

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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10 FRANKLIN COUNTY COMMISSION
11 PUBLIC HEARING
12 APRIL 21, 2022
13 (COMMENCING AT 1:30 P.M.)

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

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1 A P P E A R A N C E S
2 COUNTY COMMISSION MEMBERS:
3 TIM BRINKER, CHAIRMAN
4 DAVE HINSON, COMMISSIONER
5 TODD BOLAND, COMMISSIONER
6 PLANNING AND ZONING DEPARTMENT STAFF:
7 SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING
8 CURTIS
9 COUNTY LEGAL COUNSEL:
10 MARK PIONTEK, COUNTY ATTORNEY
11 LEXITAS LEGAL - ST. LOUIS:
12 PATSY A. MAYBERRY, C.R.
13 711 NORTH 11TH STREET
14 ST. LOUIS, MISSOURI 63101
15 (314) 644-2191
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1 P R O C E E D I N G S

2 (APRIL 21, 2022)

3 CHAIRMAN BRINKER: All right.

4 I'd like to call this public hearing to order. We
5 have the presentation of hearing procedures and
6 exhibits by the Planning and Zoning Department.

7 MS. EAGAN: At this time, I
8 would like to place into the record the Franklin
9 County Unified Land Use Regulations as Exhibit A, the
10 official Zoning Map as Exhibit B, the official Master
11 Plan as Exhibit C, and the case file for each case as
12 Exhibit D for all the cases to be heard at this
13 hearing.

14 (THEREUPON, EVIDENCE WAS
15 MARKED FOR IDENTIFICATION AND
16 SUBMITTED FOR THE RECORD AS
17 EXHIBITS A, B, C, and D.)

18 As each case is opened, a staff report
19 will first be read by the Planning and Zoning
20 Department, followed by the Commissioners' questions
21 for the staff.

22 Then if anyone in the audience would like
23 to speak or comment during the hearing, they must
24 first print their name on the sign-in sheet provided,
25 and then be sworn in.

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

5 Generally the applicant for the rezoning
6 is allowed to speak first, followed by those in
7 support of the rezoning and then those opposed. The
8 applicant may speak again after comments from the
9 general public to address any questions or issues
10 brought up during the hearing.

11 At the conclusion of all questions,
12 comments, and discussion concerning each case, the
13 public hearing for each case will conclude.

14 The decision will generally be made by
15 Commission Order at a later date during the County
16 Commission's regular meeting time.

17 This is File 220023. The applicant is
18 Trenton Farr.

19 The applicant requests to rezone one
20 parcel from the O Zoning District to the W Zoning
21 District.

22 The property is located at 6719 Highway
23 O, approximately .32 miles east of the intersection of
24 Highway N and Highway O in Calvey Township.

25 THE FACTS: The total area for the

1 rezoning is approximately 4.94 acres.

2 The zoning of this property as of January
3 14, 2020 is O. Prior to January 14, 2020, this
4 property and surrounding properties were zoned
5 Suburban Development. The applicant would like to
6 rezone to the W District.

7 The purpose of the W Zoning District is
8 to provide for agricultural and small-scale commercial
9 uses, cultural uses, institutional uses, and
10 agricultural uses to mix with low-density residential
11 uses for the convenience of residents and travelers.

12 The properties around the proposed site
13 are zoned O.

14 The properties to the west are primarily
15 medium density residential subdivisions.

16 The property to the north is owned by
17 Calvey Creek Sewer District. The property to the east
18 is owned by MoDOT.

19 The closest W Zoning District is located
20 north of Wild Plum Valley Road.

21 This property is surrounded by
22 subdivision on all sides.

23 This property appears to have access to
24 Highway O. This is a State-maintained road with an
25 easement width of approximately 140 feet.

1 According to the Assessor's records,
2 there are no buildings on the property.

3 This property is located within Public
4 Water Supply District Number 3 and Calvey Creek Sewer
5 District.

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

17 The Planning and Zoning Commission voted
18 to recommend approval of this rezoning with eight in
19 favor and one opposed.

20 CHAIRMAN BRINKER: Thank you,
21 Scottie.

22 Is there anybody in the audience that
23 wishes to speak in favor of the proposal?

24 MR. TRENTON FARR: Me.

25 CHAIRMAN BRINKER: If you'd

1 like to, sir, yes.

2 You can come forward and get sworn in by
3 this kind lady, --

4 MR. FARR: Sure.

5 CHAIRMAN BRINKER: -- state
6 your case.

7 MR. FARR: My name's Trent
8 Farr.

9 (THEREUPON, THE WITNESS WAS
10 SWORN.)

11 Thank you. Basically I purchased this
12 property with intent of selling seasonal fireworks
13 stand all of it. I live approximately a quarter of a
14 mile from the current location, and I've been working
15 on trying to get it cleaned up because it was kind of
16 a dumping site before from previous, I guess, owner.

17 And we're -- I feel it's with the road
18 frontage and what's there, there's nothing to the
19 right of it and nothing to the north of it. It's all
20 creek side. There's unusable ground to the right, and
21 a heavy wet weather creek to the left. So it's kind
22 of isolated on an island, per se.

23 And that's my intentions. Future
24 intentions are to possibly put a permanent metal
25 building there. Still run the fireworks, the

1 temporary fireworks stand and just get rid of the tent
2 aspect of it.

3 CHAIRMAN BRINKER: All right.

4 Thank you.

5 MR. FARR: Thank you.

6 CHAIRMAN BRINKER: Anybody in
7 the audience wish to speak in opposition of said
8 proposal?

9 (NONE)

10 Anybody for informational purposes only?

11 (NONE)

12 Commission discussion?

13 COMMISSIONER HINTON: I have
14 nothing.

15 COMMISSIONER BOLAND: I have
16 none right now.

17 CHAIRMAN BRINKER: Nor do I.

18 All right. Well, that will conclude this
19 public hearing. Thank you all for attending.

20 (THEREUPON, THE PROCEEDINGS

21 CONCLUDED AT 1:38 P.M.)

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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, do hereby swear that: the aforementioned was
 9 held at the time and in the place previously
 10 described; the witness(es) whose testimony appears in
 11 the foregoing transcript was/were duly sworn by me;
 12 the proceedings were taken down in stenographic notes
 13 by me and transcribed by me, or under my supervision,
 14 to the best of my ability; that I am neither counsel
 15 for, related to, nor employed by any of the parties to
 16 the action in which this testimony was taken; further
 17 that I am not a relative or employee of any attorney
 18 or counsel employed by the parties thereto, nor
 19 financially or otherwise interested in the outcome of
 20 the action; and that the aforementioned represents a
 21 true and accurate transcript of said proceedings.

22 IN WITNESS WHEREOF, I have hereunto set
 23 my hand.

Patsy A. Mayberry



24 Patsy A. Mayberry, Court Reporter
 25 Notary Public, State of Missouri
 My Commission Expires: August 26, 2022

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