

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

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9 PLANNING AND ZONING COMMISSION

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13 MEETING
14 APRIL 19, 2022
15 (Commencing at 7:00 p.m.)

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21
22 Reported by:
23 Patsy A. Mayberry, C.R.
24 Lexitas Legal - St. Louis
25

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1 A P P E A R A N C E S
2 PLANNING AND ZONING COMMISSIONERS:
3 WILLIAM EVANS, JR., CHAIRMAN
4 DAN HAIRE, VICE-CHAIRMAN
5 TIMOTHY REINHOLD, COMMISSIONER
6 BILL McLAREN, COMMISSIONER
7 DEBBIE WILLETTE, COMMISSIONER
8 JIM GRUTSCH, COMMISSIONER
9 MIKE KLENKE, COMMISSIONER
10 DAVE LARAMORE, COMMISSIONER
11 PLANNING AND ZONING STAFF:
12 CURTIS ELLISON, PLANNER
13 CRYSTAL HOLDMEIER, ASSISTANT
14
15 LEXITAS LEGAL - ST. LOUIS:
16 BY: PATSY A. MAYBERRY, C.R.
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1 P R O C E E D I N G S
2 (APRIL 19, 2022)
3 CHAIRMAN EVANS: I'd like to
4 call to order the Tuesday, April 19th, meeting of the
5 Franklin County Planning and Zoning Commission.
6 Curtis, will you please take roll.
7 MR. ELLISON: Bill Evans?
8 CHAIRMAN EVANS: Here.
9 MR. ELLISON: Jim Grutsch?
10 COMMISSIONER GRUTSCH: Here.
11 MR. ELLISON: Dan Haire?
12 COMMISSIONER HAIRE: (Arrived
13 late.)
14 MR. ELLISON: Dennis Hartmann?
15 COMMISSIONER HARTMANN: (No
16 present.)
17 MR. ELLISON: Mike Klenke?
18 COMMISSIONER KLENKE: Here.
19 MR. ELLISON: Dave Laramore?
20 COMMISSIONER LARAMORE: Here.
21 MR. ELLISON: Bill McLaren?
22 COMMISSIONER McLAREN: Here.
23 MR. ELLISON: Karl Mittler?
24 COMMISSIONER MITTLER: (Not
25 present.)

1 MR. ELLISON: Tim Reinhold?

2 COMMISSIONER REINHOLD: Here.

3 MR. ELLISON: Stanley Voss?

4 COMMISSIONER VOSS: (Not
5 present.)

6 MR. ELLISON: Debbie Willette?

7 COMMISSIONER WILLETTE: Here.

8 MR. ELLISON: Okay.

9 CHAIRMAN EVANS: We have a
10 quorum.

11 At this time, I'll give the Planning and
12 Zoning Commissioners the opportunity to declare any
13 conflicts, communication or relationship they may have
14 had that might influence their ability to consider
15 today's issues impartially.

16 (NONE)

17 If there's no declarations, Curtis, will
18 you please give us the presentation of the meeting
19 procedures and exhibits.

20 MR. ELLISON: Tonight's
21 Planning Commission meeting is governed by the
22 Franklin County Unified Land Use Regulations.

23 Some matters on the agenda may be for
24 action by the Planning and Zoning Commission. These
25 matters do not involve public hearings.

1 Other matters on the agenda require
2 public hearings under Missouri law. If a matter
3 involves a public hearing, all individuals who desire
4 to testify will be given an opportunity to do so.

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

10 (THEREUPON, EVIDENCE WAS
11 MARKED FOR IDENTIFICATION AND
12 SUBMITTED FOR THE RECORD AS
13 EXHIBITS A, B, C, AND D.)

14 All Unfinished Business items on the
15 agenda will be dealt with first. The Planning
16 Commission will deal with each case, and may request
17 additional information from anyone prior to making a
18 decision. Once the Unfinished Business issues have
19 been take care of, each item of New Business will be
20 open for public hearing.

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

24 Then if anyone in the audience would like
25 to speak or comment on a file that is part of the

1 public hearing, they must first print their name on
2 the sign-in sheet provided, and then be sworn in by
3 the Chairman.

4 When it's your turn to speak, you will
5 come to the front of the room and address the
6 Commission and only the Commission, not anyone in the
7 audience, with your comments.

8 It is possible for the Planning
9 Commission to decide to move a New Business issue to
10 Unfinished Business and vote on it the same night.

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

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

20 CHAIRMAN EVANS: Thank you.

21 Let the record show that Commissioner Dan
22 Haire has arrived.

23 COMMISSIONER HAIRE: Sorry for
24 being late.

25 CHAIRMAN EVANS: All the

1 Commissioners should have received a copy of the March
2 15th meeting minutes. If there are no corrections or
3 additions, the Chair would entertain a motion to
4 approve.

5 COMMISSIONER GRUTSCH: Mr.
6 Chairman, I make a motion to approve the minutes as
7 submitted.

8 COMMISSIONER KLENKE: I'll
9 second.

10 CHAIRMAN EVANS: Motion and
11 second to approve the March 15th minutes. All in
12 favor signify by saying aye.

13 COMMISSIONER REINHOLD: Aye.

14 COMMISSIONER McLAREN: Aye.

15 COMMISSIONER WILLETTE: Aye.

16 COMMISSIONER GRUTSCH: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER KLENKE: Aye.

19 COMMISSIONER HAIRE: Aye.

20 COMMISSIONER LARAMORE: Aye.

21 CHAIRMAN EVANS: Opposed?

22 (NONE)

23 Minutes are approved.

24 Communications and Visitor's Comments.

25 Anyone present wishing to address the Commission?

1 (NONE)

2 If not, we'll move on to Unfinished
3 Business, which we have none.

4 New Business. File 220069, Wunderlich
5 Surveying for St. Clair Storage, L. L. C.

6 Curtis, will you please give us the
7 details?

8 MR. ELLISON: Sure. I do have a
9 handout. It's a letter that I'm passing around now,

10 The applicant is requesting to operate an
11 Outdoor Commercial Storage.

12 The properties are located at 8207
13 Highway 47, approximately .12 miles north of the
14 intersection of North Service Road and Highway 47.
15 It's in the Central Township.

