

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

6
7
8 TRANSCRIPT OF PROCEEDINGS
9 PLANNING AND ZONING COMMISSION
10 MAY 26, 2020
11 (COMMENCING AT 7:00 P.M.)

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Reported by:
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Alaris Litigation Services

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1 A P P E A R A N C E
2 PLANNING AND ZONING COMMISSION:
3 BILL EVANS, CHAIRMAN
4 DAN HAIRE, VICE CHAIR
5 TIMOTHY REINHOLD, COMMISSIONER
6 STANLEY VOSS, COMMISSIONER
7 BILL McLAREN, COMMISSIONER
8 DEBBIE WILLETTE, COMMISSIONER
9 JIM GRUTSCH, COMMISSIONER
10 MIKE KLENKE, COMMISSIONER
11 DENNIS HARTMANN, COMMISSIONER
12 MARK FRANKENBERG, COMMISSIONER
13 PLANNING AND ZONING STAFF:
14 NICHOLE ZIELKE, COUNTY PLANNER
15 CRYSTAL HOLDMEIER, PLANNING ASSISTANT
16 COUNTY LEGAL COUNSEL:
17 MARK PIONTEK, COUNTY ATTORNEY
18
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1 P R O C E E D I N G S

2 (MAY 26, 2020)

3 CHAIRMAN EVANS: I'd like to
4 call to order the Tuesday, May 26th, meeting of the
5 Franklin County Planning and Zoning Commission.

6 Nichole, will you please take roll.

7 MS. ZIELKE: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. ZIELKE: Mark
10 Frankenberg?

11 COMMISSIONER FRANKENBERG:

12 Here.

13 MS. ZIELKE: Jim Grutsch?

14 COMMISSIONER GRUTSCH: Here.

15 MS. ZIELKE: Dan Haire?

16 COMMISSIONER HAIRE: (Not
17 present.)

18 MS. ZIELKE: Dennis Hartmann?

19 COMMISSIONER HARTMANN: Here.

20 MS. ZIELKE: Mike Klenke?

21 COMMISSIONER KLENKE: Here.

22 MS. ZIELKE: Bill McLaren?

23 COMMISSIONER McLAREN: Here.

24 MS. ZIELKE: Tim Reinhold?

25 COMMISSIONER REINHOLD: Here.

1 MS. ZIELKE: Stan Voss?

2 COMMISSIONER VOSS: Here.

3 MS. ZIELKE: Debbie Willette?

4 COMMISSIONER WILLETTE: Here.

5 MS. ZIELKE: We have a

6 quorum.

7 CHAIRMAN EVANS: Thank you.

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

13 (NONE)

14 If there are no declarations, we'll
15 move on to the approval of the minutes from the
16 February 18th meeting, which was our last meeting.

17 Nichole? I'm sorry. Will you please
18 give us a presentation of the meeting procedures and
19 the exhibits.

20 MS. ZIELKE: All right.

21 Tonight's Planning Commission meeting
22 is governed by the Franklin County Unified Land Use
23 Regulations.

24 Some matters on the agenda may be for
25 action by the Planning and Zoning Commission. These

1 matters do not involve public hearings.

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

7 At this time, I would like to place
8 into the record these regulations as Exhibit A, the
9 official Zoning Map as Exhibit B, the official
10 Master Plan as Exhibit C, and the case file for each
11 case as Exhibit D for all the cases to be heard
12 during the public meeting.

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

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

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

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

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

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

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

10 At the conclusion of all questions,
 11 comments, and discussion concerning each case, the
 12 Planning and Zoning Commission will proceed. Any
 13 final decision by the Planning and Zoning Commission
 14 concerning Conditional Use Permits may be appealed
 15 to the Board of Zoning Adjustment any time within 90
 16 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 One other thing before we move on to
 22 the minutes. We are going to change one agenda item
 23 and move on to item seven Preliminary Plats. We
 24 will move up and it will be item six, and we will
 25 address it directly after Unfinished Business. And

1 then we will take on the two files.

2 So Preliminary Plats will move up in
3 the agenda.

4 Now everyone should have received a
5 copy of the February 18th minutes. If there are no
6 additions, corrections, the Chair would entertain to
7 approve.

8 COMMISSIONER GRUTSCH: I make
9 a motion we approve the minutes as submitted.

10 COMMISSIONER FRANKENBERG:
11 Second.

12 CHAIRMAN EVANS: We have a
13 motion and a second to accept the minutes as
14 approved as presented. All in favor signify by
15 saying aye.

16 COMMISSIONER REINHOLD: Aye.

17 COMMISSIONER VOSS: Aye.

18 COMMISSIONER McLAREN: Aye.

19 COMMISSIONER WILLETTE: Aye.

20 COMMISSIONER GRUTSCH: Aye.

21 CHAIRMAN EVANS: Aye.

22 COMMISSIONER HARTMANN: Aye.

23 COMMISSIONER FRANKENBERG:

24 AYE.

25 COMMISSIONER HAIRE: Aye.

1 COMMISSIONER KLENKE: Aye.

2 CHAIRMAN EVANS: Opposed?

3 (NONE)

4 Minutes are approved.

5 Communications and Visitors Comments.

6 Anyone present wishing to address the Commission?

7 (NONE)

8 If not, we'll move on to Unfinished

9 Business. We have none.

10 Now we'll move on to Preliminary Plats.

11 File 200052, Sam Wagner.

12 Nichole, will you please give us the

13 details.

14 MS. ZIELKE: The applicant is

15 requesting the approval of a preliminary plat for a

16 zero lot line development known as Legacy Meadows,

17 Plat 3 in the O Zoning District.

18 The property is located on Destiny

19 Drive, approximately 850 feet west of Highway M in

20 Boles township.

21 FACTS: The subdivision request

22 involves approximately five acres.

23 Two, the requests involve resubdividing

24 eight existing lots and creating a 16-lot, 0 lot

25 line development. These properties are part of a

1 larger subdivision, Legacy Meadows, that was platted
 2 in 2006.

3 The property surrounding the proposed
 4 development are mostly zoned O. The properties to
 5 the east of this proposed development are zoned P
 6 and include the 0 lot line that was approved in
 7 2014.

