

1 FRANKLIN COUNTY PLANNING AND ZONING  
2 PLANNING AND ZONING COMMISSION  
3 FRANKLIN COUNTY GOVERNMENT CENTER  
4 SECOND FLOOR COMMISSION CHAMBERS  
5 400 EAST LOCUST STREET  
6 UNION, MISSOURI 63084  
7  
8  
9 TRANSCRIPT OF PROCEEDINGS  
10 JUNE 18, 2019  
11 (COMMENCING AT 7:00 P.M.)  
12  
13  
14  
15  
16  
17

18 Reported by:  
19 Patsy A. Mayberry, C. R.  
20 Alaris Litigation Services  
21  
22  
23  
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1	I N D E X	
2	PROCEEDING	PAGE
3	CALL TO ORDER AND ROLL CALL	7
4	DISCLOSURES	8
5	MEETING PROCEDURES AND EXHIBITS	9
6	APPROVAL OF MINUTES DATED MAY 21, 2019	9
7	COMMUNICATIONS AND VISITOR COMMENTS	9
8	P U B L I C H E A R I N G S	
9	UNFINISHED BUSINESS - NONE	
10	NEW BUSINESS - NONE	
11	PRELIMINARY PLAT:	
12	FILE 190109 - WUNDERLICH/EASTLAND OAKS, L. L. C.:	
13	PRESENTATION BY MS. ZIELKE	10
14	PRESENTATION BY APPLICANT	12
15	DISCUSSION	14
16	PUBLIC COMMENTS	20
17	VOTE	22
18	REVISED VOTE	26
19	PLANNING AND ZONING COMMISSION FORUM	23
20	PLANNING DIRECTOR'S REPORT	29
21	ADJOURNMENT	35
22	CERTIFICATE OF REPORTER	36
23		
24		
25		

IDENTIFICATION	DESCRIPTION	PAGE
EXHIBIT A	PLANNING AND ZONING REGULATIONS	7
EXHIBIT B	FRANKLIN COUNTY ZONING MAP	7
EXHIBIT C	FRANKLIN COUNTY MASTER PLAN	7
EXHIBIT D	ALL FILES FOR CASES HEARD	7

1  
2  
3  
4  
5  
6  
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11  
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14  
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(NOTE: ALL EXHIBITS, IF ANY, WERE RETAINED BY THE PARTIES AND ARE NOT ATTACHED HERETO.)

1                                   A P P E A R A N C E  
2    PLANNING AND ZONING COMMISSION:  
3    BILL EVANS, CHAIRMAN  
4    JAY SCHULTEHENRICH, VICE CHAIR  
5    TIMOTHY REINHOLD, COMMISSIONER  
6    STANLEY VOSS, COMMISSIONER  
7    BILL McLAREN, COMMISSIONER  
8    RON WILLIAMS, COMMISSIONER  
9    MIKE KLENKE, COMMISSIONER  
10   KYLE DUBBERT, COMMISSIONER  
11   PLANNING AND ZONING STAFF:  
12   NICHOLE ZIELKE, COUNTY PLANNER  
13   COUNTY LEGAL COUNSEL:  
14   MARK PIONTEK, COUNTY ATTORNEY  
15  
16   ALARIS LITIGATION SERVICES:  
17   PATSY A. MAYBERRY, C. R.  
18   711 NORTH 11TH STREET  
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1 P R O C E E D I N G S

2 (JUNE 18, 2019)

3 CHAIRMAN EVANS: I'd like to  
4 call to order the Tuesday, June 18th, meeting of the  
5 Franklin County Planning and Zoning Commission.

6 Nichole, will you please take role.

7 MS. ZIELKE: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. ZIELKE: Kyle Dubbert?

10 COMMISSIONER DUBBERT: Here.

11 MS. ZIELKE: Dan Haire?

12 COMMISSIONER HAIRE: (Not  
13 present.)

14 MS. ZIELKE: Mike Klenke?

15 COMMISSIONER KLENKE: Here.

16 MS. ZIELKE: Bill McLaren?

17 COMMISSIONER McLAREN: Here.

18 MS. ZIELKE: Tim Reinhold?

19 COMMISSIONER REINHOLD: Here.

20 MS. ZIELKE: Jay

21 Schulthehenrich?

22 COMMISSIONER SCHULTEHENRICH:

23 Here.

24 MS. ZIELKE: Tom Tobben?

25 COMMISSIONER TOBBEN: (Not

1 present.