16 THE FACTS: Total area for the property
17 is approximately 8.209 acres.

18 The zoning of this property is A. In
19 this district, Outdoor Commercial Storage requires a
20 Conditional Use Permit.

21 The properties to the west are zoned W
22 and appear to be low-density and undeveloped land.
23 The properties to the north, south and east are zoned
24 A and appear to be undeveloped land.

25 The property has access to Highway 47.

1 This is a State-maintained road with a varying
2 right-of-way width of 100 to 150 feet.

3 The properties are not located within a
4 floodplain.

5 The applicant indicates on the provided
6 sketch plan that they will be building a 10,000 square
7 foot office building with parking.

8 STAFF COMMENTS: Any buildings used or
9 built in connection with this CUP will need to be
10 approved by the Franklin County Building Department
11 for a commercial building.

12 All new and/or existing entrances onto
13 Highway 47 will need to be examined by MoDOT for a
14 commercial entrance. Planning and Zoning shall
15 receive a copy of the permit prior to the applicant
16 commencing any activities on the property.

17 A land disturbance permit from DNR is
18 required to disturb more than one acre of land as well
19 as erosions controls during development.

20 All conditions shall be completed within
21 one year of approval, unless otherwise stated.
22 Failure to meet all conditions may result in the
23 application expiring.

24 CHAIRMAN EVANS: Thank you.

25 Is the applicant present?

1 Will you please state your name and
2 address and sign in.

3 (THEREUPON, THE WITNESS WAS
4 SWORN.)

5 MR. CAMERON LUEKEN: Okay.
6 Good evening. My name is Cameron Lueken with
7 Wunderlich Surveying and Engineering.

8 I'm representing Vogelgesang's Towing
9 tonight, with me tonight is Jeff Vogelgesang. He's
10 going to be operating this business. He's been in
11 business for about 36 years, and I'll let him get up
12 here and talk about what he's going to do there for
13 sure.

14 So as you know, as you're probably
15 familiar with this property -- let me go back here and
16 adjust -- that's a little better.

17 This here is north of St. Clair, and this
18 has been everything from a livestock auction barn to a
19 car auction to an asphalt plant. So as it lays right
20 now, I think the asphalt plant is totally removed, and
21 what's there is, you can see, it's basically a bunch
22 of buildings, asphalt buildings, have been left there.

23 So Jeff is wanting to move his towing
24 business up there. He's been in business in St. Clair,
25 like I said, for a long time, and we'll get into what

1 we're doing.

2 So as I mentioned before, the recent
3 entrance improvements was for the asphalt plant, and
4 we double checked again with Jeff Lauvy (ph.), and we
5 did get the MoDOT permit which we got that from Jeff.

6 The purpose is, like I said, we're asking
7 for a CUP to operate a towing business with temporary
8 outside storage, and as Crystal alluded to, basically
9 the project site is about eight acres north of this
10 north service road right here.

11 And as Curtis mentioned, it's zone A, so
12 this is the property about right here. It's A to the
13 south and A to the north and W to the west.

14 There's the property outline right there.
15 And this is a general site plan, and basically the
16 existing entrance is right here, kind of towards the
17 southern side of the southeast corner of the site.

18 The asphalt plant was the last thing that
19 was there was kind of set up on top of the ridge right
20 here. Basically as you drove by on 47 -- here's 47 on
21 the east side. As you drove by, you saw the asphalt
22 plant set up at the top of the hill.

23 So basically his parking and his towing
24 business is going to be right there in purple. This
25 outside purple area, Jeff will speak to this in a

1 minute but basically he's going to build a concrete
2 block wall as a fence to store his outside storage
3 inside that. So basically it's going to be a
4 sight-proof fence, vandal-proof fence, and he can talk
5 about that.

6 I want to bring up a point that this is
7 the west property line here, and there's about 80
8 feet, you know, 75 to 90 feet that's not going to be
9 utilized back here. So the fence will not go all the
10 way to the property line.

11 This is a view of the property. There's
12 the end of the scale United Scale property there's a
13 truck sitting in the middle of it. This is 47 down
14 here. So that fence I was telling you about will come
15 across about right there in the back, the back side of
16 the fence.

17 Like I said, there's the MoDOT approved
18 entrance there. And like you guys mentioned, there's
19 not really any houses around the property.

20 So this is what the fence would look
21 like. This will be the building. So that's the
22 concrete block wall around it. So a sight-proof gate,
23 that means like a louvered gate, meaning you can't see
24 through it. And Jeff will speak more about that.

25 So there's a truck at the top of the

1 hill. Kind of as you drive by this is on 47. So
2 imagine you're coming on 47, it would be kind of like
3 that. So you'll see the outside of -- this is the
4 outside wall. This is what the bays are going to look
5 like for just Jeff's office and storing and towing
6 business.

7 So in conclusion, we're asking for a CUP
8 for a towing business with temporary storage. As I
9 mentioned, there's been recent entrance improvements.
10 MoDOT entrance, sight-proof gate, and a block wall for
11 security for a visual barrier.

12 Any questions for me? Like I said,
13 Jeff's here to answer any questions if you guys have
14 any questions.

15 COMMISSIONER REINHOLD: I got a
16 question.

17 In the letter they're sending around,
18 said there's an easement through there to get to a
19 field behind there.

20 MR. LUEKEN: Well, can I see
21 the letter?

22 COMMISSIONER REINHOLD: Yeah.

23 MR. LUEKEN: (Reviewing
24 letter.) Jeff? (Conferring)

25 So yeah, the owner is aware of that

1 easement.

2 COMMISSIONER REINHOLD: Okay.

3 MR. JEFF VOGELGESANG: Yeah,
4 I'm aware of it.

5 CHAIRMAN EVANS: Cameron, how
6 high did you say that that concrete wall was going to
7 be?

8 MR. VOGELGESANG: Probably
9 about nine -- right at nine feet.

10 MR. LUEKEN: Nine feet.

11 CHAIRMAN EVANS: Nine feet.

12 And the sight-proof gate will be that?

13 MR. LUEKEN: Yeah. I didn't
14 say what the wall was going to consist of. I
15 apologize. Basically those 2 by 2 by 4 blocks or 2 by
16 2 by 2 concrete blacks, you know, stacked on top of
17 each other.