8 The properties to the north are
 9 primarily medium-density residential properties.
 10 The properties to the east are primarily
 11 high-density residential properties. The properties
 12 to the west and south are primarily low-density
 13 residential properties.

14 While the lot sizes in this development
 15 are below the minimum of the O District, the density
 16 does not exceed the maximum of one dwelling unit of
 17 10,00 square feet. With a 0 lot line development
 18 you may drop below the minimum lot size as long as
 19 the maximum density is not exceeded.

20 This development has existing central
 21 water and sewer that is provided by Public Water
 22 Supply District No. 3.

23 Because of the size of the development,
 24 applicant shall provide fire protection in
 25 accordance with Article 8, Section 197. Because

1 this development is located within Boles Fire
2 Protection District, they will be required to meet
3 the standards of that district.

4 All utilities shall be located
5 underground.

6 The plat shows all roads, rights-of-way
7 and road surface meeting the standards set forth in
8 the Franklin County Unified Land Use Regulations.

9 Applicant also shows a 15-foot utility
10 easement along the private road, a 20-foot utility
11 easement along Decker Road, a 10-foot utility
12 easement on the rear, and a 5-foot utility easement
13 along the side. All are done in accordance with our
14 Franklin County Regulations.

15 A land disturbance permit from DNR is
16 required to disturb more than one acre of land, as
17 well as erosion controls during the development.

18 STAFF COMMENTS: Improvement plans to
19 be reviewed by Franklin County should be submitted
20 before final approval.

21 Because this subdivision will be
22 accessing St. Louis Rock Road, the applicant shall
23 apply for an entrance permit with the Franklin
24 County Highway Department. Planning and Zoning
25 shall receive a copy of the permit prior to the

1 recording of the final plat.

2 CHAIRMAN EVANS: Thank you.

3 Is the applicant present?

4 MR. SAM WAGNER: Yes, sir.

5 CHAIRMAN EVANS: If you'd
6 please come up, state your name and address, sign
7 in, please.

8 (THEREUPON, THE WITNESS WAS
9 SWORN.)

10 MS. REPORTER: Your name,
11 please.

12 MR. WAGNER: Sam Wagner.

13 MS. REPORTER: Thank you.

14 MR. WAGNER: So we -- we are
15 just wrapping up as Nichole had mentioned the 2017
16 zero lot line I call villas or duplexes. We
17 finished 10 of the 11, and 9 of the 10 that are
18 built, they've been all sold. So we see a need for
19 some additional. We have several additional lots,
20 and that's what we're trying to do. We're trying to
21 do some more I call them villas again, or duplexes,
22 on our other street, which I live on also.

23 And I think it's a good -- good think
24 for the community for the City of Villa Ridge. It
25 helps with taxes and any -- anyway, that's basically

1 what we're trying to do.

2 CHAIRMAN EVANS: Any

3 questions from the Commissioners?

4 From the previous, you pretty much have
5 the utilities and the structures are already there?

6 MR. WAGNER: Yes, sir.

7 That's been there for quite some time. Yeah.

8 CHAIRMAN EVANS: Okay.

9 Any other questions from the
10 Commissioners?

11 MR. WAGNER: We have a letter
12 from the Water District too approving us and the
13 fire department too. I think they just needed to
14 sign this. There was a delay apparently, but...

15 CHAIRMAN EVANS: I think we
16 have all them.

17 MR. WAGNER: You guys have a
18 copy of those.

19 COMMISSIONER McLAREN: Mr.
20 Chairman?

21 CHAIRMAN EVANS: Bill.

22 COMMISSIONER McLAREN: You
23 know, just for conversational purposes.

24 How many times have you asked for
25 rezoning on this tract of ground?

1 MR. WAGNER: This is the only
2 -- I don't think this is considered rezoning. I
3 though this was just -- we're not --

4 CHAIRMAN EVANS: Yeah, this
5 would not be a rezoning.

6 MR. WAGNER: It's already
7 part of --

8 COMMISSIONER McLAREN: I'm
9 sorry. Preliminary plat. I mean, but this is like
10 the third or fourth time? This is a product that
11 you feel action --

12 MR. WAGNER: Right.

13 COMMISSIONER McLAREN: That's
14 what my question really involves.

15 MR. WAGNER: Correct, yeah.
16 I mean, we -- you know, we just -- we've been
17 sitting on 15 single-family lots and trying to move
18 them, and nothing has sold in 10 years. And so we
19 see a need for the villas, and so good for the
20 community like I said. It's a good tax base for the
21 town for the -- for the City of Villa Ridge.

22 It's what's required or what's
23 necessary right now.

24 CHAIRMAN EVANS: Yeah, these
25 villas, so they're zero lot lines, but they're

1 actually duplexes in that they share a common wall?

2 MR. WAGNER: Correct, yes.

3 CHAIRMAN EVANS: Any other
4 questions, concerns?

5 (NONE)

6 Thank you.

7 Nichole, have you received all the
8 necessary requirements as detailed in the Land Use
9 Regulations?

10 MS. ZIELKE: Yes. So Scottie
11 is actually the one that reviewed these, and she had
12 a few comments that they've addressed.

13 The only thing that's outstanding at
14 this point is she had asked for them to indicate on
15 their preliminary plat what type of structures are
16 going to go there. She referred to it as how
17 they're going to use the property, property use.
18 They did indicate that the property use is
19 residential, but that's not specific enough. We're
20 looking for what type of structures are actually
21 going to be there. So you know, duplex, villa, you
22 know, that type of thing. So that would need to be
23 added to the preliminary plat, but that shouldn't
24 cause any issues with you approving it tonight
25 contingent on that being added.