2 MS. ZIELKE: Stan Voss?

3 COMMISSIONER VOSS: Here.

4 MS. ZIELKE: Debbie Willette?

5 COMMISSIONER WILLETTE: (Not  
6 present.)

7 MS. ZIELKE: And, Ron Williams?

8 COMMISSIONER WILLIAMS: Here.

9 MS. ZIELKE: We have a 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 this today's issues impartially.

16 (NONE)

17 If there are no declarations.

18 Nichole, will you please give us the  
19 presentation of the procedures and exhibits.

20 MS. ZIELKE: Tonight's Planning  
21 and Zoning 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 will 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 public hearing.

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 by

1 the Chairman.

2 When it is your turn to speak, you will  
3 come to the front of the room, you will come to the  
4 front of the room to address the Commission and only  
5 the Commission, not anyone in the audience, with your  
6 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 Commission will proceed. Any final decision  
13 by the Planning and Zoning Commission concerning  
14 Conditional Use Permits may be appealed to the Board  
15 of Zoning Adjustment any time within 90 days.

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

19 CHAIRMAN EVANS: All  
20 Commissioners should have received a copy of the  
21 minutes from the May 21st meeting. If there's no  
22 additions or corrections, the Chair would entertain a  
23 motion to approve.

24 COMMISSIONER REINHOLD: I make  
25 a motion to approve as written.

1 COMMISSIONER KLENKE: I second.  
2 CHAIRMAN EVANS: We have a  
3 motion and a second to approve the May 21st meeting  
4 minutes. All in favor signify by saying aye.  
5 COMMISSIONER REINHOLD: Aye.  
6 COMMISSIONER VOSS: Aye.  
7 COMMISSIONER McLAREN: Aye.  
8 COMMISSIONER WILLIAMS: Aye.  
9 CHAIRMAN EVANS: Aye.  
10 COMMISSIONER KLENKE: Aye.  
11 COMMISSIONER SCHULTEHENRICH:  
12 Aye.  
13 COMMISSIONER DUBBERT: Aye.  
14 CHAIRMAN EVANS: Opposed?  
15 (NONE)  
16 The motion carries.  
17 Communication and Visitors Comments.  
18 Anyone present wishing to address the Commission?  
19 (NONE)  
20 If not, we'll move on to Unfinished  
21 Business. We have none.  
22 New Business. We have none, which moves  
23 us to Preliminary Plats.  
24 File 190109. Wunderlich/Eastland Oaks,  
25 L. L. C.

1                    Nichole -- I'm sorry. Only written  
2        comments from the public may be submitted. No oral  
3        testimony will be accepted.

4                    Nichole, will you give us the details.

5                    MS. ZIELKE: This is for File  
6        190109, Cameron Lueken for Eastland Oaks.

7                    The applicant requests to create a 36-lot  
8        subdivision in the Community Development zoning  
9        district.

10                   The property is located on St. Johns  
11        Road, approximately 300 feet south of Eastland Oaks  
12        Drive in St. Johns Township.

13                   THE FACTS: The property is approximately  
14        24 acres.

15                   The zoning of this property is  
16        Residential Development 1. The minimum lot size in  
17        Residential Development 1 is 10,000 square feet with  
18        central water and sewer.

19                   The average lot size in the proposed  
20        development is approximately 15,000 square feet.

21                   The water service will be provided by  
22        Public Water Supply District Number 3.

23                   Sewer service will be provided by  
24        Eastland Oaks, WWTF and Public Water Supply District  
25        Number 3.

1                   Applicant also shows a 20-foot utility  
2                   easement along St. Johns Road, a 15-foot utility  
3                   easement along the private roads, a 10-foot utility  
4                   easement on the rear, and a 5-foot utility easement  
5                   along the side. All are done in accordance with our  
6                   Franklin County Regulations.

7                   With a development this size, the  
8                   applicant is supposed to offer 10 percent, or  
9                   approximately 2.4 acres in this case, open space  
10                  dedication. Applicant shows common ground being  
11                  approximately 9.48 acres.

12                  Preliminary plat shows a proposed  
13                  detention basis to the west of the development. All  
14                  stormwater plans will need to be reviewed and approved  
15                  by the Highway Administrator prior to recording the  
16                  final plat.

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

20                  Plat shows all roads and rights-of-way  
21                  and pavement meeting the standards set forth in the  
22                  Franklin County Unified Land Use Regulations.

23                  All utilities shall be located  
24                  underground.

25                  Because of the size of the development,

1 the applicant shall provide fire protection in  
2 accordance with Article 8, Section 197. According to  
3 the Preliminary Plat, there are three proposed  
4 hydrants served by an 8-inch water line. Proposed  
5 fire protection measures meet the Franklin County  
6 Unified Land Use Regulations.

7 This property will have access to St.  
8 Johns Road. St. Johns Road is a County-maintained  
9 road.

10 STAFF COMMENTS: Complete engineered  
11 drawings/improvement plans to be reviewed by Franklin  
12 County should be submitted before final approval.