18 CHAIRMAN EVANS: Okay.

19 MR. VOGELGESANG: They'll be
20 three high. They've about three foot high.

21 CHAIRMAN EVANS: Any questions
22 from the Commissioners?

23 COMMISSIONER GRUTSCH: Yes, I
24 have a question.

25 It's been described that the storage will

1 be temporary. What is the definition of temporary?

2 MR. LUEKEN: I'll let Jeff talk
3 about that. Okay?

4 COMMISSIONER GRUTSCH: Okay.

5 MR. VOGELGESANG: You want me
6 to come up now?

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

9 (THEREUPON, THE WITNESS WAS
10 SWORN.)

11 MR. VOGELGESANG: Jeff
12 Vogelgesang. What was the question, I'm sorry?

13 CHAIRMAN EVANS: State your
14 address also.

15 MR. VOGELGESANG: Oh, my home
16 address?

17 CHAIRMAN EVANS: Whatever
18 address you want to use.

19 MR. VOGELGESANG: 373 Sunset
20 Drive Estates, St. Clair, Missouri 63077.

21 COMMISSIONER GRUTSCH: My
22 question now is: In testimony in the presentation
23 which we received from Wunderlich, it was described
24 that this storage lot, the sight-proof storage lot,
25 will be temporary in nature.

1 What exactly does temporary mean?

2 MR. VOGELGESANG: So we'll keep
3 them -- a car anywhere from -- depending on when they
4 pick them up, anywhere from a couple of days up to 90
5 days. So we'll certify a letter at 10 days past due.
6 I mean, not past due, but 10 days that we have to the
7 owner/lienholder, and they've got 30 days to pick them
8 up.

9 And then if they don't pick them up,
10 we'll just apply for a junk title, and then we go
11 ahead at 90 days and we'll get rid of them.

12 Go ahead.

13 COMMISSIONER GRUTSCH: Okay.
14 What I'm getting at is are you telling us that there
15 won't be vehicles that you pull off of the highway or
16 on a vacant lot or whatever, stored there for an
17 extended period of time for somebody to sell parts off
18 of? In other words, a junk yard.

19 MR. VOGELGESANG: No, if you --
20 I mean, if you look at the lot we have now -- I don't
21 know if you guys have went by and looked at my towing
22 lot -- we don't sell parts. But I've been doing this
23 36 years. This business I started, you know, when I
24 was age six. So no. Ninety days is about as long as
25 we'll keep a car, and we do not take parts.

1 That's not what we do. That's not what
2 we do. That's not our business.

3 COMMISSIONER GRUTSCH: And I
4 get that. And I appreciate that. I just wanted to
5 make sure that we're all understanding --

6 MR. VOGELGESANG: Sure.

7 COMMISSIONER GRUTSCH: --
8 exactly what that is.

9 MR. VOGELGESANG: Yes. I
10 understand, and I'm willing to ask -- answer any
11 questions you'll me this evening.

12 COMMISSIONER GRUTSCH: Okay.
13 That's the question I have.

14 MR. VOGELGESANG: Okay.

15 COMMISSIONER McLAREN: Mr.
16 Chairman, I have a question.

17 And I guess I -- originally when I
18 scanned through this and read it the first time, I
19 took it to be outside storage that you were leasing
20 storage spots or something like. You're going to be
21 leasing any storage? Because of the name, I took it
22 to be that, you know, it was going to be camper
23 storage or --

24 (CROSSTALK)

25 MR. VOGELGESANG: Well, so --

1 no, it's not going to be camper storage.

2 COMMISSIONER McLAREN: Just
3 storing your --

4 MR. VOGELGESANG: But we do do
5 container storage. We do rent these 8 by 16, they're
6 about -- they look like pods. I don't know if you've
7 ever seen pods, but I've been in the business for
8 maybe 15 years now.

9 So we will probably be storing some of
10 our PODS up there in that -- in that spot in the back.
11 They're 8 by 16 containers is what they look like, and
12 they're just -- they look just like a pod. They're a
13 metal container 8 foot wide and 16 foot long. I've
14 got pictures of some of our pods now, or I can show
15 you some if you want to look at them and see what they
16 look like.

17 COMMISSIONER McLAREN: Mr.
18 Chairman, I'm really quite confused now, but I thought
19 we had a pretty significant discussion about these
20 shipping containers.

21 It's a shipping container, right?

22 MR. VOGELGESANG: Not a
23 shipping container. It's a pod, but I can -- if you
24 want to see a picture of one, I can show you one.

25 COMMISSIONER McLAREN:

1 Probably.

2 COMMISSIONER HAIRE: Are you
3 part of a franchise with the pod?

4 MR. VOGELGESANG: No.

5 COMMISSIONER HAIRE: No, okay.

6 MR. VOGELGESANG: No, I own all
7 my own pods. I'll show you one.

8 CHAIRMAN EVANS: And now would
9 they be -- the pods be in the same storage are as the
10 towed cars?

11 MR. VOGELGESANG: Well, so we
12 would -- you know, the pods would be empty. I mean,
13 they just would be ready to be -- because they're
14 always put on someone's property, you know, and that's
15 where they -- they stay rented. And then when they
16 come back, they're usually empty. And then we have to
17 have a place to put them, just like I have down in my
18 yard now. There's probably, I don't know, maybe five
19 or six of them down there. Maybe, I don't know, maybe
20 a few more, and they're sitting down there ready to go
21 out.

22 CHAIRMAN EVANS: I guess the
23 point that Commissioner McLaren brought up is that
24 looking whether it's storage containers or pods, that
25 there's regulations that you can't have them on the

1 property.

2 I think it is one year during
3 construction with a permit in Franklin County.

4 MR. VOGELGESANG: (Showing
5 pictures of pods.) That's the biggest they get.
6 They're not bigger than that, but that's what they
7 look like.

8 COMMISSIONER GRUTSCH: And
9 they're all metal?

10 MR. VOGELGESANG: Yeah, they're
11 all metal, very bit of them metal. That's just us
12 loading one up.

13 COMMISSIONER KLENKE: Okay.

14 MR. VOGELGESANG: And they
15 usually go to someone's house for a couple of months
16 or whatever till, you know, they're done with them,
17 and then we'll bring them back.