1 As far as the street sign is concerned,
2 that was one that we've talked about before. We
3 actually won that warranty. We just got all the
4 signs delivered, I'd say, a couple of weeks ago. So
5 we're going to be working on getting those all up.
6 So --

7 MR. WAGNER: Great. That was
8 the only thing the fire department required.

9 MS. ZIELKE: Yeah. Yeah, so
10 we should be good with that too.

11 CHAIRMAN EVANS: Okay. So
12 nothing in addition to what's required in the
13 regulations that we have to look at?

14 MS. ZIELKE: (Negative head
15 shake.)

16 CHAIRMAN EVANS: All right.
17 If there's no further discussion or questions --

18 COMMISSIONER McLAREN: One
19 more, please.

20 CHAIRMAN EVANS: Bill.

21 COMMISSIONER McLAREN:
22 Exactly the same product that is on the other side
23 of --

24 MR. WAGNER: Yes, sir. If
25 you've been there -- I mean, I think the villas are

1 beautiful for the -- I mean, we -- we put in our
2 heart and souls into those.

3 COMMISSIONER McLAREN: But it
4 is exactly --

5 MR. WAGNER: The exact same.
6 In fact, we -- we want to -- we have one already
7 presold in fact on one of the lots, but we have to
8 get the approval before we can proceed with the
9 actual starting of the project. So one of the units
10 actually. We had both sides sold, but with this
11 crazy corona we had one of them back out, but -- so
12 we do have one of the sides sold already on one Lot
13 21 I believe, or 20.

14 So as afar as not sold, but you know,
15 contingent obviously on the approval.

16 CHAIRMAN EVANS: Thank you.

17 Any other questions?

18 (NONE)

19 If not, the Chair would entertain a
20 motion.

21 COMMISSIONER GRUTSCH: I
22 would make a motion to approve the preliminary plat,
23 File 200052 as submitted and reviewed by Planning
24 and Zoning.

25 COMMISSIONER WILLETTE: I'll

1 second that motion.

2 CHAIRMAN EVANS: So we have a
3 motion and a second to approve File 200052. All in
4 favor signify by saying aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER WILLETTE: Aye.

9 COMMISSIONER GRUTSCH: Aye.

10 CHAIRMAN EVANS: Aye.

11 COMMISSIONER HARTMANN: Aye.

12 COMMISSIONER FRANKENBERG:

13 Aye.

14 COMMISSIONER HAIRE: Aye.

15 COMMISSIONER KLENKE: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 Motion is carried. The preliminary plat
19 is approved.

20 Moving back now to New Business. File
21 200045, Planning and Zoning. Nichole, please give
22 us the details.

23 MS. ZIELKE: So essentially
24 what's happening is with some of the issues we had
25 with Special Occasion permits, you know, there's

1 just been some -- some arguing over how to determine
2 occupancy limits in our regulations. It previously
3 was saying that basically if you had more than 300
4 attendees, then you had to get a Conditional Use
5 permit. It was kind of hard to decide at what point
6 do they have too many attendees based on building
7 occupancy or what.

8 So Scottie went through and made some
9 changes to the regulations regarding Special
10 Occasions, and it starts with -- well, she did a
11 table. So that's probably the easiest way to look
12 at this.

13 So basically if you have over 300
14 people or expected attendees and now it's specified
15 that it's based on one person per 15 square feet of
16 usable space. In certain districts, it's going to
17 require a Conditional Use permit.

18 If it's outdoors, it's going to require
19 a Conditional Use permit, and then if you're going
20 to go past 10:00 p.m., it would also be a
21 Conditional Use permit. So the only times you would
22 be able to get that Special Occasion permit done
23 administratively would be if you have less than 300
24 people, end all of your activities by 10:00 p.m.,
25 and it's all indoors.

1 That's essentially -- those are the
2 major changes there. A little bit of changes to
3 hours. Yeah.

4 CHAIRMAN EVANS: So basically
5 we changed everything from the original chart, the
6 SOB are now CUPs over 300? That's basically what
7 we're saying?

8 MS. ZIELKE: Well, it always
9 said that, but now we're specifying how to calculate
10 that over 300. Plus we're adding if you're going to
11 go past 10:00 p.m., it's a CUP. And if it's
12 outdoor, automatically CUP.

13 CHAIRMAN EVANS: Right. By
14 adding a D and then doing away with the two there.
15 So...

16 Any discussion?

17 COMMISSIONER GRUTSCH:
18 Nichole, I have a question. What differentiates an
19 outdoor activity? If it's an outdoor -- if it's a
20 wedding chapel sort of setup, it's all inside, but
21 if they have an area outside where they're going to
22 do all the pictures and they're going to stand
23 around and cut the cake, and then go back inside, is
24 that outside or inside or...

25 MS. ZIELKE: From my

1 understanding, now here's what this comes down to.
2 If Scottie didn't add it to her regulations and if
3 it's a gray area, then it comes down her
4 interpretation of the regulations, my understanding
5 is that her interpretation is that any outdoor
6 activity.

7 I asked her about some of those rooms
8 where they can open the garage doors and now, you
9 know, say two, three sides of the room is outdoors,
10 and she said that she would consider that an outdoor
11 activity.

12 So it would probably come down to her
13 discretion, depending on what they're planning on
14 doing outside. If it's standard, you know, coming
15 and going or maybe pictures in the yard, I doubt
16 that she would apply it, but that would be up to her
17 when it comes time for that.

18 CHAIRMAN EVANS: And as usual
19 this probably comes down to enforcement again. If
20 you have, you're saying generally you have serving
21 cocktails outside before the wedding, something like
22 that, per the regulations, that wouldn't be allowed.
23 But then as usual, as you say, it gets down to
24 enforcement, who's going to check that unless there
25 is a plan.

1 COMMISSIONER GRUTSCH: And
 2 I've been to, and I guess everybody else has, where
 3 the wedding is outside around a lake, and then we go
 4 up to the facility and everything else, the meal and
 5 the dancing and everything else, is inside.

6 I just don't know if there's a
 7 definition or a distinguishing line between those
 8 two. But if they did have the ceremony and 300
 9 people outside by the lake, then I would say that
 10 would be an outside activity.

11 MS. ZIELKE: I'm sure that
 12 that's what she would --

13 COMMISSIONER GRUTSCH: Yeah.

14 MS. ZIELKE: Yeah.

15 CHAIRMAN EVANS: Yeah, you
 16 could have a location I think like Cedar Creek where
 17 I believe their center has doors that open up, and
 18 obviously you have the lake, pool, lots of outdoors
 19 areas and a restaurant. So...

