:19 61:4,6 135:25 152:9 177:7 178:13 sketch 82:11 sleep 119:18 slight 23:13 slow 145:14 small 81:14 119:14 167:9 167:13 smaller 19:9 smith 44:13 solar 69:10,14 69:17 71:13,22 72:2 77:7 78:4 79:4,6,8 80:13 89:12 106:24 110:24 111:2,3 111:14,16,17 113:17 114:5 117:16 131:4
--	--	---	--	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

131:11 sold 155:10 solely 137:6 165:23 somebody 43:18 47:22 53:11 134:6 145:11 145:19 147:2 177:17 180:15 181:9 182:5,14 185:7 somebody's 62:2 62:3 somewhat 18:19 29:15,16 185:16 soon 7:18 sorry 26:10 32:22 59:14 65:15 94:4 103:8 116:15 118:22,24 122:6,7 133:1 133:17 146:25 158:16 161:6 179:11,13 184:9,22 sort 16:11 34:13 37:24 54:12 105:14 128:12 169:18 170:4 sound 110:24 sounds 53:19 110:25 131:8 south 67:19 73:17,20 166:4 southern 73:20 southwest 67:15 space 13:1,4 46:5 136:5 152:14 164:25 166:25 spaces 27:18 28:5 81:19 speak 8:23 9:1 118:6,21 120:9	123:18,21 145:1,16 158:9 speaking 118:15 speaks 117:19 special 10:19 11:1,5,10 13:13 20:15 22:12 25:9 28:12 33:21,22 37:4,12 40:10 66:22 67:6,12 68:19,20 69:8 69:25 70:10 72:20 73:4,24 83:22 84:15 87:7 98:15,21 106:9,12 108:4 140:21 142:19 154:9 155:1 157:23 162:2 167:14 specialist 101:3 specialized 169:17 specialty 184:16 specific 43:19 68:19 specifically 101:13 149:12 specified 53:8 specifies 173:10 specify 15:14,16 20:24 22:3 174:11 spend 188:4 spillover 16:7 splitting 61:25 spot 34:5,19 35:11 36:3,4 144:20 spreading 15:9 Spring 10:23 sprinkler 42:2 square 46:5,18 53:3,25 54:1 56:11,12 177:4	177:10 St 5:21 72:4,9 76:23 77:3,10 77:11 79:23,23 98:24 118:10 120:18 131:18 staff 5:13 8:19 8:21 12:2 13:23 14:8 26:18 68:1 78:14 80:8 81:3 83:3 125:8,8 126:17 136:19 153:5 165:11 166:13 183:9 staffers 82:20,22 stage 75:24 76:2 Stan 6:21 40:18 63:8 66:3 stand 139:8,8,23 standard 49:18 52:3 Stanley 5:6 52:11 53:15 56:15 Stanley's 185:3 stars 116:9 start 39:14,15 41:12 78:3 147:12 started 39:22 84:9,13 93:10 173:21,24 Starting 88:11 state 33:24 58:18 68:24 69:8 110:19 118:7 120:15 137:12 153:22 158:12 165:25 190:4,12 State-maintai... 11:21 stated 12:7 32:24 34:3	39:10 59:11 62:23 68:6 128:4 states 68:18 77:7 125:24 station 159:4 stay 7:14,18 23:14,16 25:7 57:17 87:2,23 94:11 105:21 175:13 staying 119:10 step 68:23 Steve 137:13,13 stipulate 24:15 29:1 84:23 85:4 177:1,5 stipulated 30:17 140:9 stipulating 177:7 stipulation 24:19 stone 154:17,21 stood 186:15 stop 108:7 stops 116:24 store 84:18 89:18 91:24 stores 84:12 91:1 stormwater 29:24,25 30:10 30:15 straggling 124:17 straight 92:23 107:12 stratosphere 46:14 street 1:4 5:20 58:17 96:17 121:18 stretch 143:1 strictly 182:14 striped 149:18	149:18,19,25 structure 180:6 180:7,21 structured 20:7 structures 75:24 struggle 42:21 Stucky 120:10 120:13,13,17 120:17,23 121:17,23 study 145:8,10 145:20 stuff 27:10 36:8 38:6 42:4,6 61:22 84:12 91:1,4 110:1 110:25 116:18 sub 162:16 subdivision 121:7,24 122:1 173:19 subject 45:20 46:7,9 160:3 178:15 subjective 51:22 submit 30:14 36:20 62:7 134:6 submitted 35:19 50:14 58:15,22 61:5 62:7 64:3 78:7 106:9 175:20 substantial 34:1 43:13,22 45:12 substantially 170:13 substantiates 36:18 Suburban 11:15 60:23 135:20 136:1,9 139:6 141:6,13 142:21 152:4 152:10,18 sudden 23:20,21
---	---	---	--	--