13 Because this subdivision will be  
14 accessing St. Johns Road, the applicant shall apply  
15 for an entrance permit with the Franklin County  
16 Highway Department. Planning and Zoning shall receive  
17 a copy of the permit prior to the recording of the  
18 final plat.

19 CHAIRMAN EVANS: Thank you. Is  
20 the applicant present? Can you please state your name  
21 and address and sign in, please.

22 MR. CAMERON LUEKEN: Cameron  
23 Lueken with Wunderlich Survey and Engineering. I  
24 signed my name already.

25 (THEREUPON, THE WITNESS WAS

1 SWORN.)

2 It's 512 East Main. I forgot to add the  
3 address.

4 CHAIRMAN EVANS: Will you give  
5 us the details on what you're proposing.

6 MR. LUEKEN: Yeah. Just in --  
7 just real briefly. I didn't prepare a Power Point  
8 tonight, so I'm -- anyway.

9 The entrance that is shown on the  
10 Preliminary Plat, we did get a ruling from the Highway  
11 Department on that entrance.

12 Speaking about the stormwater detention,  
13 it -- that's shown there, this is an agricultural  
14 row-crop field that's going to be converted to  
15 basically lawns. So if there is additional runoff, it  
16 will be handled in that detention basin as shown on  
17 the plans. We will submit calculations to the County  
18 engineer to review and approve that.

19 And I guess with that, you guys have any  
20 questions about anything?

21 CHAIRMAN EVANS: Any questions?

22 COMMISSIONER SCHULTEHENRICH:

23 Do you have, Bill? Go ahead.

24 COMMISSIONER McLAREN: Mr.

25 Chairman.

1                   Cameron, on lot -- what am I looking at  
2   on Lot 15, Lot 24, Lot 32 and Lot 33 in the shaded  
3   area?

4                   MR. LUEKEN: Bill, I see Lot  
5   15.

6                   COMMISSIONER McLAREN: The back  
7   of the lots, 15, 24, 32, and 33 there's a shaded area  
8   on the picture that we have.

9                   MR. LUEKEN: Oh, oh, that could  
10   be -- what that is, Bill, the shaded area you might  
11   see, that's a -- about a -- I'd say it's about a  
12   15-foot dropoff. That's where the contours are  
13   getting real close together.

14                  Can I see what you're seeing, just to  
15   make sure.

16                  COMMISSIONER McLAREN: Yeah.  
17   And that's what I'm seeing --

18                  MR. LUEKEN: Yeah.

19                  COMMISSIONER McLAREN: -- that's  
20   what that is?

21                  MR. LUEKEN: Yeah.

22                  COMMISSIONER McLAREN: So I'm  
23   not looking at a creek or something back there?

24                  MR. LUEKEN: No, the creek is  
25   further to the north. The creek is further up here.

1 Here's the Lewis floodplain up here. So --

2 COMMISSIONER McLAREN: Okay. I

3 just saw the shaded area.

4 MR. LUEKEN: Yeah, yeah.

5 COMMISSIONER McLAREN: That's

6 where it got steep, so --

7 MR. LUEKEN: Yeah, that's a

8 steep area. These are actually one-foot contours, so

9 they show up -- these are one-foot contours so they

10 show up a little bit more heavily than twos.

11 COMMISSIONER McLAREN: Okay.

12 So that area is going to have to be graded --

13 MR. LUEKEN: Correct.

14 COMMISSIONER McLAREN: -- and

15 brought in to make the building path work?

16 MR. LUEKEN: Correct.

17 COMMISSIONER McLAREN: Yeah.

18 Thank you.

19 MR. LUEKEN: Yep.

20 CHAIRMAN EVANS: Jay?

21 COMMISSIONER SCHULTEHENRICH:

22 When you say the water or the runoff is going to go

23 over to the detention water, and is that true of the

24 lots that's next to St. Johns Road as well, or are you

25 talking just about the lots that are due to the --

1 MR. LUEKEN: Yeah.

2 COMMISSIONER SCHULTEHENRICH:

3 -- the west?

4 MR. LUEKEN: Yeah. Jay, it will  
5 probably be only a portion of that. So what we do is,  
6 is that the lots that adjoin St. Johns Road, that  
7 stormwater will most likely not enter that detention  
8 basin, but the lots on the western side will.

9 So we'll throttle that down. Basically  
10 we'll compensate for that. So that at a point north  
11 this development there will not be any more stormwater  
12 leaving in excess of what was leaving today.

13 COMMISSIONER SCHULTEHENRICH: So  
14 basically, I'm going to say, all of them around the  
15 first cul de sac from St. Johns Road, that water will  
16 basically run off into St. Johns Road, the ditch  
17 there, as it does now?