20 But again, I don't think we can
 21 regulate for every exception.

22 Bill, you look like you have something.

23 COMMISSIONER McLAREN: Yes,
 24 Mr. Chairman. First of all I think everybody knows
 25 that my daughter and I own a wedding venue, and we

1 have a CUP on ours. We were one of the very first
2 that came to the county and got a CUP. So I want
3 everybody that's new to understand that when I make
4 my comments because we got the CUP before I was ever
5 on the Planning and Zoning Board. So it's been a
6 while ago.

7 And I understand some of the problems
8 that Planning and Zoning are facing. So I have five
9 things that I would like to discuss, and I put one
10 down twice. So that's pretty important to me.

11 I think that an architect or an
12 engineer should be the one to certify the occupancy,
13 and I think it should be agreed to with whatever
14 fire department is there regulating the site.

15 I think that self-certification of
16 occupancy has gotten people in trouble, and I think
17 that the change of parking. Nichole didn't mention
18 that, I don't believe. But the change in parking is
19 great because I see a lot of issues.

20 It's not a reference to people. People
21 do not come the same to a wedding venue in the same
22 quantity as they go to a dinner or out to a
23 nightclub. So I think that is a tremendous
24 improvement, but I do think fire district and either
25 an architect or an engineer needs to certify the

1 occupancy so it really takes any argument from an
2 applicant away that they -- that helps our Planning
3 and Zoning Department.

4 I think the fire district, whoever is
5 doing it, needs to approve a turnaround. If we
6 approve a subdivision, even a minor subdivision, we
7 give the fire district a chance to comment on
8 turnaround, and you got -- in a subdivision, you've
9 got a bunch people that have been there a lot. they
10 know what their subdivision is like.

11 At a wedding venue, you've got a bunch
12 of people that only have been there one time, and
13 they don't understand. Should something happen if
14 you have to get emergency services there, you need
15 to have a road they can get emergency services into,
16 and you need to have somewhere a fire truck can turn
17 around.

18 And you know, we've had a fire truck at
19 our place, but it was to bring a bride up. We've
20 had ambulances at our place multiple times. It
21 doesn't take a lot that you wind up calling an
22 ambulance to come up, and the last thing you want is
23 a road that's not wide enough to let an ambulance
24 pass somebody leaving for whatever reason.

25 I think that that becomes very

1 important.

2 I think that most of the fire districts
3 require fire suppression system. I don't think that
4 all the fire districts are going to require a fire
5 suppression system, and I think in fairness to the
6 people attending and in fairness to the people that
7 are putting their money out building this, that
8 needs to be uniform standard that the County says
9 all of these must have fire suppression system.

10 And my final comment is, I think even
11 less than 300 maybe have a CUP because I've talked
12 to a lot of people. I think the -- and Jay and I
13 talked about it quite a bit when he was -- before he
14 left the Board. I think it's extremely important
15 that the citizens around a wedding venue get a
16 comment -- a chance to comment on who's coming in
17 next.

18 And I appreciate it, and that's pretty
19 much all my comments. And I would -- if anybody
20 else has anything to take away or add to what I've
21 said, I would appreciate your comments.

22 Thank you.

23 CHAIRMAN EVANS: Thanks,
24 Bill.

25 COMMISSIONER REINHOLD: I

1 have --

2 CHAIRMAN EVANS: I guess I
3 had -- go ahead.

4 COMMISSIONER REINHOLD: I
5 have a comment on one of them about the sprinkler
6 system because we've built a few of them, and in the
7 building code it requires that the venue that seats
8 over a hundred people, and I think that's where the
9 cutoff is.

10 COMMISSIONER McLAREN: I
11 agree that that's -- but I've also seen fire
12 departments be lax on some stuff.

13 COMMISSIONER REINHOLD: Yeah.

14 COMMISSIONER McLAREN: You
15 know, and not so much in our county, it is the
16 counties that surround us, but I think that, you
17 know, I think it ought to be very black and white
18 that if it's -- it meets the National Buffer Code.
19 If it's over a hundred people, it gets fire
20 suppression, but I agree with what you're saying
21 that it -- I just think it needs to be black and
22 white and it needs to be in there.

23 CHAIRMAN EVANS: And you guys
24 are more experienced than me. That would permit --
25 the building permit require that?

1 required or we're building it to code. So land use
 2 wise, I can do this what that structure looks like,
 3 and you're still going to get to tell me.

4 COMMISSIONER McLAREN: It's
 5 just my comment that --

6 CHAIRMAN EVANS: I
 7 understand.

8 COMMISSIONER McLAREN: I
 9 agree with what Tim says, but you know, I -- we have
 10 approved wedding venue CUPs that are open on sides.

11 COMMISSIONER REINHOLD: I
 12 don't think this group here can say the code issues.
 13 There's no way they can identify. I can hire me an
 14 engineer and go downstairs and talk to the Building
 15 Department. As long as that guy's got a seal on it
 16 that says that's what he's going to do, he's going
 17 to -- it'll pass.

18 You can't -- we can't say up here that
 19 every venue has to have a sprinkler system. There's
 20 no way that can stand up.

21 COMMISSIONER McLAREN: I
 22 don't know if that's true or not that we can't say
 23 it has to -- it has to have sprinkler systems. I
 24 mean, I understand we can't say that it has to have
 25 public water to it, but...

1 COMMISSIONER REINHOLD: And
2 there's all kinds of different of ways you can do
3 it.

4 COMMISSIONER McLAREN: And
5 I'm familiar with the ones you've done. I think it
6 thought out of the box, and it's a great deal, and
7 I...

8 CHAIRMAN EVANS: And I
9 understand what you're saying. I was thinking it
10 would be hard to defend that since you have building
11 codes for us to say that. And I don't disagree.
12 It's not a good idea. I don't know that we can get
13 it in there that it would be defensible.

14 COMMISSIONER McLAREN: And
15 that's fine. I just wanted to make a comment that
16 that's --

17 CHAIRMAN EVANS: Okay.

18 COMMISSIONER McLAREN: -- if
19 we can't do it, we can't do it. But I just wanted
20 to make a comment.

21 CHAIRMAN EVANS: Okay. Thank
22 you.

23 And one other thing. Because when you
24 have the engineer who does have to do the site plan,
25 that that includes driveways and driveway widths,

1 that -- and again, on some CUPs we have looked at,
2 they require you getting permission or asking either
3 a fire protecting district. So I don't know if we
4 want -- and I think that would be the place to
5 include it what we -- we can add it there in that we
6 can't dictate or at least put in there to have
7 feedback from whichever fire protection district
8 that venue would be in.