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

25:7,24 38:17 Sue 121:20,21 121:21 122:9 122:19 123:11 suffered 167:10 sufficient 43:13 146:6 suggest 47:11 57:14 133:11 135:9 suggested 132:2 183:5 suggestion 48:6 suitable 52:6 sums 167:19 Sunday 12:17 12:23 72:12 113:19,22 114:1,21,23 sunset 88:15 supplied 31:11 supplier 101:17 Supply 12:1 67:23 136:18 153:2 support 36:7 118:6,15,18,21 167:12 supposed 52:9 52:14 119:15 180:20 sure 16:15 23:19 33:2 56:18 60:13 72:5 81:13 104:2 106:7 121:3 124:5 127:19 138:18,22,22 142:12 146:21 170:1 185:2,5 186:2 surface 12:14 surround 43:9 surrounded 11:18 67:17 136:10 138:6	152:19 surrounding 32:10 33:11 44:8 59:5 160:1 165:5 166:14 167:1 surroundings 154:17 surveyed 59:16 swear 190:6 sworn 8:25 69:3 118:11 120:22 137:15 154:3 158:15 166:6 system 7:15,18 <hr/> T T 4:1 146:12 table 83:18 187:12 take 6:6 50:13 59:25 65:14 80:20 82:13 109:17 112:11 118:2 135:9 163:7,8 179:8 182:9,11 taken 8:17 33:15 74:24 135:11 170:10 190:5 takes 147:4 173:12 talk 15:8 35:3 72:20 101:16 121:25 128:22 129:19,19 talked 33:15 34:4,16 53:2 80:14,15 81:4 101:1 118:12 121:23 131:18 157:2 184:23 talking 18:12 27:19 44:23 56:11 70:1 71:21 72:2,4	72:15 84:9,13 88:10 89:7,11 90:9 92:12 93:11 98:24 102:11 107:5 128:22,23 129:12,20 131:4,19,20 146:24 154:22 162:5,11 168:14,15 169:15 173:21 173:24 188:1 talks 21:2 28:7 32:11 86:13 task 45:7 tax 167:12 taxidermy 182:21 taxpayer 145:24 taxpayers 145:23 teaching 35:15 tell 71:13 80:7 80:12,18 93:17 99:15 100:15 100:20 101:16 101:18 103:6 112:24 114:6 139:13 telling 79:24 103:4 114:8,10 183:2 temporary 74:16 75:25 76:1 101:17 128:17 ten 11:8 17:6 59:6,19,22,22 59:23 60:3 102:16 178:18 ten-minute 135:9 tens 143:10 tent 40:2,4,6 69:7 72:21	73:7 74:3 103:23 104:3 116:3 tents 74:11 128:17 term 15:25 99:17 149:25 terms 160:13 test 50:25 testified 41:10 41:22 testify 8:4 41:5 testimony 12:17 12:21,22 13:9 45:20 46:7,10 46:11 47:12 57:12 61:15 99:21 168:2,5 169:2 thank 7:5 9:14 13:16 36:25 37:20 46:23 66:13 68:22 94:7 116:14 117:12 118:4 120:6,25 123:13 125:12 125:14 137:9 137:18,19 139:23 142:4 146:18,19 153:21 155:2 161:2 163:2,3 167:24 172:1 175:16 184:20 Thanks 120:7 thing 14:10,11 14:13 18:22 26:23 33:20 39:13 41:18 43:15 44:25 47:10,15 50:12 51:10 56:6 71:5 72:3 76:25 78:4,5 84:9,22 86:21	87:8 106:15 112:22 119:11 119:12 120:1 145:22 157:20 173:15 177:19 178:7 things 36:19 53:3 70:3 71:1 71:14 74:15,20 74:20 78:1 79:9,21 81:5 84:11,20 89:2 93:7 96:25 105:4 115:3 116:22 119:7,8 125:11 127:25 145:7 146:23 147:18,20 think 15:8,11 16:3,9,12 17:6 17:7,14,22,25 19:7,7,8,9,16 19:17 21:7 27:20 28:6,7 28:24 29:10,13 31:12 32:8 33:6,10 34:21 35:21 37:8,16 37:16 38:8,10 40:12,16,16 43:24 46:12,13 47:7,14,25 48:15 49:1,3 49:12,21 50:22 51:1,4 53:15 53:17 55:21,25 56:14,15 57:9 57:24 58:11,20 59:1,4,7 61:20 61:20,21 65:13 70:22 73:10 76:10 78:8 79:1 80:9,17 81:16 82:6,15 83:9,12 84:6 86:1 88:13
--	--	--	---	---