18 MR. LUEKEN: Well, it'll be to  
19 the north. It'll be between the two developments in  
20 the common ground.

21 COMMISSIONER SCHULTEHENRICH:  
22 Okay. Down through -- in through here then?

23 MR. LUEKEN: It will be  
24 basically through Lot 33, is what it's going to  
25 basically through.

1 COMMISSIONER SCHULTEHENRICH:

2 Okay.

3 MR. LUEKEN: We're going to  
4 re-ditch that.

5 COMMISSIONER SCHULTEHENRICH:

6 And then again on the second cul de sac from St.  
7 Johns, is that where -- that water is going to run  
8 where?

9 MR. LUEKEN: Yeah, it's most  
10 likely going to run to the north and the common  
11 ground.

12 COMMISSIONER SCHULTEHENRICH:

13 Will that go through 24 then, I guess, somewhere?

14 MR. LUEKEN: Basically, yes.

15 COMMISSIONER SCHULTEHENRICH:

16 Okay. And then the other ones on the third cul de  
17 sac, then that runoff is going to go -- most all of it  
18 will go into the detention basin?

19 MR. LUEKEN: Correct. Most all  
20 of it will go into the detention basin, yes. Enough  
21 to make sure that no additional stormwater  
22 differential enough is created for the development,  
23 yeah.

24 And those show up on drainage maps and in  
25 calculations to the -- to Ron, to the County engineer.

1 COMMISSIONER SCHULTEHENRICH:

2 Okay.

3 And, Nichole, you said that the amount of  
4 fire hydrants meets the County specs in that regard?

5 MS. ZIELKE: It does.

6 COMMISSIONER SCHULTEHENRICH:

7 Okay. Because when I looked at this, I thought well,  
8 it looks like they got these fire hydrants already  
9 place for those that are around the cul de sacs, but I  
10 was wondering whether there was going to be one up in  
11 line that's to the -- I guess you could say, from --  
12 to the south of Village Court, that there wasn't a  
13 fire hydrant that would be basically in the center of  
14 those row of houses or those lots there, that  
15 little --

16 MR. LUEKEN: Where are you  
17 speaking about, Jay, now? Where at?

18 COMMISSIONER SCHULTEHENRICH:

19 Well, right around Lots 5, 6 -- 4, 5, 6, in that area  
20 there.

21 MR. LUEKEN: Yeah, there's  
22 actually -- it's hard to see it, but there's actually  
23 an existing hydrant on the east side of Lot 1. It's  
24 kind of hard to see there. It's written over the top  
25 of -- you see the existing fire hydrant there?

1 COMMISSIONER SCHULTEHENRICH:  
2 Yeah, okay. I do see that now. Okay. I didn't catch  
3 that. But there's none that's down towards the half  
4 cul de sac.

5 MR. LUEKEN: Sure.

6 COMMISSIONER SCHULTEHENRICH:  
7 There's one down around 8 or 9.

8 MR. LUEKEN: Yeah, correct.  
9 There's one between 18 and 19. Basically there's a  
10 600-foot spacing in the County. And that's -- that  
11 means that spacing requirement.

12 COMMISSIONER SCHULTEHENRICH: I  
13 just -- just look a little bit like there was  
14 something that was missing in that.

15 MR. LUEKEN: I understand.

16 COMMISSIONER SCHULTEHENRICH:  
17 If it meets the County requirements on there, then  
18 that answers my question to my question.

19 MR. LUEKEN: Yeah, I  
20 understand.

21 CHAIRMAN EVANS: And I believe  
22 per County requirements, you cannot have a hydrant on  
23 a cul de sac, right. So they have to be along that.

24 MR. LUEKEN: Yeah, typically  
25 the responding fire company does not want them within

1 the eye of a cul de sac because of the fact that it  
2 doesn't set up well to them to access the hydrant and  
3 all that. Yeah.

4 CHAIRMAN EVANS: Any other  
5 questions?

6 (NONE)

7 Okay. Thank you, Cameron.

8 MR. LUEKEN: Yeah, yeah.

9 CHAIRMAN EVANS: We did receive  
10 some other information that was submitted. In looking  
11 at those items, I guess, Ron, did you want to address  
12 the traffic safety issue on there or any other item  
13 that you see?

14 COMMISSIONER WILLIAMS: There  
15 are no requirements in our Code regarding doing  
16 traffic studies or anything of that sort regarding  
17 additional traffic.

18 St. Johns Road is actually regarded as a  
19 collector road on the East/West Gateway Classification  
20 of Roadways for Franklin County.

21 It is paved. We can check the entrances  
22 for sight distance, and I believe that we've already  
23 done that. So as far as adding any other traffic, you  
24 know, you could -- it's going to have traffic.