9 COMMISSIONER McLAREN: Like I
10 said, I feel very strongly if we can require a
11 subdivision have a -- whatever size cul-de-sac or a
12 hammerhead or whatever to fire the truck around.

13 CHAIRMAN EVANS: Right, and I
14 know we've done that on subdivisions where it has to
15 be 50 feet at the end of the cul-de-sac or whatever
16 they require.

17 COMMISSIONER McLAREN: Right.

18 CHAIRMAN EVANS: So on that,
19 Nichole, I don't know what you think since they have
20 the sign engineer -- or the engineer who is doing
21 that and doing the site plan. Would that be
22 something that he would look at, or is it something
23 we need to address specifically?

24 MS. ZIELKE: Are you talking
25 about driveway widths right now?

1 CHAIRMAN EVANS: Yes.

2 MS. ZIELKE: Driveway widths
 3 would be determined by the parking regulations as
 4 well as fire code. So if the Building Department is
 5 going to require something above and beyond or if
 6 the Fire District requires something above and
 7 beyond, but we do actually address aisle widths and
 8 things like that in the parking regulations which
 9 are for commercial developments and that type of
 10 thing.

11 So I feel like that's covered, but I
 12 don't, you know, if you're suggesting something
 13 beyond that, because I don't know that we do into
 14 turnarounds, that might be something that's more
 15 covered by building codes. I don't know.

16 CHAIRMAN EVANS: So you're
 17 saying --

18 MS. ZIELKE: I mean, you
 19 think that it is, and then, you know...

20 CHAIRMAN EVANS: So you've
 21 got -- what you're saying is the fire protection
 22 district does look at it?

23 MS. ZIELKE: Some of them
 24 have their own regulations. I don't -- and I can't
 25 tell you which ones do, but I know some of them

1 actually have regulations that they can enforce.

2 CHAIRMAN EVANS: Okay.

3 MS. ZIELKE: Some of them
4 provide comments what they would like to see, and we
5 generally -- generally applicants will comply with
6 whatever those comments are. But I don't know that
7 we ask for comments in the case of a Special
8 Occasion permit.

9 CHAIRMAN EVANS: Okay. And
10 that kind of agree with Bill because I know there's
11 some on subdivisions and whatever where they require
12 like the 50 feet or the 60 feet on the cul-de-sac or
13 whatever they can get in and access and turn the
14 equipment around. And that's what you're talking
15 about, --

16 COMMISSIONER McLAREN:
17 Correct.

18 CHAIRMAN EVANS: -- Bill?

19 COMMISSIONER McLAREN:
20 Correct.

21 MS. ZIELKE: We do on major
22 subdivisions. On minor subdivisions, we --

23 CHAIRMAN EVANS: Right.

24 MS. ZIELKE: -- only deal on
25 right-of-way widths, not road surface.

1 CHAIRMAN EVANS: Right.

2 COMMISSIONER McLAREN: In a
3 major subdivision, how many people, how many houses?

4 MS. ZIELKE: It's actually
5 down to lots. So it's --

6 COMMISSIONER McLAREN: How
7 many lots?

8 MS. ZIELKE: -- lots versus
9 -- or it's size of lots. So it can be anything
10 under three acres, a major subdivision. Anything
11 seven lots and more is a major subdivision.

12 COMMISSIONER McLAREN: Okay.
13 So let's just say it's a seven-lot subdivision and
14 there's four people that live in each house. That's
15 28 people that are coming in there versus two or
16 three hundred people.

17 To me, I'm going to argue the point
18 somehow or other that the fire department needs to
19 comment on this. I -- you know, and the people that
20 live in the major subdivision drive in and out of
21 there everyday, and they understand what's going on.

22 The people that are a wedding venue one
23 -- one time or their second time and they've had a
24 few cocktails don't really understand their location
25 that well.

1 I mean, if we could just have the
2 comments from the fire department, I would be
3 satisfied, but I think the fire department needs to
4 be able to at least comment on it.

5 CHAIRMAN EVANS: I would
6 agree.

7 Is there any of the Commissioners have
8 any input on that?

9 COMMISSIONER WILLETTE: I
10 agree.

11 COMMISSIONER GRUTSCH: I
12 agree with as well.

13 Nichole, can we make that an item that
14 they have to comply with to receive the permit for
15 the special occasion, that they have the plans
16 reviewed and approved by whichever fire protection
17 district they're in inn the county?

18 MS. ZIELKE: I don't know if
19 we can have -- say that they have to be approved by
20 the fire protection district, and I only say that
21 because they get involved in more than just land
22 use. They would get involved in building codes, and
23 then that would result in our regulations trying to
24 enforce building codes, which I don't think we would
25 feel comfortable with.

1 Saying that they have to review it is
2 one thing, but without any sort of enforcement, when
3 the applicant wasn't agreeable with what the fire
4 district says, then I don't know what recourse you
5 would have just to say we need their review.

6 CHAIRMAN EVANS: But I think
7 the point would be that if we have it reviewed, if
8 they do supply some input that said we would like to
9 see this, and it's got to be a CUP, then -- then we
10 can put it in there.

11 MS. ZIELKE: It is possible
12 that they do review the commercial building permits.
13 I just don't know if they do or not. I don't know
14 if a fire district is given the opportunity to
15 review every commercial building permit that comes
16 through or not.

17 I imagine that they do. I know a lot
18 of the districts do go out, do inspections and
19 require some things, but I don't know -- I don't
20 know enough about building permits to answer that, I
21 don't think. But it may be something that's already
22 covered. I don't know.

23 CHAIRMAN EVANS: Okay.

24 Well, as Jim said, I think we would add
25 it, and after you reviewed determine if it's

1 necessary or not because you're already going to
2 review it as long as it gets in there somehow.