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

96:22 97:11	113:3,7 114:23	133:18 138:9	Tonight's 7:22	truthfully 87:4
98:5 100:9	130:9,12 133:5	150:1 177:11	top 121:9	try 19:4 61:22
105:6 108:25	thousands 138:4	184:25 188:3,9	topic 90:9	77:9 166:7
115:5 117:2	143:7,10	190:6	Tori 54:20,21	trying 18:21
120:5 121:16	three 27:21	timeframe	total 11:7 67:3	25:24 29:11,11
124:18 125:15	31:23 61:12	132:11	69:11 135:24	29:15 52:4
127:9,17	63:5 64:18,24	times 31:23 32:9	152:8 164:18	53:18 57:15
131:11 133:19	65:2 85:24	68:20 73:25	164:19 170:20	79:4 86:21
138:23 142:23	130:17 143:14	74:10,13 78:10	174:4,6	99:12 111:23
144:19,25	149:5,6 185:23	79:12 87:7	totally 52:6	111:25 112:3
145:8,15,19	three-acre	106:5 113:4	touch 167:7	112:21 119:5
156:5 166:19	138:25	116:19,20	touched 169:24	129:18 143:15
166:21 169:16	throughway	131:10,11	touching 127:2	159:11 160:14
178:22 182:20	146:9,13	138:19 140:20	town 99:2,4	160:24
183:1 185:9,18	throw 41:11	150:5 186:12	towns 77:7	TT 77:18
186:8,9,9,12	59:9	Timothy 5:5	Township 10:24	Tuesday 6:4
187:17,18	throwing 79:20	Tobben 5:11	67:2 135:23	turn 9:1 129:23
thinking 32:1,25	Thursday 12:17	6:17,18 10:7	152:7 164:17	146:4,5 180:23
33:2 55:6,19	12:20	42:10 64:8,14	tract 16:23 17:7	182:8
57:8 116:16	Tibus 144:16	65:11,24,25	48:10,11	turned 59:23
thinks 48:6	146:13	135:4 151:18	166:15,16	twice 114:23
third 45:23	tickets 78:6	164:3 172:19	169:2 174:5	133:5
80:12 122:10	ticking 138:20	175:24 176:11	traffic 77:16	two 28:6 45:21
thought 19:15	tie 62:10	183:21 189:7	131:21 145:8	48:15,21 53:25
24:8 26:14,14	till 119:15 134:4	today 115:8	145:10,18,20	56:1 64:10
31:24 38:17	135:10,12	173:22	146:9,25 147:3	68:18 70:22
57:15 69:12	Tim 6:13 14:5	today's 7:9	147:5	73:13 74:10
98:1,25 99:4	65:20	Todd 6:11	train 143:20	77:19 78:10
115:8 125:4	Tim's 45:18	toilet 74:18	TRANSCRIPT	79:9,12 80:21
132:15,16	time 7:6 8:6 9:11	101:17 102:11	1:9	81:17 85:24
139:9 143:20	16:9 19:18	102:17	Transportation	86:3,4 88:10
147:17 163:6	20:15 37:23	told 33:6 73:11	167:11	95:3 106:10,14
169:5 177:17	46:17 52:22	90:22 101:16	trapped 57:20	107:16 108:3,6
180:14	53:5,9 54:5	102:1 108:24	trash 74:21	108:9,11,19
thoughts 45:17	57:7 73:25	139:11 168:4	102:12 119:21	109:1,11,11
45:18 56:16	78:16 79:6	Tom 5:11 6:17	125:9 130:9	113:4 119:14
57:3 182:19	83:9 89:10,14	65:24	tree 49:16	142:9,19
thousand 24:20	90:18 97:1,13	tonight 20:17	trees 107:8	153:25 154:8
76:25 77:13	98:2 107:2	21:4,6,20	115:10	160:14,17
78:2,2 81:2	109:7,24 110:6	22:24 23:6	tribe 70:23	168:13 174:24
100:22,25	111:2 116:19	25:4 26:20	trick 25:24	177:4,10
102:2 103:15	119:16 125:4	37:6,10 49:5	tried 187:18	178:14,19
103:19 105:24	126:10 127:18	108:13 110:24	trip 142:3	182:22
110:6,8,15,17	127:24,24	117:16,22	trouble 92:20	two-family
110:20 112:2,7	128:3 130:21	118:3 137:20	true 36:4 79:2	173:20
112:7,11,15	131:7,15	186:7 187:9,21	trust 42:15	type 30:1 34:23