25 I don't have any, you know, doubt in my

1 mind, but you got to look at the fact that it's and  
2 allowed use. It's on property for what they're trying  
3 to do, and there's not a lot we can do about the  
4 additional traffic on the road. Okay.

5 And also nothing probably going up to  
6 Highway 100 and take on the road at that intersection.

7 CHAIRMAN EVANS: Thank you.

8 Nichole, as far as the other items on  
9 here, they are addressed, I believe, in requirements  
10 in the Preliminary Plat section of the Regulations at  
11 Section 8?

12 MS. ZIELKE: For example, the  
13 Banks at Browns Ranch, if there are any streams -- now  
14 I'm not the one that reviewed the preliminary plat.  
15 That was Scottie. But if there are any streams  
16 located on the property, there will be a stream buffer  
17 that they will have to meet that would either be 50 or  
18 100 feet, depending on the type of stream.

19 If it's not on the property, there would  
20 be no stream buffer. And they wouldn't be required  
21 to, you know, to do anything special for that.

22 As far as the 100-year floodplain, they  
23 would have to meet all of the floodplain requirements  
24 that we have and that FEMA has. They'd have to get  
25 the floodplain development permits or the elevation

1 certificates or whatever applies to what they're  
2 planning to build.

3 CHAIRMAN EVANS: Thank you.

4 Any other questions or discussion?

5 (NONE)

6 Again, this is a preliminary plat, and  
7 there's extensive detail required for it in Section 8  
8 of our Regulations. And the final plat would then go  
9 to -- after our -- all items are met, they go to  
10 Planning and Zoning director for final approval.

11 So if there's no further discussion,  
12 comments, the Chair would entertain a motion.

13 COMMISSIONER DUBBERT: I make a  
14 motion to approve as presented to the record plat --  
15 or the preliminary plat for this project.

16 COMMISSIONER REINHOLD: I'll  
17 second it.

18 CHAIRMAN EVANS: We have a  
19 motion and a second to approve File 190109. All in  
20 favor signify by saying aye.

21 COMMISSIONER REINHOLD: Aye.

22 COMMISSIONER VOSS: Aye.

23 COMMISSIONER McLAREN: Aye.

24 COMMISSIONER WILLIAMS: Aye.

25 CHAIRMAN EVANS: Aye.

1 COMMISSIONER KLENKE: Aye.

2 COMMISSIONER SCHULTEHENRICH:

3 Aye.

4 COMMISSIONER DUBBERT: Aye.

5 CHAIRMAN EVANS: Opposed?

6 (NONE)

7 The motion is carried.

8 Planning and Zoning Commission Forum.

9 I did one item there, and it's more of a  
10 housekeeping thing. Since we have changed Old  
11 Business to Unfinished Business on our agenda, our  
12 By-Laws still state -- still include Old Business.

13 So we probably need to change those, but  
14 since it requires a written notice five days the  
15 meeting before that can be done, I'll just bring it up  
16 now. And I've asked Nichole to put that on the agenda  
17 for next month so we can go ahead and there's at least  
18 three or four places where it says Old Business, and  
19 we'll just change that to Unfinished Business so we  
20 have consistency.

21 MS. ZIELKE: Chairman, also  
22 there was an issue with the preliminary plat that I  
23 forgot to bring up, and is that the -- it's minor.  
24 It's just that the title on the top of the plat that  
25 names the subdivision is different than the name

1 that's actually listed on the side.

2 I believe that originally they wanted the  
3 name to be what it is on the side, which is St. Johns  
4 Place, but before the meeting, have changed it to St.  
5 Johns Meadow.

6 So if there is a way that we could amend  
7 the original motion to include that change with the  
8 approval of the preliminary plat. Sorry. I know  
9 we've moved past it.

10 CHAIRMAN EVANS: Yeah, we could  
11 have a motion to reconsider the question.

12 Mark, would that be the appropriate --

13 COUNTY ATTORNEY PIONTEK: Yes.

14 CHAIRMAN EVANS: -- thing to  
15 do?

16 COUNTY ATTORNEY PIONTEK: Yes.

17 COMMISSIONER DUBBERT: I will  
18 revise my motion to approve as presented with the  
19 stipulation that --

20 CHAIRMAN EVANS: Well, we  
21 really have to have a motion to reconsider.

22 COMMISSIONER McLAREN: Okay. I  
23 would make that motion to reconsider the previous --  
24 previous action we took.

25 CHAIRMAN EVANS: Okay.

1 COMMISSIONER McLAREN: Is that  
2 an appropriate motion?

3 CHAIRMAN EVANS: Yes.

4 COMMISSIONER McLAREN: Okay.

5 CHAIRMAN EVANS: And then  
6 looking for a second.

7 COMMISSIONER DUBBERT: Second.

8 CHAIRMAN EVANS: Okay. We have  
9 a motion and a second to revisit File 190109. All in  
10 favor signify by saying aye.