3 COMMISSIONER McLAREN: Well,
4 I would think this is for the CUP process that the
5 fire department would get to comment on it, and if
6 they comment that they need a hammerhead or a
7 turnaround, we can add that in on the CUP.

8 Once they've had -- they can't go to
9 the Building Department until they have the CUP, so
10 they can turn in their plans, but their plans are
11 not going to be looked at, is my past experience,
12 until the CUP is in place and completely in place.

13 So I think that we should have the
14 ability to ask the fire department to review access
15 in and out of the site.

16 CHAIRMAN EVANS: Okay. That
17 may be a better way to word it and probably it would
18 under driveways and driveway widths and either as a
19 sub or add to it with reviewed by the appropriate
20 fire protection district.

21 Would that suffice?

22 COMMISSIONER McLAREN: That's
23 absolutely fine with me. I just think the fire
24 district needs a chance to look at it.

25 CHAIRMAN EVANS: Yeah. I

1 think that's --

2 COMMISSIONER McLAREN: I
3 mean, like I said, I've had a lot of experience of
4 looking at people that's never been there before,
5 and it's not -- it's not hard for somebody to create
6 a problem.

7 CHAIRMAN EVANS: Yeah, I
8 agree.

9 COMMISSIONER McLAREN: And
10 they don't intend to. It's not malicious. It's
11 just -- it just happens.

12 CHAIRMAN EVANS: Any other
13 discussion, questions?

14 COMMISSIONER McLAREN: I
15 would like to entertain discussion yet on my other
16 comment that even less than 300 people I think
17 should have a CUP.

18 CHAIRMAN EVANS: Any
19 discussion on that? Nichole?

20 MS. ZIELKE: I wasn't sure if
21 you wanted to continue discussion or hold the public
22 hearing portion. Generally discussion happens after
23 the public gives testimony, but --

24 CHAIRMAN EVANS: Okay. Yeah,
25 because they were asking a question basically of

1 you, but we can go ahead and stop that now to see if
2 you want to start the public hearing now.

3 Is there anyone else present who wishes
4 to speak in favor of this file? Okay. That would
5 be in favor.

6 MS. JUDITH CARROLL: To make
7 it go to a CUP, right? I'm sorry.

8 MS. ZIELKE: If you think
9 they should all go to CUP rather than a portion of
10 them, then you probably want to be in opposition to
11 the amendment.

12 MS. CARROLL: Okay. Then I
13 want to be in opposition.

14 CHAIRMAN EVANS: All right.
15 Is there anyone else wishing to speak in favor of?

16 (NONE)

17 If not, is there anyone who wishes to
18 speak in opposition? Could you please state your
19 name and address and sign in, please.

20 MS. CARROLL: Judith Carroll.
21 3690 Sunny Road, Washington, Missouri. You need the
22 zip? 63090.

23 CHAIRMAN EVANS: And I would
24 remind the Commissioners that any time we amend the
25 Franklin Land Use Regulations, that this goes to the

1 County Commission. They in turn will have their own
2 public hearing, and then make the final decision.

3 So this is a recommendation, but we
4 have the power to recommend but not change the Land
5 Use Regulations.

6 (THEREUPON, THE WITNESS WAS
7 SWORN.)

8 MS. CARROLL: So I agree that
9 Conditional Use permits should be what regulates
10 wedding and event facilities, and they should have
11 more regulations on wedding and event facilities.

12 Case in point, at the last BOZA
13 meeting, they approved a Special Events permitting a
14 7,000-square-foot building for weddings and events
15 with the capability of being occupied by 500 plus
16 people attendees on a promise from the owner of this
17 facility that they promise they would only allow
18 less than 300 in this.

19 So that made me ask a question. Who
20 regulates that? And the answer is the fire
21 department, which led me to another question.

22 Who checks that? How do they check
23 that?

24 Once a year the fire department goes
25 and checks this, is my understanding. So there are

1 no checks and balances when you put a number on
2 attendance on these buildings.

3 This particular building I'm talking
4 about will be built 400 feet from my home that my
5 husband and I have occupied for over 37 years.

6 I ask you to think about everyone you
7 represent in the county. Planning and Zoning is
8 supposed to represent everyone, not just a business
9 that's going to be bringing revenue to the county.

10 I also ask you to consider how you
11 would feel if this facility was built 400 feet from
12 your residence and you had to put up with a party
13 every weekend, all weekend long, all the noise, all
14 the traffic, drunk drivers. Would you put up with
15 that from just a regular neighbor at -- in their
16 home? I think not.

17 I'm not opposed to these facilities,
18 but I believe that you should regulate how close and
19 what the impact will be on the surrounding property
20 owners.

21 And I thank you for listening to me.

22 CHAIRMAN EVANS: Thank you.

23 Any questions?

24 (NONE)

25 Thank you.

1 MS. CARROLL: Thank you.

2 CHAIRMAN EVANS: Anyone else
3 present wishing to speak in opposition?

4 (NONE)

5 All right. That portion of the public
6 hearing is now closed.

7 Is there any rebuttal, Nichole?

8 MS. ZIELKE: No.

9 CHAIRMAN EVANS: I was not
10 aware the folks that approved that last one with the
11 building for 500 people.

12 MS. ZIELKE: Yes. So BOZA
13 felt that there was nothing clear in our code that
14 we could hold them to for the building size.

15 So the building size, the occupancy
16 limit that was put on it from a building perspective
17 was one number. We felt like they -- yeah, they
18 could have up to, I think, 520 people in the
19 structure, but what our regulations focused on was
20 attendees, not occupancy.

21 So we were not able to enforce the 300
22 limit because they were saying they weren't going to
23 have more than 300 attendees even though their
24 building could accommodate more than 300 with the
25 CUP.

1 CHAIRMAN EVANS: All right. .
2 And it was a long time ago that we addressed this
3 one, correct, or was it just brought to us by
4 Scottie?

5 MS. ZIELKE: This particular
6 Special Occasion permit was done administratively.

7 CHAIRMAN EVANS:
8 Administratively, but we did discuss it at the last
9 meeting because we had issues with the fact that why
10 would you overbuild a business by 40 percent.