18 CHAIRMAN EVANS: So I guess our
19 -- I guess out --

20 MR. VOGELGESANG: Here's what
21 they look like like sitting in our yard right now.

22 CHAIRMAN EVANS: So they'd be
23 storing the empty pods and, I guess, actually what he
24 does with those pods.

25 COMMISSIONER KLENKE: Well, if

1 he's moving them, they're not sitting there for over a
2 year.

3 MR. VOGELGESANG: No, no,
4 they're not sitting. They're hardly ever -- actually
5 we've only got one empty one right now. That's
6 because I don't have the room to put any more out
7 there if they come back, but we usually keep them
8 pretty well gone most of the time.

9 CHAIRMAN EVANS: Well, then I
10 guess my question was it's those pods would not sit
11 there like over 90 days then?

12 MR. VOGELGESANG: No.

13 CHAIRMAN EVANS: And they'd be
14 -- but they'd be in the same area as the cars?

15 MR. VOGELGESANG: It would
16 probably be off to one side, and the cars on the other
17 side.

18 CHAIRMAN EVANS: But the same
19 big lot?

20 MR. VOGELGESANG: Yeah, same --
21 yeah.

22 CHAIRMAN EVANS: So which goes
23 back to Jim's question about what we identify as
24 temporary storage, if we can throw it all to the 90
25 days.

1 COMMISSIONER WILLETTE: And so
2 I have a question. Just to make sure I'm clear,
3 you've to the towing company, which of course includes
4 storing vehicles that you have towed, and you also
5 then have a separate business or something separate
6 from that that you're doing renting out these pods.

7 MR. VOGELGESANG: Yeah.

8 COMMISSIONER WILLETTE: Is that
9 correct?

10 MR. VOGELGESANG: Yeah, we have
11 a St. Clair Storage. I have a company called St.
12 Clair Storage, and we have an office in the Plaza at
13 our storage -- one of our storage locations, an that's
14 where we operate out of now. But I'm operating
15 everything out of that right now, including the
16 towing. That's why I'd like to separate those two
17 businesses.

18 But the towing goes with the pods because
19 we use the trucks to move the pods, --

20 COMMISSIONER WILLETTE: Okay.

21 MR. VOGELGESANG: -- the
22 roll-backs.

23 COMMISSIONER WILLETTE: Okay.

24 CHAIRMAN EVANS: Any other
25 questions?

1 COMMISSIONER GRUTSCH: Did you
2 -- as a clarification, you've been doing the pod
3 rental temporary storage for a number of years; is
4 that correct?

5 MR. VOGELGESANG: Well, the
6 towing business for 36 years.

7 COMMISSIONER GRUTSCH: Well,
8 yeah, I know the towing business, but the --

9 MR. VOGELGESANG: The pods for
10 about 15 years.

11 COMMISSIONER GRUTSCH: Okay.

12 And that's right now you store them on
13 your other lot?

14 MR. VOGELGESANG: Yes.

15 COMMISSIONER GRUTSCH: Inside
16 the city of St. Clair?

17 MR. VOGELGESANG: Yes.

18 COMMISSIONER GRUTSCH: Okay.

19 Okay. Thank you.

20 CHAIRMAN EVANS: Any other
21 questions?

22 (NONE)

23 All right. Thank you.

24 COMMISSIONER REINHOLD: So,
25 Bill, I have a question.

1 CHAIRMAN EVANS: Tim.

2 COMMISSIONER REINHOLD: Is
3 there a rule that they said they can't have one of the
4 shipping containers for more than a year?

5 CHAIRMAN EVANS: Have what?

6 COMMISSIONER REINHOLD: The
7 shipping containers. Is there a rule that we have or
8 somewhere there's a rule on that?

9 CHAIRMAN EVANS: We passed a
10 regulation last year, late I think it was, that
11 they're not allowed except with a permit and up to a
12 year. And I think it was mostly for during
13 construction.

14 That's the gist of it if I recall it
15 correctly.

16 COMMISSIONER GRUTSCH: What the
17 County had noticed -- it's my understanding that
18 Planning and Zoning talking to the individuals there
19 that a number of people have obtained the shipping
20 containers, the 20-foot, the 30-foot and 40-foot long
21 shipping containers, and they use them at their home
22 or farm or wherever, and they'll use three or four and
23 they'll leave them there permanently.

24 And that it's gotten to be kind of
25 overwhelming for the county to have the storage there

1 like that.

2 MR. VOGELGESANG: I want to
3 address that.

4 COMMISSIONER GRUTSCH: I'm
5 sorry. I'll give back to the Commissioner to go
6 forward.

7 MR. VOGELGESANG: I wanted to
8 address that real quick. So our pods, they all
9 collapse down to about that, and they have wheels that
10 pop on them. These aren't shipping containers. So
11 these things will collapse down to about that size.

12 The walls cave -- come in and all four
13 sides will come in. They swing on hinges, and you can
14 actually -- you can actually ship them like, you know,
15 cheaply like across country. So they're not shipping
16 containers. I know what you're talking about.

17 The shipping containers, they weigh about
18 5,000 pounds or more. These -- our pods weigh less
19 than 2,000 pounds. So...

20 CHAIRMAN EVANS: Okay. Thank
21 you.

22 COMMISSIONER HAIRE: In which
23 configuration will you be storing them, --

24 MR. VOGELGESANG: I --

25 COMMISSIONER HAIRE: -- broken

1 down or at their --

2 MR. VOGELGESANG: They'd be up.

3 Yeah, because it takes about 20 minutes to drop one
4 down. So --

5 COMMISSIONER HAIRE: Okay.

6 MR. VOGELGESANG: -- there's no
7 reason unless you're shipping them far, far away,
8 there's no reason -- you know, it's just extra labor
9 that you don't want to do.

10 COMMISSIONER KLENKE: Well,
11 they're not taller than nine feet. So you wouldn't
12 see --

13 MR. VOGELGESANG: They're eight
14 foot tall.

15 COMMISSIONER KLENKE: So you
16 wouldn't see them?

17 MR. VOGELGESANG: No. No, you
18 wouldn't see them. They're eight foot tall is what
19 they are from the very bottom to the very top.