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

35:1 45:7 53:3 53:18 57:10 71:14 80:1 99:3 122:11 131:19 132:6	170:10 unfortunately 57:24 UNIDENTIFL... 188:22 Unified 4:4 7:24 unimportant 181:14 unintelligible 185:13 Union 1:5 166:5 unique 84:23 85:3,22 unit 173:23 units 101:18 102:2,9 unoccupied 160:22 unreasonable 51:2,2,5 Urban 141:14 usage 18:13 99:24 use 4:4 7:24 9:10 11:6,11,12 12:15 13:8,13 18:12,13,22,24 20:3,10,12,15 20:16,18,22,23 21:14,17,24,25 22:11,12,13,16 22:19,21 23:2 23:6,20,22,23 23:24 24:10 25:3,11,12 27:2,5,6 28:13 28:25 34:7,21 36:6 37:4,12 38:14 40:6 41:12 42:20 43:7,7,7,11,19 44:15,23 45:8 46:1,1 49:24 51:20 52:7,16 53:13 54:17 55:16 56:23	57:14 60:21 61:1 66:12,16 67:8,9 69:25 70:10 73:4 84:16 85:15 86:15 87:22 88:4,15,19 90:14 92:3,16 93:1,13 95:17 98:13 100:5 101:11 103:4 103:19 108:9 108:11,19 109:25 110:4 119:20 122:13 128:1 132:2 133:4 136:19 137:2,7,7 139:11 140:15 140:21 141:12 141:17 143:21 143:22,24,25 144:10,12 147:11,25 148:2,22 150:8 150:10 153:5 153:16,20 154:8 159:24 161:18 162:2 162:20 165:12 165:19,23 166:8 167:2,19 168:5,8,11,13 168:15 169:7 169:24 170:15 173:9,14,18,25 174:1,2,4,11 175:4,6 177:21 178:1,3,4,5,5 184:12,14,17 184:18 user 28:16 67:7 159:9 uses 11:13 20:2 43:5 83:14 88:3 136:6	141:13 142:17 142:17,18,19 142:19 148:13 152:15 165:1 166:12 167:6 173:17 175:12 usually 36:10 utilities 154:14 158:8,19,21 utilize 96:16 144:9 utilized 137:25 utilizing 70:9 160:19	99:4 100:7 102:11 104:9 107:17 108:4 110:1 113:18 116:17,22 130:8,13 venture 57:7 86:22 venue 16:12,13 16:21 17:1 19:9 21:17 22:6 23:7 49:14 76:17 154:10 venues 15:8 34:23 35:1 37:4 40:9,10 40:14 53:2 verbal 33:8 verbally 41:6 verbiage 17:20 58:10 versus 84:23 85:5 View 158:14 Vincent 5:17 15:24 22:22 24:17 25:13,17 25:21 26:1,7 27:3,15 28:20 29:4,8 35:15 41:13,19 43:2 44:10,14,19 45:2,14,24 46:9,16,25 47:17,21 48:2 49:7,17 50:2 50:10,19,25 51:6,14,23 52:1,17,21 54:18,21,24 55:7,11,15,24 56:5,9 57:19 58:20 62:13 63:7,11 64:6 84:25 85:6,9	
U					
Uh-huh 18:14 20:8 43:1 60:11 64:6 76:12 83:5 91:21 95:15 98:16 159:13 unanimous 31:12 38:1 unanswered 125:15 133:6 uncomfortable 46:14 underneath 58:2 understand 14:17 24:4 48:25 53:14 56:8,23 58:1 60:23 73:11 77:2 90:15 99:11,19 108:22 109:5 112:22 129:18 160:12 169:18 177:12 understandable 86:2 understanding 15:20 49:6 62:21 63:13 87:15 155:9 157:3 understood 21:9 29:20 52:11 undeveloped 11:19 67:18 136:11 unenforceable 126:3 127:5 unfortunate	V				
valid 186:10 valley 10:23 124:22 152:6 152:21 153:8 154:16 158:7 161:18 162:23 value 32:6 36:16 36:18,21 37:16 37:18 38:11 39:9 50:23 154:5 169:9 valued 108:12 values 32:24 34:1 38:5 45:11 55:5 137:1 147:10 153:15 165:18 various 32:9 vary 18:23 vehicle 75:18 122:16 vehicles 106:2 126:13 vein 39:13 vendor 109:23 110:8 vendors 67:10 72:21 89:2,5 89:14 93:7,11 95:25 98:13,18					

