

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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11 PLANNING AND ZONING COMMISSION
12
13 PUBLIC MEETING
14 MAY 17, 2022
15 (Commencing at 7:00 p.m.)

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

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

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

2 PLANNING AND ZONING COMMISSIONERS:

3 WILLIAM EVANS, JR., CHAIRMAN

4 TIMOTHY REINHOLD, COMMISSIONER

5 STANLEY VOSS, COMMISSIONER

6 JIM GRUTSCH, COMMISSIONER

7 MIKE KLENKE, COMMISSIONER

8 KARL MITTLER, COMMISSIONER

9 DAVE LARAMORE, COMMISSIONER

10 DENNIS HARTMANN, COMMISSIONER

11 PLANNING AND ZONING STAFF:

12 SCOTTIE EAGAN, PLANNING DIRECTOR

13 LEGAL COUNSEL:

14 MARK PIONTEK, COUNTY ATTORNEY

15 LEXITAS LEGAL - ST. LOUIS:

16 BY: PATSY A. MAYBERRY, C.R.

17 711 NORTH ELEVENTH STREET

18 ST. LOUIS, MISSOURI 63101

19 (314) 644-2191

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

2 (MAY 17, 2022)

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

6 Scottie, will you please take roll.

7 MS. EAGAN: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. EAGAN: Jim Grutsch?

10 COMMISSIONER GRUTSCH: Here.

11 MS. EAGAN: Dan Haire?

12 COMMISSIONER HAIRE: (Not
13 present.)

14 MS. EAGAN: Dennis Hartmann?

15 COMMISSIONER HARTMANN: Here.

16 MS. EAGAN: Mike Klenke?

17 COMMISSIONER KLENKE: Here.

18 MS. EAGAN: Dave Laramore?

19 COMMISSIONER LARAMORE: Here.

20 MS. EAGAN: Bill McLaren?

21 COMMISSIONER McLAREN: (Not
22 present.)

23 MS. EAGAN: Karl Mittler?

24 COMMISSIONER MITTLER: Here.

25 MS. EAGAN: Tim Reinhold?

1 COMMISSIONER REINHOLD: Here.

2 MS. EAGAN: Stan Voss?

3 COMMISSIONER VOSS: Here.

4 MS. EAGAN: And, Debbie

5 Willette?

6 COMMISSIONER WILLETTE: (Not
7 present.)

8 MS. EAGAN: Okay. We have a
9 quorum.

10 CHAIRMAN EVANS: Thank you.

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

16 (NONE)

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

20 MS. EAGAN: Tonight's Planning
21 Commission meeting is governed by the Franklin County
22 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 the cases to be heard during the
10 meeting.

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

15 All Unfinished Business items on the
16 agenda will be dealt with first. Once the Unfinished
17 Business issues have been taken care of, each item of
18 New Business will be opened.

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

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

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

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

14 Applications for such an appeal may be
15 acquired from the Department offices during normal
16 business hours.

17 CHAIRMAN EVANS: Thank you.

18 All the Commissioners should have
19 received a copy of the April 19th minutes. If there
20 are no corrections or additions, the Chair would
21 entertain a motion to approve.

22 COMMISSIONER GRUTSCH: Mr.
23 Chairman, I'll make the motion to approve the minutes
24 as submitted.

25 COMMISSIONER KLENKE: Second.

1 CHAIRMAN EVANS: We have a
2 motion and a second to approve the April 19th minutes.
3 All in favor signify by saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER GRUTSCH: Aye.

7 CHAIRMAN EVANS: Aye.

8 COMMISSIONER KLENKE: Aye.

9 COMMISSIONER MITTLER: Aye.

10 COMMISSIONER HARTMANN: Aye.

11 CHAIRMAN EVANS: Opposed?

12 (NONE)

13 The minutes are approved.

14 Communication and Visitors Comments.

15 Anyone present wishing to address the Commission?

16 (NONE)

17 Unfinished Business. We have none.

18 New Business. We have none.

19 Preliminary Plats. File 220088,

20 Wunderlich Surveying representing Pete Tobben.

21 Written comments only.

22 Is the applicant -- I'm sorry. Scottie,
23 will you give us the details.

24 MS. EAGAN: This is File

25 220088. The applicant is Pete Tobben c/o Cameron

1 Lueken.

2 The applicant requests to create a
3 one-lot subdivision with common ground in the B Zoning
4 District.

5 The property is located at the corner of
6 Summer Hill Lane and Highway A, in St. John's
7 Township.

8 THE FACTS: The property is approximately
9 five acres in size.

10 The zoning of this property is B. The
11 minimum lot size in the B Zoning District is 22,000
12 square feet with central water and sewer.