11 COMMISSIONER REINHOLD: Aye.

12 COMMISSIONER VOSS: Aye.

13 COMMISSIONER McLAREN: Aye.

14 COMMISSIONER WILLIAMS: Aye.

15 CHAIRMAN EVANS: Aye.

16 COMMISSIONER KLENKE: Aye.

17 COMMISSIONER SCHULTEHENRICH:

18 Aye.

19 COMMISSIONER DUBBERT: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 The motion is carried.

23 The file is again open.

24 MS. ZIELKE: So again, the  
25 issue that we have with the preliminary plat is the

1 fact that the name of the subdivision on the top of  
2 the plat is St. Johns Meadow. And the name that's  
3 listed on the side is St. Johns Place, and believe  
4 that the name that they are actually wanting to  
5 propose is St. Johns Meadow.

6 MR. LUEKEN: Correct.

7 MS. ZIELKE: So if that change  
8 could be made to the preliminary plat, through the  
9 approval.

10 COMMISSIONER DUBBERT: I'll  
11 make a motion to approve that preliminary plat under  
12 the title St. Johns Meadow.

13 CHAIRMAN EVANS: And that all  
14 documentation is corrected to read as such.

15 COMMISSIONER DUBBERT: And all  
16 documentation to read as such.

17 CHAIRMAN EVANS: Any other  
18 discussion?

19 (NONE)

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

22 COMMISSIONER McLAREN: You need  
23 a second.

24 CHAIRMAN EVANS: Need A second.

25 COMMISSIONER KLENKE: I'll

1 second it.

2 CHAIRMAN EVANS: We have a  
3 motion and a second to approve File 190109. All in  
4 favor signify by saying aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER WILLIAMS: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER KLENKE: Aye.

11 COMMISSIONER SCHULTEHENRICH:

12 Aye.

13 COMMISSIONER DUBBERT: Aye.

14 CHAIRMAN EVANS: Opposed?

15 (NONE)

16 The motion is carried.

17 COMMISSIONER SCHULTEHENRICH:

18 Mr. Chairman, on the forum, are you still on the  
19 forum?

20 CHAIRMAN EVANS: Yes.

21 COMMISSIONER SCHULTEHENRICH:

22 Okay. I just would like to note that my term is  
23 coming up or expiring I guess, and I've asked not to  
24 be considered for reappointment. I've been on here  
25 almost ten years. So I think it's time for somebody

1 else from Central Township to be in this seat over  
2 here. So --

3 But I do want to thank all of you. It  
4 has been a pleasure to be working with and especially  
5 the issues that are presented in front of us. And I  
6 wish you all the very best in your future decisions.

7 CHAIRMAN EVANS: Well, Jay, we  
8 hate to see you go. You have really been an asset to  
9 this Commission. So we thank you for your service and  
10 you will be missed.

11 Anything else to discuss?

12 (NONE)

13 If not, we'll move on to -- Bill?

14 COMMISSIONER McLAREN: On the  
15 transcript that we had of last meeting, and I  
16 apologize I was absent last meeting. But on pages 8,  
17 9 and -- or I think it's 8, 9, 10 and on 11, it talks  
18 about a letter, that everybody should have gotten a  
19 copy of a letter.

20 Can we -- the people who were absent, can  
21 we get a copy of that letter e-mailed to us?

22 CHAIRMAN EVANS: Yeah. Nichole  
23 should have that in the file.

24 MS. ZIELKE: Does anyone know  
25 what letter that was?

1 COMMISSIONER McLAREN: A letter  
2 presented by some -- I'm sorry. It's page 14, 15 and  
3 16. And it says it's a letter presented by residents  
4 that they want it considered that we would look at  
5 wineries.

6 MS. ZIELKE: Yes, okay. I  
7 remember that, and I will provide you with a copy of  
8 that.

9 Is there anyone else that needs a copy  
10 other than Bill McLaren?

11 COMMISSIONER DUBBERT: I do.

12 MS. ZIELKE: Okay.

13 COMMISSIONER REINHOLD: I do  
14 need a copy.

15 MS. ZIELKE: Okay. So that is  
16 Bill McLaren, Tim Reinhold and Kyle Dubbert that need  
17 a copy of that letter, and I will e-mail it to you  
18 tomorrow.

19 CHAIRMAN EVANS: Nichole.

20 MS. ZIELKE: Okay. So we are  
21 working on rezoning the county. As you know, we had a  
22 meeting with the County Commission, and they approved  
23 -- well, they approved us to move forward with it.