20 COMMISSIONER KLENKE: As long
21 they're in the yard.

22 MR. VOGELGESANG: Yes. You
23 would never see them in there, and like I said,
24 they're only 16 foot long too. They're not -- we
25 don't have the capability of hauling a 30-foot or a

1 40-foot container to begin with. And that -- them
2 things weigh a lot. They weigh a lot, so -- and you'd
3 have to pop -- be able to pop the wheels on them, and
4 we don't have any way of doing that. So...

5 COMMISSIONER WILLETTE: So if
6 you're delivering those locally, do you set this item
7 up on a roll-back, but you have not knocked it down;
8 is that correct?

9 MR. VOGELGESANG: That's
10 correct.

11 COMMISSIONER WILLETTE: Yeah,
12 okay.

13 MR. VOGELGESANG: And yeah,
14 there's wheels that snap on them. We roll them off,
15 and then we pop the wheels off of them. And then when
16 we come back, we pop the wheels back on them and roll
17 them back up. That's how we do it.

18 COMMISSIONER WILLETTE: Right.

19 CHAIRMAN EVANS: Thank you.

20 Any other questions?

21 (NONE)

22 Just to clarify, I think, so we're
23 talking about everything behind the fence, and I think
24 we're discussing -- we've discussed like 90 days as
25 temporary storage, which I assume the containers and

1 the cars would be, and the only other thing I saw was
2 the -- as Cameron presented, is that fence that he had
3 going across the back would be 75 or 80 feet from the
4 property line. Which seems like it would be a
5 reasonable condition.

6 I don't -- as you go past there, which I
7 did on the way here, it's hard to see on the top of
8 that hill anyway.

9 Any other questions for the applicant?

10 (NONE)

11 Cameron, I did have one maybe on what
12 kind of lighting or signage there would be, just out
13 of curiosity?

14 MR. VOGELGESANG: Yeah, I'll
15 address that. So there are lights there already from
16 the last business that was there which was Cromer
17 Motors where they had the auto sales there. They have
18 lights. You can still the poles. They're actually
19 are functional. You know, up till now actually, but
20 we'll leave those lights, and then it actually shines
21 light away from 47.

22 There will be some straight-down lighting
23 in the back, you know, because I want it lit up. You
24 know the reason why is, because, you know, we want to
25 keep it secure. I mean, we'll have to keep it secure

1 because we are, you know, storing people's merchandise
2 and in the cars, you know, whatever.

3 So but you have to remember that it's a
4 couple of hundred feet away from 47 too. So there's
5 not going to be any lighting shining towards 47.

6 CHAIRMAN EVANS: Okay. Thank
7 you. As far as signage, what do you have?

8 MR. VOGELGESANG: Well, so
9 there is a sign up there now. It's got -- actually
10 got my name on it. It's been up -- it was the sign
11 from Cromer's Motors, and it's a -- it's not a real
12 big sign, but it's -- I don't know. How big do you
13 think that sign is?

14 It's been there for a long time, but you
15 know, I've owned the property probably seven or eight
16 years, I think. I'm not sure. Yeah, well, here's the
17 sign that's up there right now, and there's a lady
18 that I never did take her part down on the top, but
19 that's mine on the bottom. That's the sign that's
20 there now.

21 So that sign will stay. I don't know if
22 -- I don't think I'm going to put any -- the only
23 other sign that we might put up might be on the
24 building. But I don't -- there won't be any other
25 sign other than if we eventually we might ask for a

1 Missouri State sign. I don't know. I've done that
2 before.

3 CHAIRMAN EVANS: Okay. Thank
4 you.

5 MR. VOGELGESANG: So that's the
6 only sign that I plan on having right now. It's on
7 the property already.

8 CHAIRMAN EVANS: Any other
9 questions of the applicant?

10 MR. VOGELGESANG: Here's the
11 lights that are on there right now. There's four of
12 these kind of lights.

13 CHAIRMAN EVANS: Okay. Any
14 other questions?

15 (NONE)

16 Okay. The public hearing is closed and
17 then the floor is open for discussion.

18 COMMISSIONER McLAREN: Mr.
19 Chairman, we don't have out counselor here tonight.
20 So I would have a little bit of concern. Are we
21 neuturing one of our other -- the container thing?

22 I mean, I understand the definition of a
23 pod, and a container is not the same, but are we -- if
24 we're approving this with the storage pods there, are
25 we getting ourself in trouble that we have something

1 else that says you can't have them in Franklin County
2 and somebody could argue they're very similar?

3 COMMISSIONER REINHOLD: They
4 don't leave them there over a year.

5 COMMISSIONER McLAREN: I don't
6 remember exactly what the statute was, how we wrote
7 it.

8 COMMISSIONER KLENKE: I'm
9 pretty sure it was a year.

10 COMMISSIONER McLAREN: A year?

11 COMMISSIONER KLENKE: Yeah.

12 CHAIRMAN EVANS: With a permit.

13 COMMISSIONER KLENKE: Yeah.

14 CHAIRMAN EVANS: I guess the
15 line is whether -- since his will be stored behind a
16 sight-proof fence, what I don't think that that would
17 be an issue, you know, where he puts them.

18 COMMISSIONER HAIRE: Meaning if
19 somebody leaves it for more than a year out, and he's
20 collecting rent, it's really the person's location if
21 there's a complaint filed that will be charged with
22 it, not him.

23 CHAIRMAN EVANS: Any other
24 discussion?

25 (NONE)

1 Well, I think a couple of things that
2 have been brought up is the what is temporary storage.
3 It was talked about 90 days, and again, as I
4 mentioned, the fence which isn't shown on here, but it
5 was presented by Cameron that would be across the back
6 leaving the 75 to 80 foot.

7 And again, when I drive past there, you
8 can't even see up on the hill frankly. So with the
9 nine-foot fence, you won't see anything.

10 COMMISSIONER HAIRE: And the
11 letter we got, you're not going to move the rock or
12 the treeline in the back of your lots?

13 MR. VOGELGESANG: No.

14 COMMISSIONER HAIRE: So
15 basically the gentleman who wrote the letter will have
16 no issues.

17 COMMISSIONER WILLETTE: That
18 concern us.

19 COMMISSIONER HAIRE: Yeah, that
20 concern us. That concern us, yes.

21 COMMISSIONER WILLETTE: Yeah.

22 COMMISSIONER REINHOLD: I make
23 a motion to move to Old Business.

24 CHAIRMAN EVANS: Yeah, it's
25 Unfinished Business. Did you want to do it with any

1 conditions?