11 MS. ZIELKE: Yes, that was --
12 right.

13 CHAIRMAN EVANS: What kind of
14 business plan is that where you're going to allow
15 300 people but build a building for 500.

16 MS. ZIELKE: That was the
17 catalyst for these changes.

18 CHAIRMAN EVANS: These
19 changes. I was going to say I believe that was the
20 catalyst for these changes specifically because at
21 300, it can be handled administratively. And once
22 they got to the 500, it required a CUP. So it was
23 not to question BOZA, but certainly the
24 inconsistency in the Land Use Regulations that
25 tonight I think we're trying to address.

1 Any questions? Jim?

2 COMMISSIONER GRUTSCH: Mr.
3 Chairman, I would like to make a motion that we
4 require any Special Occasion permits will require a
5 Conditional Use permit whenever they exceed an
6 occupancy of 100.

7 CHAIRMAN EVANS: Okay. We
8 have a motion.

9 COMMISSIONER McLAREN: I will
10 second that so we can have discussion.

11 CHAIRMAN EVANS: Okay. We
12 have a motion and a second. So it's open for
13 discussion.

14 COMMISSIONER McLAREN:
15 Nichole, I don't remember. We -- when we changed
16 the going away from the CUP to administrative, did
17 we have a number on it at that time?

18 MS. ZIELKE: That was the
19 300. There was just --

20 COMMISSIONER McLAREN: No
21 before that. We originally did -- at 100, did we
22 have to have a CUP before, or did every Special
23 Occasion have to have a CUP?

24 MS. ZIELKE: Before we
25 created Special Occasion permits, every Special

1 Occasion required a CUP.

2 COMMISSIONER McLAREN: Okay.

3 MS. ZIELKE: When we put
4 these -- the option for an administrative permit,
5 300 has always been the limit from my memory.

6 COMMISSIONER McLAREN: Okay.

7 CHAIRMAN EVANS: It used to
8 be everything was a CUP, and we tried to move away
9 from that.

10 MS. ZIELKE: And the reason
11 we were trying to move away from that was because
12 there were some businesses, you know, if the
13 neighbors didn't come in to complain or didn't
14 complain as loud, they were allowed to stay open
15 till 1:00 a.m. Where -- and then you've got the
16 business over here that has to close up by 10:00
17 p.m.

18 And so we were getting into just being
19 a little bit inconsistent with the conditions that
20 were placed, and so at that point, they decided to
21 come up with a list of standard conditions that we
22 can apply to every Special Occasion permit that
23 comes through unless it's going to be more than 300.
24 And then it would be reviewed, and then you know,
25 the conditions would be decided at that time.

1 CHAIRMAN EVANS: Okay.

2 And again, most people weren't here for
3 that, but certainly on everything was a CUP. And
4 trying to get away from CUPs showing up at every
5 meeting, multiple ones, and trying to come up with
6 an answer. And that's where the 300 came from.

7 Any further discussion?

8 COMMISSIONER McLAREN: I
9 would argue that this is probably appropriate. That
10 way we still have if somebody is going to have a
11 bridal shower or is going to have an event with less
12 than a hundred people, I think that that would be a
13 fair administrative thing, you know, reason that
14 less than a hundred would be reasonable and not
15 affect the neighbors a whole lot.

16 But I think it's very -- I think it's
17 very -- the question of over building gets to be
18 difficult to understand if somebody is not going to
19 do more than what they're saying. That's why I
20 suggested having an engineer certify or an architect
21 certify an occupancy and the fire department consent
22 to that.

23 CHAIRMAN EVANS: Okay.

24 Any other questions?

25 (NONE)

1 We have a motion and a second, and,
2 Bill, I assume you are including also the other item
3 approval of the fire protection? Did you want to --

4 COMMISSIONER McLAREN: Well,
5 we --

6 CHAIRMAN EVANS: We had a
7 motion, but we didn't include -- do we have a motion
8 and a second? I'm trying to go back.

9 COMMISSIONER GRUTSCH: My
10 motion did not address the fire protection. I don't
11 have a problem adding that in.

12 CHAIRMAN EVANS: All right.

13 COMMISSIONER GRUTSCH: So in
14 addition to my -- I'll modify my motion to include
15 the review by the fire department.

16 CHAIRMAN EVANS: Okay.

17 COMMISSIONER McLAREN: And I
18 would second that amended motion.

19 CHAIRMAN EVANS: Okay. And
20 then who was the original second?

21 COMMISSIONER McLAREN: I was.

22 CHAIRMAN EVANS: Was -- okay.
23 So that's consistent then.

24 All right. We have a motion and a
25 second with those two changes including moving it

1 down to 100 and also the approval of the fire
2 protection district, or --

3 COMMISSIONER GRUTSCH:
4 Review.

5 CHAIRMAN EVANS: -- review by
6 the fire protection district.

7 And all in favor signify by saying aye.

8 COMMISSIONER REINHOLD: Aye.

9 COMMISSIONER VOSS: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 COMMISSIONER HARTMANN: Aye.

14 COMMISSIONER FRANKENBERG:

15 Aye.

16 COMMISSIONER HAIRE: Aye.

17 COMMISSIONER KLENKE: Aye.

18 CHAIRMAN EVANS: Opposed?

19 No.

20 The ayes have it on File 200045.

21 Actually, we have to move that to Unfinished
22 Business.

23 MS. ZIELKE: Well, I would
24 recommend that we get -- if you want to see changes
25 to these regulations, I kind of feel like you

1 probably need to have actually them drafted before
2 you would approve that language because we don't
3 have the verbiage actually typed out.

4 If you feel comfortable with just
5 something stating review by fire protection
6 district, or if you want to be very specific on how
7 you want that worded, then we could probably -- I
8 don't know. There's a few changes that would need
9 to be made with that number of a hundred, I think.

10 There's a few spots in the regulations,
11 so I would recommend that this maybe be tabled until
12 those changes are written up per the motion, and
13 then maybe voted on for approval. That would be a
14 recommendation from me, but I don't know. However
15 you want it.

16 CHAIRMAN EVANS: Okay.

17 We can revisit the motion if someone
18 makes -- wants to make a motion to revisit that
19 file.

20 COMMISSIONER GRUTSCH: I'll
21 make a motion that we send the file to staff for
22 their review and reconsideration of the appropriate
23 verbiage to reflect the motion that has been passed
24 and bring back to the next meeting for approval.