24 So at this point, we're hoping to  
25 schedule a special meeting in both August and

1 September, a special meeting so we're not trying to  
2 discuss it at the same time as other business, and you  
3 know, it's going to take some -- some discussion.

4 So we've got some dates that we are going  
5 to throw out there to see if everyone is available.

6 And one of the dates would be August  
7 21st. If everyone could check their calendars and  
8 see if that's something that they feel like they could  
9 attend, and that's Wednesday, August 21st.

10 If that doesn't work, then we can look at  
11 the following week, maybe Monday or Wednesday.

12 COMMISSIONER REINHOLD: What  
13 time do you want us to be here?

14 MS. ZIELKE: I would say we'd  
15 probably go 7:00 p.m. for everyone's sake, but if that  
16 changes, we'll let you know.

17 COMMISSION WILLIAMS: I would  
18 prefer not a Wednesday.

19 MS. ZIELKE: Okay.

20 COMMISSIONER WILLIAMS: I have  
21 conflicts on Wednesdays.

22 MS. ZIELKE: So then August  
23 26th then is what we would be throwing out there  
24 unless everyone else could make, in which case, you  
25 know...

1 COMMISSIONER DUBBERT: I'm with  
2 Ron. Wednesdays are tough for me too.

3 MS. ZIELKE: Okay.

4 COMMISSIONER DUBBERT: Monday  
5 is actually a lot better.

6 MS. ZIELKE: Okay. Well, if  
7 that's the case, then we probably should start going  
8 towards the 26th. So does anyone know of any  
9 conflicts they have for August 26th?

10 COUNTY ATTORNEY PIONTEK: I  
11 can't be here.

12 MS. ZIELKE: Did you just say  
13 you can't make it? Get over here.

14 Okay. So if we're not doing Wednesdays,  
15 then maybe August 19th is an option. We could also  
16 try for Thursday. I'm not sure why she doesn't have  
17 that as an option, though. So I'm worried that she's  
18 not available on those days.

19 So we can try for August 22nd, August  
20 19th.

21 COMMISSIONER DUBBERT: August  
22 19th looks good to me.

23 MS. ZIELKE: Anyone else?

24 CHAIRMAN EVANS: 19th?

25 COMMISSIONER KLENKE: I'm good

1 with the 19th.

2 COUNTY ATTORNEY PIONTEK: I'm  
3 not available on Mondays. Sorry.

4 MS. ZIELKE: Okay. We're  
5 looking at Thursdays now. Thursdays. August 22nd.  
6 Anyone?

7 COMMISSIONER DUBBERT: I'm  
8 good.

9 COUNTY ATTORNEY PIONTEK: Good.

10 COMMISSIONER WILLIAMS: Good.

11 CHAIRMAN EVANS: Good.

12 COMMISSIONER REINHOLD: Good.

13 MS. ZIELKE: Okay. So that's  
14 where at we're going to aim for. And we have you on  
15 record saying you're good. So if something changes  
16 before then -- oh, okay.

17 So now we need to do September's. So  
18 we've got the week of the 16th or the 23rd and --

19 COMMISSIONER REINHOLD: Can I  
20 ask a question?

21 MS. ZIELKE: Sure.

22 COMMISSIONER REINHOLD: Could  
23 we meet maybe earlier than we meet here?

24 MS. ZIELKE: Earlier in the  
25 evening?

1 COMMISSIONER REINHOLD: Yeah,  
2 like instead of being at 7:00, you would meet at 6:00  
3 and then it will give us more time.

4 MS. ZIELKE: Well, this is  
5 going to actually be a public hearing.

6 COMMISSIONER REINHOLD: Oh, it  
7 is a public hearing?

8 MS. ZIELKE: Yeah.

9 COMMISSIONER REINHOLD: Okay.

10 CHAIRMAN EVANS: I think part  
11 of the issue is should we start as early as we can so  
12 we can get this to the Commission and hopefully  
13 everything done by the end of the year.

14 And so it has to be a public hearing  
15 because there will be -- the maps have to be posted  
16 ahead of time a certain amount of time so the public  
17 can see them so -- and come to the public -- basically  
18 when a special meeting is a public hearing.

19 MS. ZIELKE: So September 19th,  
20 is anyone available with that day?

21 COMMISSIONER DUBBERT: I'm good.

22 MS. ZIELKE: Mark?

23 COUNTY ATTORNEY PIONTEK: Do  
24 you have Monday's open? I'm open on Thursdays.

25 MS. ZIELKE: Okay. Then I

1 think we should probably just aim for Thursday. So  
2 then that's the third Thursday in both months. No.  
3 No, it's not.

4 That's exactly the third Tuesday for both  
5 months. Okay. So the 19th.

6 So we're going to plan for 7:00 p.m. on  
7 August 22nd, and 7:00 p.m. on September 19th.

8 CHAIRMAN EVANS: Anyone that --  
9 if you want to call the Commissioners that are absent  
10 tonight just to check with them.