2 Or we can move it as is and discuss the
3 conditions under Unfinished Business, but normally we
4 do it at this point.

5 COMMISSIONER WILLETTE: I'll
6 second that motion.

7 CHAIRMAN EVANS: That motion is
8 seconded.

9 COMMISSIONER McLAREN: I guess
10 I would like to amend it with a condition. And that
11 would be that everything would be stored behind a
12 sight-proof fence.

13 CHAIRMAN EVANS: Okay. The --
14 Tim, you would have to agree to this since you made
15 the motion.

16 COMMISSIONER REINHOLD: I can
17 do that.

18 COMMISSIONER KLENKE: So, Bill,
19 what you're getting at there is you just don't want
20 them to take one of those pods or whatever and store
21 it out --

22 COMMISSIONER McLAREN: I don't
23 necessarily support what we did with the pods to start
24 out with. I mean, I don't necessarily support that
25 somebody can't have a storage container to start out

1 with.

2 I don't -- you know, a storage container
3 can be every bit as attractive as one of these little
4 metal sheds that somebody goes to buy. So I'm not
5 necessarily anti, but I think the cleanest way to do
6 this is it needs to be behind a sight-proof fence.

7 COMMISSIONER KLENKE: No, I
8 agree with that.

9 COMMISSIONER McLAREN: Whatever
10 storage -- I mean, if he's going to sell one of his
11 tow trucks out in front, it obviously shouldn't be
12 behind a sight-proof fence, you know, or something of
13 that order.

14 But if -- for the pods and the cars that
15 have been towed in, I think it just cleans up a lot of
16 things to say it's behind a sight-proof fence.

17 COMMISSIONER KLENKE: I agree.

18 COMMISSIONER McLAREN: You
19 know, then I don't think we'll see this again. If we
20 don't include this, I think we'll have a neighbor that
21 gets unhappy at some point in time, and we'll see it
22 again. That's my only concern.

23 COMMISSIONER KLENKE: Very
24 good.

25 CHAIRMAN EVANS: Since we're

1 putting one condition on it, then we probably ought to
2 -- if we want to put any others on, put them on now
3 rather than remove it to Unfinished Business.

4 I would suggest to have everything stored
5 behind a sight-proof fence, that the wall be erected
6 as presented at 75 feet off the property line, and
7 that temporary storage be considered no more than 90
8 days.

9 COMMISSIONER GRUTSCH: I may
10 clarify that's 75 off the rear.

11 CHAIRMAN EVANS: Off the rear
12 of the property.

13 Would you accept those, Tim, --

14 COMMISSIONER REINHOLD: Yeah.

15 CHAIRMAN EVANS: -- since your
16 original motion?

17 COMMISSIONER REINHOLD: Yes.

18 MS. HOLDMEIER: Can you -- what
19 was that? I'm sorry, Bill. You want it 75 feet off
20 the rear as presented, you said?

21 CHAIRMAN EVANS: As presented
22 in Cameron's presentation, yeah.

23 (THEREUPON, EVIDENCE WAS MARKED
24 FOR IDENTIFICATION AS EXHIBITS 1, 2
25 AND 3.)

1 Any other discussion?

2 (NONE)

3 If not, we have a motion to move this
4 file to Unfinished Business with the three conditions
5 as stated. Do we have a second?

6 COMMISSIONER GRUTSCH: Second.

7 CHAIRMAN EVANS: All in favor
8 signify by saying aye,

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER HAIRE: Aye.

16 COMMISSIONER LARAMORE: Aye.

17 CHAIRMAN EVANS: Opposed?

18 (NONE)

19 The motion is carried.

20 Moving on to File JMTB Development. File
21 22056, Preliminary Plat. Written comments only.

22 Curtis, will you give us the details.

23 MR. ELLISON: Sure. We do have
24 one written comment.

25 The applicant wishes to create a 20-lot

1 subdivision in the W Zoning District.

2 The property is located on Gildehaus Road
3 in Oak Hollow, approximately 0.26 miles north of the
4 intersection of St. Louis Rock and Gildehaus Road, in
5 St. John's Township.

6 THE FACTS: The property is approximately
7 27.7 acres in size.

8 The minimum lot size in the W Zoning
9 District is one acre with central water and sewer.

10 The lot sizes of this proposed
11 subdivision range from 1 acre to 88,862 square feet.

12 All the lots plan to be single-family
13 homes.

14 Water service will be provided by Water
15 District Number 3, and sewer service will be provided
16 by the TBJ Sewer System.

17 The applicant shows a 15-foot utility
18 easement along the private road, a 10-foot utility
19 easement on the rear and a 5-foot utility easement
20 along the side. All are done in accordance with our
21 County Regulations.

22 A land disturbance permit from DNR is
23 required to disturb more than one acre of land as well
24 as erosion controls during development.

25 All utilities shall be located

1 underground.

2 STAFF COMMENTS: Complete engineered
3 drawings/improvement plans to be reviewed by Franklin
4 County should be submitted before final approval.

5 Stormwater plans have been submitted to
6 the contracted outside engineer, and have been
7 approved.

8 CHAIRMAN EVANS: Thank you.

9 Is the applicant present? If you would
10 please state your name and address and sign in,
11 please.

12 MR. JOSEPH TOBBEN: I'm Joseph
13 Tobben at 5686 Gildehaus Road.

14 (THEREUPON, THE WITNESS WAS
15 SWORN.)

16 I bought this property back in 2000. It
17 was like 81 acres. I presented everything to the
18 County or to the Planning and Zoning for my permits.
19 It was approved for the full 81 acres. The only thing
20 I didn't do is I didn't get it all recorded.

21 I did the phases because at the times
22 things weren't all that good. So I didn't know that I
23 had to get it all recorded.

24 I've got the roads basically in. I've
25 got all the sewers in for all the property. I don't

1 have the water lines in yet, but we have a storm sewer
2 in. We have retention ponds in. Everything is done,
3 except for the water line and the electrical conduit
4 laid.