13 The maximum density in the B Zoning
14 District is 1 dwelling unit per 5,000 square feet.

15 The proposed lot is approximately 31,000
16 square feet, and the common ground is approximately 4
17 acres.

18 This subdivision is proposed to be for a
19 single-family home.

20 This subdivision will be an extension of
21 Summer Hill and will access Summer Hill Lane.

22 Summer Hill Lane is a private road with a
23 50-foot easement.

24 Water service and sewer service will be
25 provided by Water District 1, but the treatment of the

1 sewer will be done by the City of Washington.

2 The applicant shows a 20-foot utility
3 easement along Highway A, a 15-foot utility easement
4 along Summer Hill Lane, a 10-foot utility easement on
5 the rear, and a 5-foot utility easement along the
6 sides. All are done in accordance with our Franklin
7 County Regulations.

8 All utilities shall be located
9 underground.

10 Because of the size of the development,
11 the applicant shall provide fire protection in
12 accordance with Article 8, Section 197. The lot is
13 being served by an 8-inch water line and a fire
14 hydrant across the street. The proposed fire
15 protection measures meet the Franklin County Unified
16 Land Use Regulations.

17 STAFF COMMENTS: Complete engineered
18 drawings/improvement plans, to be reviewed by Franklin
19 County, should be submitted before final approval.

20 CHAIRMAN EVANS: Thank you.

21 Is the applicant present? Will you
22 please state your name and address and sign in.

23 (THEREUPON, THE WITNESS IS
24 SWORN.)

25 MR. CAMERON LUEKEN: Good

1 evening. This one is pretty easy. So a one-lot
2 subdivision. Basically it's a piece of ground that
3 was left over from Summer Hill back in 2003 or '4,
4 something like that.

5 And so as Scottie stated, this is just
6 left-over parcel, and they want to put a house on it.

7 CHAIRMAN EVANS: Any questions?

8 So basically it's there and basically
9 it's there and they just want to add another house on
10 it?

11 MR. LUEKEN: Yeah, correct.

12 Basically what happened is that prior zoning district
13 it was CD. So there was a lot of uses that they could
14 put there. The prior builders didn't know what they
15 wanted to do. So they didn't plat it.

16 So now, you know, however many years
17 later, 16 years later, 17 years later, it's been
18 decided and we're going to go ahead.

19 CHAIRMAN EVANS: Okay.

20 Any questions?

21 (NONE)

22 Thank you.

23 MR. LUEKEN: Thank you.

24 CHAIRMAN EVANS: Any
25 discussion?

1 (NONE)

2 If not, the Chair would entertain a
3 motion to move this to Unfinished Business.

4 COMMISSIONER GRUTSCH: Mr.
5 Chairman, in light of the discussion that's taken
6 place and the amount of it, I would make a motion that
7 we move this to Unfinished Business.

8 COMMISSIONER REINHOLD: I'll
9 second it.

10 CHAIRMAN EVANS: We have a
11 motion and second to move File 220088 to Unfinished
12 Business. All in favor signify by saying aye.

13 COMMISSIONER REINHOLD: Aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER GRUTSCH: Aye.

16 CHAIRMAN EVANS: Aye.

17 COMMISSIONER KLENKE: Aye.

18 COMMISSIONER MITTLER: Aye.

19 COMMISSIONER HARTMANN: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 The motion is carried.

23 Moving on to File 220089, Wunderlich
24 Surveying representing Blake Marquart. Written
25 comments only.

1 Scottie, will you please give us the
2 details.

3 MS. EAGAN: This is File
4 220089, Blake Marquart in care of Cameron Lueken.

5 The applicant requests to create a
6 two-lot subdivision in the T Zoning District.

7 The property is located on Sydney Court,
8 200 feet north of Alexander Estates Drive, in St.
9 John's Township.

10 THE FACTS: The property is approximately
11 a half acre in size.

12 The zoning of this property is T. The
13 minimum lot size in the T Zoning District is 10,000
14 square feet with central water and sewer.