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

85:25 86:5,8	50:8,11,13,16	114:14 126:19	27:19 28:25	128:23 131:4
86:16 87:1,10	50:21 51:4,8	127:2 132:17	33:10 36:22	133:4 135:9
87:13,24 88:16	55:4,9,14,17	133:18 137:5	38:5 39:9,21	137:6 143:6
88:20 89:1,4,9	56:3,7,18,25	140:2,6,9,12	43:11 44:11	153:19 154:8
89:13,16,22,25	57:4 65:5 66:3	140:15,18,18	45:4 47:7	157:1,3,7,20
90:3,13,19,24	66:4 134:23	146:11,21	49:22 50:23	159:6 160:14
91:2,5,9,14	151:12 163:22	149:16 157:8	52:2,4 55:5	160:24 161:14
92:8,22 93:3	172:14 176:5	177:17 179:7	59:3,4 62:4	162:4 165:22
93:15 94:3,10	183:15 187:3	181:24 184:19	70:14,18 79:5	166:10 169:8
94:14,17,20,24	189:1	186:4,17 187:1	102:22 103:3,3	169:19 170:5,5
95:4,8,13,16	vote 2:10,20,24	wanted 16:15	106:11 121:9	177:7 185:5,5
95:20,23 96:4	3:7,11,15 9:5	38:9 48:11	143:3 144:23	189:10
96:8,23 98:5	17:11 63:5,6	49:5 53:12	146:12 150:3	we've 38:15,22
99:8,14 100:1	63:15,16,20	60:13 64:16	150:11 174:9	45:2 47:11
100:4,8,14,18	64:13 65:14,14	92:6 99:2	175:13 180:20	53:2 69:10
100:23 101:7	117:15 167:22	106:19,20	181:2 185:4,23	77:4 105:6
101:10,19,23	voted 117:23	112:2 114:18	186:21	140:20 145:7
102:14,18,23	votes 64:10	120:1 124:3	ways 47:4 90:4	150:17 166:8
103:2,16	117:19	130:23,25	185:16,17	169:23
104:22,25	voting 64:8,9,18	133:12 177:23	we'll 10:14	weapons 126:14
106:6 110:5,14		wanting 105:17	48:18 54:8,8	wear 149:9
111:21 112:1,5	W	150:16	63:5 69:19	website 104:15
112:10,16,19	wait 116:15	wants 20:11	80:3 109:13	wedding 15:7
112:23 113:5,9	123:17	22:15,18 23:1	110:23 125:7,7	18:18 37:4
114:2,9 126:9	waiting 88:23	23:13,17 57:1	we're 15:18,19	40:9,11 49:14
126:18,22	walking 107:8	123:18 126:24	16:15 18:12	53:2 76:17
127:1,6,12	177:17	144:9 147:2	28:8,18 38:14	85:16,19
146:20 148:3,8	wandering	warning 145:13	41:7,17 45:21	weddings 11:13
148:11,15	45:16 115:21	146:4	46:2,4,14,15	40:11 42:13,18
149:8,13,21	119:9	wasn't 26:19	51:16 56:21,22	week 102:8
150:8 171:9,12	want 16:16 17:6	33:25 55:23	57:15,19 58:1	122:10
171:19 184:6	17:9,11,20	58:15 93:8	59:2,3,4 63:12	weekday 74:20
186:18,23	27:4 33:12	105:17 117:22	63:20 64:10	weekend 69:21
187:8,19 188:5	37:20 38:23	122:1 149:4	71:21 72:6,11	71:3 74:19,19
violate 41:11	43:11,20 45:22	150:2 156:8	72:15 79:11,13	102:17 113:24
violation 52:7	46:2 49:1	171:17	79:19,20,22,23	113:25 114:1,4
visible 170:23	50:12,14 53:11	watched 140:20	80:8 82:7	131:8
Visitor 2:6	53:23 54:7	water 11:25	83:16,17,21	weekends 74:10
Visitors 10:12	55:21 60:23	67:22 105:20	85:15 88:6	113:14,15,18
voice 65:14	62:20 63:14,23	115:16 122:12	91:19 92:15	114:18
void 56:22	72:13 76:8,9	136:17 153:1	95:9,17 99:12	weekly 74:8
volunteers 78:14	79:1 80:24	154:14 159:4,9	103:19 107:15	weeks 133:12
Voss 5:6 6:21,22	81:1 85:15	162:18,22	107:21 111:23	154:8
10:1 38:4 39:3	92:4,10,11	waters 158:23	111:24,25	weigh 32:17
39:6,17,20	103:25 108:3,5	way 16:16 20:6	112:8,10	33:5,7,9 37:17
49:10,21 50:4	108:16 109:14	23:21 25:24	116:10 128:22	148:10