25 MS. ZIELKE: For a later

1 meeting.

2 COMMISSIONER GRUTSCH: For
3 one of the next meetings.

4 COMMISSIONER McLAREN:
5 Second.

6 CHAIRMAN EVANS: All right.
7 We have a motion and a second, and not have a motion
8 to reconsider the question, but since we no longer
9 follow Robert's Rules of Order, we no longer have to
10 do that specifically.

11 So we have a motion and a second. All
12 in favor signify by saying aye?

13 COMMISSIONER REINHOLD: Aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER WILLETTE: Aye.

17 COMMISSIONER GRUTSCH: Aye.

18 CHAIRMAN EVANS: Aye.

19 COMMISSIONER HARTMANN: Aye.

20 COMMISSIONER FRANKENBERG:

21 Aye.

22 COMMISSIONER HAIRE: Aye.

23 COMMISSIONER KLENKE: Aye.

24 CHAIRMAN EVANS: Opposed?

25 (NONE)

1 The motion is carried. File 200045,
2 and we will visit that at some future meeting.

3 Moving on to File 200046, Planning and
4 Zoning. Nichole, give us the details.

5 MS. ZIELKE: It's the parking
6 thing that Bill already mentioned. So the only
7 change that we're making to Article 12 is for
8 Special Occasions, and it's just requiring one space
9 per two people rather than four. And that's -- yeah,
10 that's the only thing.

11 CHAIRMAN EVANS: All right.
12 Thank you.

13 Anyone else wishing to speak in favor?

14 (NONE)

15 Opposed?

16 (NONE)

17 Any further discussion?

18 (NONE)

19 If not, the Chairman would entertain a
20 motion.

21 COMMISSIONER GRUTSCH: I
22 would make a motion to accept staff recommendation
23 to the changes to mandate the four -- one parking
24 space for every two occupants of a Special Occasion
25 facility. It's your call.

1 MS. ZIELKE: That's right.

2 COMMISSIONER GRUTSCH: Okay.

3 COMMISSIONER WILLETTE: I'll

4 second that.

5 CHAIRMAN EVANS: Okay. We

6 have a motion and a second to approve changes as

7 presented to File 200046. All in favor signify by

8 saying aye.

9 COMMISSIONER VOSS: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER HARTMANN: Aye.

15 COMMISSIONER FRANKENBERG:

16 Aye.

17 COMMISSIONER HAIRE: Aye.

18 CHAIRMAN EVANS: Opposed?

19 COMMISSIONER REINHOLD: No.

20 COMMISSIONER KLENKE: Aye.

21 CHAIRMAN EVANS: The motion

22 is approved.

23 Moving on to Planning and Zoning

24 Commission Forum. Is there anything that the

25 Commissioners wish to discuss?

1 I will start out by saying it's -- you
2 all know about the next two scheduled meetings? We
3 will probably have a larger attendance for those.

4 And again, Nichole, I think we're still
5 looking at what the safety considerations are since
6 we would expect a much larger audience. So safety
7 will come first. While we had to put those meetings
8 off that safety would be the primary consideration
9 since we do expect a larger audience.

10 Anything else the Commissioners would
11 like to discuss?

12 (NONE)

13 Thank you all for coming. I know it's
14 been a while since we've seen each other. All
15 right.

16 Nichole -- go ahead.

17 COMMISSIONER McLAREN: I
18 forgot.

19 CHAIRMAN EVANS: Nichole,
20 Planning Director's Report.

21 MS. ZIELKE: Yeah, so as you
22 know, the next two meetings, June 9th and June 16th,
23 we expect that the Governor will have less
24 restrictions. If it turns out to be different,
25 we're going to have explore other options.

1 But we've looked into renting out the
2 ECC's theater, and they're not renting out in June.
3 We have looked at doing an online meeting with like
4 Video Chat, but we have no audio in here.

5 So playing public comments over the
6 speaker isn't really an option. So we'll have to
7 come up with something if there are still
8 restrictions for six feet distancing. But at this
9 point, June 9th and June 16th are on. Looks like
10 we've got a couple of rezonings on the next one.

11 And then June 16th, we've got three
12 CUPs so far and potentially another one.

13 Scottie is going to -- if she doesn't
14 have the baby naturally today, she's going to be
15 induced tomorrow. So she will be having her baby,
16 and she'll be gone for probably three months, give
17 or take.

18 CHAIRMAN EVANS: Well, we
19 hope everything goes well.

20 And again, since we expect a pretty
21 good audience, I mean, obviously there'll be people
22 who want to address the Commission. So we have to
23 have the right venue. Otherwise, it won't make much
24 sense.

25 Anything else?

1 (NONE)

2 If not, the Chair would entertain a

3 motion to adjourn.

4 COMMISSIONER McLAREN: Motion

5 to adjourn.

6 COMMISSIONER KLENKE: Second.

7 CHAIRMAN EVANS: We have a

8 second and motion to adjourn. All in favor signify

9 by saying aye.

10 COMMISSIONER REINHOLD: Aye.

11 COMMISSIONER VOSS: Aye.

12 COMMISSIONER McLAREN: Aye.

13 COMMISSIONER WILLETTE: Aye.

14 COMMISSIONER GRUTSCH: Aye.

15 CHAIRMAN EVANS: Aye.

16 COMMISSIONER HARTMANN: Aye.

17 COMMISSIONER FRANKENBERG:

18 Aye.

19 COMMISSIONER HAIRE: Aye.

20 COMMISSIONER KLENKE: Aye.

21 CHAIRMAN EVANS: Opposed?

22 (NONE)

23 We are adjourned.

24 (THEREUPON, THE PROCEEDINGS

25

1 CONCLUDED AT 8:02 P.M.)
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CERTIFICATE OF REPORTER

I, PATSY A. MAYBERRY, 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; the proceedings were taken down in stenographic notes by me and transcribed by me, or under my supervision, to the best of my ability; and that the aforementioned represents a true and accurate transcript of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand.

Patsy A. Mayberry

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



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