15 The maximum density in the T Zoning
16 District is 1 dwelling unit per 5,000 square feet.

17 The proposed lots are approximately
18 11,000 square feet.

19 This subdivision is proposed to be for
20 single-family homes.

21 This is a re-subdivision of an existing
22 lot located in Alexander Estates.

23 This subdivision accesses Sydney Court.
24 Sydney Court is a private road with a 50-foot
25 easement.

1 Water service will be provided by Water
2 District 1. The sewer will be handled processed in
3 the private treatment plant.

4 The applicant shows a 15-foot utility
5 easement along Sydney Court, a 10-foot utility
6 easement on the rear, and a 5-foot utility easement
7 along the side. All are done in accordance with our
8 Franklin County Regulations.

9 All utilities shall be located
10 underground.

11 Because of the size of the development,
12 the applicant shall provide fire protection in
13 accordance with Article 8, Section 197. The lot is
14 being served by water and a fire hydrant across the
15 street. The proposed fire protection measures meet
16 the Franklin County Unified Land Use Regulations.

17 STAFF COMMENTS: Planning and Zoning
18 shall receive documentation prior to recording the
19 final plat that the treatment plan can handle the
20 additional lot prior to recording.

21 Complete engineered drawings/improvement
22 plans, to be reviewed by Franklin County, should be
23 submitted before final approval.

24 CHAIRMAN EVANS: Thank you.

25 Is the applicant present for this file?

1 If you'd please state your name, address and sign in.

2 MR. LUEKEN: Cameron Lueken,
3 Wunderlich Surveying and Engineering, 512 East Main.

4 (THEREUPON, THE WITNESS WAS
5 SWORN.)

6 This one is very similar to the last.
7 It's an older subdivision that exists out there in
8 Alexander Estates, and basically the zoning at the
9 time was 22,000 square foot lots with the max density
10 of 5 per -- or 1 dwelling per 5,000 square feet.

11 Now the minimum lot size in that district
12 is 10,000 square feet. The same density. So
13 basically we're going to -- Blake's goal is to build
14 two single-family homes on each lot, detached family
15 homes.

16 CHAIRMAN EVANS: Thank you.

17 Any questions or discussion?

18 (NONE)

19 Thank you.

20 MR. LUEKEN: Thank you.

21 CHAIRMAN EVANS: I think I
22 speak for the whole Commission when I say we're
23 disappointed that there is no Power Point
24 presentations tonight.

25 MR. LUEKEN: We talked about

1 it. We said no, not tonight.

2 CHAIRMAN EVANS: Any

3 discussion?

4 (NONE)

5 If not, the Chair would entertain a
6 motion to move this to Unfinished Business.

7 COMMISSIONER MITTLER: I motion
8 to move this to Unfinished Business.

9 COMMISSIONER KLENKE: Second.

10 CHAIRMAN EVANS: We have a
11 motion and a second to move File 220089 to Unfinished
12 Business. All in favor signify by saying aye.

13 COMMISSIONER REINHOLD: Aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER GRUTSCH: Aye.

16 CHAIRMAN EVANS: Aye.

17 COMMISSIONER KLENKE: Aye.

18 COMMISSIONER MITTLER: Aye.

19 COMMISSIONER HARTMANN: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 The motion is carried.

23 Moving back to Unfinished Business. File
24 220088. Any further discussion?

25 (NONE)