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

weighed 31:8 37:25	99:20 122:25 123:6,12	145:2 149:10	19:13 21:8	year's 47:20 81:8
weight 35:1,20 35:23 36:24	125:17 130:20 131:2 135:1	worded 44:11	26:7 28:23	years 36:9 56:1 79:7 85:1,17
welfare 45:10 136:25 147:9	140:1,4 142:16 143:19 144:1,3	wording 57:14 143:21	36:22 37:22	106:17 108:3,6
148:16 153:14 158:6,17	144:6 149:3,6 149:23 151:15	words 41:10,16 53:13 76:17	39:6 41:1,3	108:11,19
165:17	163:25 168:1 168:24 172:25	168:19	49:7 50:19	139:10 149:5,7
went 34:14 83:9 148:23 154:18	175:11,16 176:8 179:23	work 40:20 64:5 72:6 103:3,3	51:23 54:5	155:13 170:9
178:17	180:2,5,9,16 180:19,25	154:2 169:17 169:18	56:3,7 63:18	170:12
weren't 140:9 180:21	181:5,7 182:3 183:18 184:3,9	workable 18:1	73:15 75:2	Yep 62:13 83:15 121:14
west 73:16,20 91:25 135:22	184:20 189:4	working 72:5 79:22 98:25	76:4 85:6	Young 171:14
138:9 141:1 142:7	Willowford 96:12 97:6	139:12 157:3 170:5	86:20 88:10	
whatnot 85:12	wire 115:25 124:15	works 64:7	91:16 93:21	Z
WHEREOF 190:8	wish 56:24 80:11,11,11	worry 119:8,19	96:18,23 97:19	Z 90:11
wide 14:20 149:19	wishes 11:12 67:8 137:7	worrying 59:5	97:24 100:8	zero 69:11
widened 146:1	wishing 10:13 118:6,21 120:8	worth 36:17	103:21 105:15	Zielke 5:15 14:3 97:7,21 129:25
width 146:5 149:17,25	123:21	wouldn't 41:11 47:14 53:11	109:15 110:9	168:10,17,19
Wild 152:5,21 153:8 154:16	withdraw 22:17 23:2	70:7 79:3,7	111:23 114:2,5	179:12,18,22
158:7 162:23	withdraws 23:11	87:7 97:3	116:10 121:8	181:16,21
wildest 76:9	witness 69:3 118:11 120:22	130:24 150:3	121:13 123:11	182:1
wildlife 120:2,2 136:5 152:14	158:15 166:6 190:8	150:18 179:18 180:11	124:1,12	Zillow 32:24,25 33:3
164:25 166:25	wondered 149:18	wrench 59:10	126:18 127:7	Zombie 97:8,21 98:1
William 2:12 5:3 66:17,21 68:25	wonderful 34:11	wristbands 90:6 104:4,5	132:16 133:19	zone 60:20,22 159:19 179:19
69:1	wooded 171:1	written 9:20 35:18	141:11 144:22	zoned 11:15 34:5 43:16
Williams 5:9 7:2 7:3 10:4 30:4,8	woods 124:14,18 124:24 153:25	wrong 19:25 42:24 44:8	145:5 146:15	59:25 67:14,16
30:19 34:9	word 35:22 44:13 48:17	49:16 59:8 83:9,13	148:8 155:4,18	70:6 73:9
48:8 54:9	51:11 57:10	wrote 34:11 63:24	156:11 158:2	90:23 91:17
61:19 62:16,20			159:3 161:17	99:24 136:9
63:1 65:8 66:9		X	162:8 169:13	139:6 141:4,5
66:10 83:8,12		X 2:1 3:1 4:1	175:3,15 178:4	141:13 142:21
83:16,21,25		X-amount 82:22	180:2 182:13	152:18 159:24
84:2,5 98:10		X-number 56:12	year 12:7 52:20 52:22 68:6,19	165:4 168:10
98:17 99:11,16			68:21 70:22	168:12,21
		Y	71:7 74:10	zoning 1:1 3:9 3:13,17 4:6 5:2
		yeah 14:3,16 16:8 17:5 18:5	78:11 79:12	5:13 6:5 7:7
			82:19 85:24	8:1,7,13 9:11
			87:7 105:19,20	10:20 11:9
			106:5,10,14	12:11 13:14
			107:16 108:8	34:5,19,19
			108:10,14,20	
			109:1,4,9,10	
			109:10,17	
			111:11,12	
			113:4 114:23	
			133:5 155:3,3	
			155:4 156:20	
			156:20 161:19	