5 So I mean everything is there. I just
6 didn't get it recorded. Now I'm having issues.

7 CHAIRMAN EVANS: Any questions?

8 (NONE)

9 Curtis, I would ask you. Do we have most
10 of the information required in the regs?

11 MR. ELLISON: Most of it we do.
12 There are -- there were some things missing from the
13 original preliminary plat, and which you guys have a
14 copy of in your packet here.

15 I mean, most of the things that were
16 missing are on the improvement plan, which we have
17 which were approved in 2002. So the only thing we'd
18 be waiting on would be the final revised version of
19 the preliminary plat, but I don't expect any problems.

20 CHAIRMAN EVANS: Okay. So we
21 have pretty much everything. And again, if we have
22 approved the preliminary plat, everything in the Land
23 Use Codes has to be done as dictated before the
24 Planning and Zoning office would accept it anyway?

25 MR. ELLISON: Yes.

1 CHAIRMAN EVANS: So we don't
2 have to really do any contingencies, but -- so you
3 have most of the information. Okay.

4 MR. ELLISON: Yeah, I mean, the
5 plat that you have, I mean, is enough to tell the
6 whole story of what's going to happen. So --

7 CHAIRMAN EVANS: Okay. And
8 they couldn't move forward without providing the other
9 elements anyway.

10 MR. ELLISON: Yes. I mean,
11 that -- we can't -- you know, obviously we'll have to
12 approve the preliminary before they can submit the
13 final that gets recorded.

14 CHAIRMAN EVANS: Right.

15 MR. ELLISON: Yeah.

16 CHAIRMAN EVANS: Our approval
17 is -- would just allow them to move on, and you would
18 oversee it to make sure that all the details are
19 there?

20 MR. ELLISON: Right.

21 CHAIRMAN EVANS: All right.

22 Thank you.

23 Any questions?

24 COMMISSIONER HAIRE: Mr.
25 Tobben, are the homes going to be similar to the

1 design that was existing presently?

2 MR. TOBBEN: Yes. They have to
3 have brick fronts, and they have to be at least 1,850
4 square feet.

5 COMMISSIONER HAIRE: Okay.

6 CHAIRMAN EVANS: Bill, do you
7 have a question?

8 COMMISSIONER McLAREN: Yes,
9 sir.

10 Mr. Tobben, is Scarlet Oak part of the
11 original development?

12 MR. TOBBEN: Yes.

13 COMMISSIONER McLAREN: Okay.

14 MR. TOBBEN: If you look at St.
15 Louis Rock Road there, that's Oak Crossing Drive. All
16 those roads are concrete that you see there.

17 COMMISSIONER McLAREN: Okay.

18 MR. TOBBEN: They're 31 feet
19 wide with a curb. And then I know we did change -- we
20 were going to change the name going out the other
21 section, but it's -- I think since it's part of the
22 loop, it has to run all the way out to Gildehaus Road.

23 And the road that's there is dirt and
24 rock. It's just all the trees. We've had all of our
25 permits from DNR for grading and for taking out trees

1 and land disturbance. That's all been -- I mean, it's
2 all done.

3 COMMISSIONER McLAREN: And this
4 may or may not be a fair question. I have two
5 actually.

6 Would the lots that's there that don't
7 have homes built on it, are you just kind of getting
8 everything organized, or are you planning on going
9 ahead and putting the street in?

10 MR. TOBBEN: Once we get the
11 water line in, we're going to go ahead and put the
12 street in.

13 COMMISSIONER McLAREN: Okay.
14 That was one question.

15 The second question is: The letter that
16 got passed around isn't signed by anybody. Do we need
17 to look at that, or did I miss the signature on it?

18 MS. HOLDMEIER: Yeah. I
19 doesn't matter. You guys still -- if they present any
20 evidence, it still has to be presented to you. So...

21 COMMISSIONER McLAREN: Okay.

22 MR. ELLISON: That was hand
23 delivered today.

24 MS. HOLDMEIER: Yeah, yep.
25 Hand delivered.

1 (THEREUPON, EVIDENCE WAS MARKED
2 FOR IDENTIFICATION AS EXHIBIT 4.)

3 COMMISSIONER McLAREN: I didn't
4 know if we considered it or not, the source or not.

5 MS. HOLDMEIER: Right, that's
6 submitted testimony from anonymous.

7 CHAIRMAN EVANS: I'm sorry,
8 Crystal. This was submitted anonymously?

9 MS. HOLDMEIER: Uh-huh. That's
10 why it's just passed around.

11 CHAIRMAN EVANS: And I think
12 it's more of an opinion piece with no -- no evidence
13 at all.

14 MS. HOLDMEIER: Yeah.

15 COMMISSIONER McLAREN: I'm just
16 curious. In order for me to provide testimony, I got
17 to stand up and be sworn in and tell you where I live.
18 That's something I really don't understand why
19 somebody can submit something anonymously.

20 MS. HOLDMEIER: That's why it's
21 just passed around and not copies.

22 CHAIRMAN EVANS: Any other
23 questions for the applicant?

24 (NONE)

25 All right. Thank you.

1 MR. TOBBEN: Thank you.

2 CHAIRMAN EVANS: I would say
3 based on Curtis stating that we have almost all the
4 information and the rest of it has to be provided
5 before it's -- he can move on with the final plat.

6 If there's no more discussion, the Chair
7 would entertain a motion to move this to Unfinished
8 Business.

9 COMMISSIONER REINHOLD: I make
10 a motion.

11 COMMISSIONER McLAREN: Second.

12 CHAIRMAN EVANS: We have a
13 motion and a second to move File 220056 to Unfinished
14 Business. All in favor signify by saying aye.

15 COMMISSIONER REINHOLD: Aye.

16 COMMISSIONER McLAREN: Aye.

17 COMMISSIONER WILLETTE: Aye.

18 COMMISSIONER GRUTSCH: Aye.

19 CHAIRMAN EVANS: Aye.

20 COMMISSIONER KLENKE: Aye.

21 COMMISSIONER HAIRE: Aye.

22 COMMISSIONER LARAMORE: Aye.

23 CHAIRMAN EVANS: Opposed?

24 (NONE)

25 The motion is carried.

1 Moving back to Unfinished Business.
2 Moving back to File 220069, Wunderlich Surveying, St.
3 Clair Storage, L. L. C., is there any further
4 discussion?