1 Scottie, you received all the information
2 you need?

3 MS. EAGAN: Yep.

4 CHAIRMAN EVANS: If there's no
5 further discussion, the Chair would entertain a motion
6 to approve.

7 COMMISSIONER GRUTSCH: Mr.
8 Chairman, I'd make a motion to approve File 220088.

9 COMMISSIONER REINHOLD: I'll
10 second it.

11 CHAIRMAN EVANS; We have a
12 motion and a second to approve File 220088. All in
13 favor signify by saying aye.

14 COMMISSIONER REINHOLD: Aye.

15 COMMISSIONER VOSS: Aye.

16 COMMISSIONER GRUTSCH: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER KLENKE: Aye.

19 COMMISSIONER MITTLER: Aye.

20 COMMISSIONER HARTMANN: Aye.

21 CHAIRMAN EVANS: Opposed?

22 (NONE)

23 The motion is carried. The file is
24 approved.

25 Moving on to File 220089. Any further

1 discussion?

2 (NONE)

3 Again, Scottie, you have everything --

4 MS. EAGAN: Correct.

5 CHAIRMAN EVANS: -- you need?

6 If there is no further discussion, the
7 Chair would entertain a motion to approve.

8 COMMISSIONER KLENKE: Mr.

9 Chairman, I'll make a motion to approve File 220089.

10 COMMISSIONER MITTLER: I'll
11 second.

12 CHAIRMAN EVANS: We have a
13 motion and a second to approve File 220089. All in
14 favor signify by saying aye.

15 COMMISSIONER REINHOLD: Aye.

16 COMMISSIONER VOSS: Aye.

17 COMMISSIONER GRUTSCH: Aye.

18 CHAIRMAN EVANS: Aye.

19 COMMISSIONER KLENKE: Aye.

20 COMMISSIONER MITTLER: Aye.

21 COMMISSIONER HARTMANN: Aye.

22 CHAIRMAN EVANS: Opposed?

23 (NONE)

24 The motion is carried. The file is
25 approved.

1 Moving on to the Planning and Zoning
2 Commissioner Forum. Anything Commissioners wish to
3 discuss?

4 (NONE)

5 Just out of curiosity, is there anyone
6 else that is not receiving their packets before the
7 meeting?

8 COMMISSIONER LARAMORE:
9 Sometimes. Most of the time, I get it, but sometimes
10 I don't.

11 CHAIRMAN EVANS: I just want to
12 make sure I'm not being singled out.

13 (CROSSTALK)

14 Anything else the Commissioners would
15 like to discuss?

16 We would like to welcome the Planning
17 Director back. She told me she's very glad to be
18 here.

19 MS. EAGAN: It is a good
20 meeting.

21 CHAIRMAN EVANS: Planning
22 Director's Report.

23 MS. EAGAN: As of today, we
24 don't have anything for June. I think the technical
25 deadline is Friday. So keep your fingers crossed

1 because Crystal and I won't be here next month. But
2 as of right now, we don't have anything.

3 So hopefully Cameron won't put anything
4 on our agenda.

5 MR. LUEKEN: Not planning on
6 it.

7 MS. EAGAN: All right. That's
8 all I have.

9 CHAIRMAN EVANS: All right.
10 If there's nothing else, the Chair would
11 entertain a motion to adjourn.

12 COMMISSIONER GRUTSCH: I make a
13 motion to adjourn.

14 COMMISSIONER REINHOLD: Second.

15 CHAIRMAN EVANS: Motion and
16 second to adjourn. All in favor signify by saying
17 aye.

18 COMMISSIONER REINHOLD: Aye.

19 COMMISSIONER VOSS: Aye.

20 COMMISSIONER GRUTSCH: Aye.

21 CHAIRMAN EVANS: Aye.

22 COMMISSIONER KLENKE: Aye.

23 COMMISSIONER MITTLER: Aye.

24 COMMISSIONER HARTMANN: Aye.

25 CHAIRMAN EVANS: Opposed?

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(NONE)
We are adjourned.
(THEREUPON, THE PROCEEDINGS
CONCLUDED AT 7:20 P.M.)
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 me; the proceedings were taken down in stenographic
13 notes by me and transcribed by me, or under my
14 supervision, to the best of my ability; that I am
15 neither counsel for, related to, nor employed by any
16 of the parties to the action in which this testimony
17 was taken; further that I am not a relative or
18 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



PUBLIC MEETING 5/17/2022

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