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

35:11 36:3,4	100 13:2,5	135:17 151:2,6	21st 9:16,23	39:22
42:24 43:3,4,5	144:18	151:9	24 102:7	400 1:4
45:8 53:7,20	100-year 130:1	170050 2:21	25 82:3 102:3	44 77:11
60:17,24 66:23	104 166:4	151:23 152:1	143:9	<hr/>
67:5 68:11	10456 153:25	163:19	250 21:6	5
70:2 73:14	11 64:17 116:24	170052 3:4	26 190:15	5,000 80:25 82:2
99:25 136:1,4	128:2	164:8,11	2603 154:16	50 13:5 81:3
137:6 139:6,14	11:00 12:21,22	172:11	2613 152:5	500 21:6
139:16 140:16	117:7,7 119:16	170053 3:9	27 36:8	504 120:14,17
143:17,18	125:4	173:2 175:21	2800 82:15	5K 97:8
144:10 147:8	115 184:25	176:2	28th 134:12,20	5th 134:2,3,4
147:12,24	118 2:14	170054 3:13	<hr/>	<hr/>
150:12 152:10	12 40:14 138:8	176:16 183:12	3	6
152:13 164:21	12-month 109:3	173 3:7,10	3 12:1 13:15	6 2:3,4 36:21
164:24 166:12	12:00 117:3,7	1731 164:15	67:23 136:18	6/10 135:22
167:5 168:2,12	120 184:25	1747 69:1	152:9 153:2	6:00 69:22
168:25 173:4,9	123 85:1	175 3:11,11	3,000 159:6	60 36:8,18 39:14
173:12,16	124 70:9 80:21	176 3:14	3.1 164:20	39:22 170:9
174:12 176:16	80:22 82:3	18 1:11 6:2	3/10 10:23	60-year-old
178:2,14,19,20	125 2:15	183 3:15,15	3:00 131:12	171:14
178:23,24,25	1284 137:13	184 2:24 3:17,17	30 34:17 36:8	63084 1:5
178:25 179:1,3	13 2:9	188 3:18,19	155:12 164:16	63101 5:21
179:4,7,14,15	134 2:15	18th 6:4	30-something	644-2191 5:22
179:19 184:2	135 2:18	190 3:19	48:10	65 2:10
<hr/>	138 2:19	1986 139:6	300 20:11,20,21	650 188:1
0	14 136:23	150:17 179:20	21:11 22:18	66 2:13 73:1,4