5 (NONE)

6 If not, the Chair would entertain a
7 motion.

8 MS. HOLDMEIER: Question. Can
9 you, just to verify and make sure, go over the exact
10 three conditions in addition that you guys agreed to.

11 CHAIRMAN EVANS: The three
12 conditions were everything would be stored behind a
13 sight-proof fence, temporary storage would be no more
14 than 90 days, and the third would be the wall that was
15 in Cameron's presentation.

16 MS. HOLDMEIER: Okay.

17 CHAIRMAN EVANS: And those
18 would be the three conditions if I'm correct.

19 MR. ELLISON: Didn't you state
20 something -- I mean, you wanted to make sure that the
21 wall was that 70 to 90 feet?

22 CHAIRMAN EVANS: Correct.

23 Yeah.

24 MR. ELLISON: Is the purpose of
25 that 70 to 90 feet as a buffer or --

1 CHAIRMAN EVANS: It's -- oh, we
2 can't discuss it any more with them. It's not
3 required, but they will include it, then we'll
4 certainly include it in there as a buffer. So...

5 COMMISSIONER REINHOLD: It's a
6 dropoff.

7 CHAIRMAN EVANS: Any further
8 discussion?

9 COMMISSIONER REINHOLD: It's a
10 dropoff back there.

11 CHAIRMAN EVANS: The Chair
12 would entertain a motion.

13 COMMISSIONER McLAREN: Mr.
14 Chairman, I make a motion to approve File 220069 as
15 presented with the three exceptions.

16 COMMISSIONER HAIRE: I'll
17 second it.

18 CHAIRMAN EVANS: We have a
19 motion and a second to approve File 2220069 with the
20 three conditions as presented. All in favor signify
21 by saying aye.

22 COMMISSIONER REINHOLD: Aye.

23 COMMISSIONER McLAREN: Aye.

24 COMMISSIONER WILLETTE: Aye.

25 COMMISSIONER GRUTSCH: Aye.

1 CHAIRMAN EVANS: Aye.
2 COMMISSIONER KLENKE: Aye.
3 COMMISSIONER HAIRE: Aye.
4 COMMISSIONER LARAMORE: Aye.
5 CHAIRMAN EVANS: Opposed?
6 (NONE)
7 The motion is carried.
8 Moving on to File 220056, JMTB
9 Development, Incorporated. Any further discussion?
10 (NONE)
11 If not, the Chair would entertain a
12 motion to approve or a motion.
13 COMMISSIONER GRUTSCH: Mr.
14 Chairman, I'll make a motion to approve the
15 Preliminary Plat File 220056.
16 COMMISSIONER McLAREN: Second.
17 CHAIRMAN EVANS: We have a
18 motion and a second to approve Preliminary Plat File
19 220056. All in favor signify by saying aye.
20 COMMISSIONER REINHOLD: Aye.
21 COMMISSIONER McLAREN: Aye.
22 COMMISSIONER WILLETTE: Aye.
23 COMMISSIONER GRUTSCH: Aye.
24 CHAIRMAN EVANS: Aye.
25 COMMISSIONER KLENKE: Aye.

1 COMMISSIONER HAIRE: Aye.

2 COMMISSIONER LARAMORE: Aye.

3 CHAIRMAN EVANS: Opposed?

4 (NONE)

5 The motion is carried.

6 Planning and Zoning Commission Forum.

7 Anything anyone wants to discuss?

8 (NONE)

9 I think we're -- I was just made aware
10 tonight that long, long Planning Commission
11 commissioner, Mr. Voss, has passed away.

12 COMMISSIONER HAIRE: That's too
13 bad.

14 COMMISSIONER GRUTSCH: Fine
15 gentleman.

16 CHAIRMAN EVANS: Fine
17 gentleman.

18 Anything to discuss?

19 (NONE)

20 Planning Director's Report?

21 MR. ELLISON: What do we have
22 for May?

23 MS. HOLDMEIER: You'll see
24 Cameron again next month. So far we have two
25 preliminary plats next month.

1 And Scottie comes back Thursday. So she
2 will be back next month.

3 CHAIRMAN EVANS: All right.

4 If there's nothing else, the Chair would
5 entertain a motion to adjourn.

6 COMMISSIONER McLAREN: Motion
7 to adjourn.

8 COMMISSIONER KLENKE: Second.

9 CHAIRMAN EVANS: Second. A
10 motion and a second to adjourn. All in favor signify
11 by saying aye.

12 COMMISSIONER REINHOLD: Aye.

13 COMMISSIONER McLAREN: Aye.

14 COMMISSIONER WILLETTE: Aye.

15 COMMISSIONER GRUTSCH: Aye.

16 CHAIRMAN EVANS: Aye.

17 COMMISSIONER KLENKE: Aye.

18 COMMISSIONER HAIRE: Aye.

19 COMMISSIONER LARAMORE: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 We are adjourned.

23 (THEREUPON, THE PROCEEDINGS

24 CONCLUDED AT 7:49 P.M.)

25 o8o

1 CERTIFICATE OF REPORTER

2 STATE OF MISSOURI)
3) SS
4 COUNTY OF FRANKLIN)

5 I, PATSY A. MAYBERRY, Professional Court
6 Reporter and Notary Public within and for the State of
7 Missouri, before whom the foregoing proceeding was
8 taken telephonically, do hereby swear that: the
9 aforementioned was held at the time and in the place
10 previously described; the witness whose testimony
11 appears in the foregoing transcript was duly sworn by
12 the investigator; the proceedings were taken down in
13 stenographic notes by me and transcribed by me, or
14 under my supervision, to the best of my ability; that
15 I am neither counsel for, related to, nor employed by
16 any of the parties to the action in which this
17 testimony was taken; further that I am not a relative
18 or employee of any attorney or counsel employed by the
19 parties thereto, nor financially or otherwise
20 interested in the outcome of the action; and that the
21 aforementioned represents a true and accurate
22 transcript of said proceedings.

23 IN WITNESS WHEREOF I have hereunto set
24 my hand.

25 Patsy A. Mayberry
Patsy A. Mayberry, Court Reporter
Notary Public, State of Missouri



MEETING 4/19/2022

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