0 13:15	142:18 153:12	1st 133:24	23:24 24:5,11	103:15
<hr/>	165:15	<hr/>	24:15 25:10,11	66.3 67:4
1	140 2:19 79:7	2	25:25 26:4,15	665 66:25
1 64:17	146 27:18,20	2 66:11 178:10	26:16 27:20,24	6735 158:13
1,000 11:16	15 7:15 142:18	179:9	28:11,18 29:1	69 2:13
1/2 164:16	150 85:17	2,500 54:1	37:13 45:21	<hr/>
10 2:9 7:15 13:7	151 2:20,22	2.2 159:23	47:2 48:16	7
40:13 48:9	154 2:23	2:00 131:12	61:13 63:21	7 2:5,6 10:25
82:3 176:20	155 2:23	200 13:3 72:23	142:12 184:19	13:23 173:4
178:7,13	160205 2:8	78:1,1 81:14	31 67:15	174:1 175:3,8
10-acre 16:23	10:15,17 64:23	102:12 110:13	47:2 48:16	175:20 178:1,4
17:6 48:11	160250 65:2	142:11	61:13 63:21	7,500 53:25
10.21 178:8	1609 118:10	2006 138:21	142:12 184:19	7.2 173:8
10.7 176:21	163 2:24 3:5	2014 139:15,20	314 5:22	7:00 1:12 12:20
10.8 177:1	164 3:6	2016 2:5 153:4	321 136:23	12:21 117:4,7
10.9 177:25	168 3:6	2017 1:11 6:2	153:12 165:15	119:16 125:4
10:00 12:16,20	170045 2:12	10:25	340 28:7	128:2
12:23,23	66:17,20	2018 190:15	350 67:1 152:6	700 82:12 188:1
119:17 128:2	134:19	204 70:8	39 142:17	71 2:14
10:57 189:12	170047 135:14	21 2:5	<hr/>	711 5:20
10;30 12:17			4	75 81:3
			4 40:13 128:8	
			40 34:17 39:14	

MIDWEST LITIGATION SERVICES

PUBLIC MEETING 4/18/2017

750 188:4				
<hr/>				
8				
<hr/>				
8 4:4,6,7,8 66:11				
8:00 7:17				
8:15 7:17				
80 164:19				
166:24 167:11				
170:21 171:1				
<hr/>				
9				
<hr/>				
9:00 12:22				
119:17				
9:33 135:11				
9:45 135:10				
9:46 135:12				
90 9:11				
90-degree 146:4				
98 135:25				
147:24 148:2				

MIDWEST LITIGATION SERVICES