11 MS. ZIELKE: Yeah. We'll send  
12 out -- I'll send out an e-mail tomorrow.

13 CHAIRMAN EVANS: Anything else,  
14 Nichole?

15 MS. ZIELKE: That's all that I  
16 know of that I need to talk about. I don't have  
17 anything.

18 CHAIRMAN EVANS: All right. If  
19 there is nothing else, the Chair would entertain a  
20 motion to adjourn.

21 COMMISSIONER McLAREN: Motion to  
22 adjourn.

23 COMMISSIONER SCHULTEHENRICH:  
24 Second.

25 CHAIRMAN EVANS: Motion and a

1 second to adjourn. All in favor signify by saying  
2 aye.  
3 COMMISSIONER REINHOLD: Aye.  
4 COMMISSIONER VOSS: Aye.  
5 COMMISSIONER McLAREN: Aye.  
6 COMMISSIONER WILLIAMS: Aye.  
7 CHAIRMAN EVANS: Aye.  
8 COMMISSIONER KLENKE: Aye.  
9 COMMISSIONER SCHULTEHENRICH:  
10 Aye.  
11 COMMISSIONER DUBBERT: Aye.  
12 CHAIRMAN EVANS: Opposed?  
13 (NONE)  
14 We are adjourned.  
15 (THEREUPON, THE PROCEEDINGS  
16 CONCLUDED AT 7:31 P.M.)  
17 o8o  
18  
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21  
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24  
25

1 CERTIFICATE OF REPORTER  
2 I, PATSY A. MAYBERRY, Professional Court  
3 Reporter and Notary Public within and for the State of  
4 Missouri, before whom the foregoing proceeding was  
5 taken, do hereby swear that: the aforementioned was  
6 held at the time and in the place previously  
7 described; the proceedings were taken down in  
8 stenographic notes by me and transcribed by me, or  
9 under my supervision, to the best of my ability; and  
10 that the aforementioned represents a true and accurate  
11 transcript of said proceedings.

12 IN WITNESS WHEREOF, I have hereunto set  
13 my hand.

*Patsy A. Mayberry*



14  
15 Patsy A. Mayberry, Court Reporter  
16 Notary Public, State of Missouri

17 My Commission Expires:  
18 August 26, 2022

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22  
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24  
25

PUBLIC HEARINGS 6/18/2019

<p><b>A</b></p> <p>a 1:19 2:8 3:3 4:1 4:1,1,17 6:9 7:2 7:3,6,14,19,23 8:8,20,22,25 9:2,3 10:7 11:1 11:2,3,4,7,12,17 12:8,17 13:7,10 14:7,11,11,1,23 15:7,10 16:5,10 18:12 19:9,13 19:22,23 20:1 20:18 21:3,16 22:6,12,13,18 22:19 23:9,14 24:6,11,21 25:6,9,9 26:11 26:20,23,24 27:2,3 28:4,18 28:18,19,21 29:1,3,7,9,14 29:17,21,25 30:1,18 31:5 32:20 33:5,7 33:14,16,18,18 34:19,25 36:2 36:10,15</p> <p>ability 6:14 36:9</p> <p>about 13:12,20 14:11,11 15:25 18:17 21:3 28:18 34:16</p> <p>absent 28:16 28:20 34:9</p> <p>accepted 10:3</p> <p>access 12:7 20:2</p> <p>accessing 12:14</p> <p>accordance 11:5 12:2</p> <p>According 12:2</p> <p>accurate 36:10</p> <p>acquired 8:17</p> <p>acre 11:18</p> <p>acres 10:14 11:9 11:11</p>	<p>action 6:24 24:24</p> <p>actually 15:8 18:22,22 20:18 24:1 26:4 31:5 33:5</p> <p>add 13:2</p> <p>adding 20:23</p> <p>additional 13:15 17:21 20:17 21:4</p> <p>additions 8:22</p> <p>address 8:4 9:18 12:21 13:3 20:11</p> <p>addressed 21:9</p> <p>adjoin 16:6</p> <p>adjourn 34:20 34:22 35:1</p> <p>adjourned 35:14</p> <p><b>ADJOURNME...</b> 2:21</p> <p>Adjustment 8:15</p> <p>Administrator 11:15</p> <p>after 22:9</p> <p>again 17:6 22:6 25:23,24</p> <p>agenda 6:23 7:1 7:16 23:11,16</p> <p>agricultural 13:13</p> <p>ahead 13:23 23:17 33:16</p> <p>aim 32:14 34:1</p> <p>Alaris 1:20 4:16</p> <p>all 3:6,9 7:3,9 7:15 8:10,19 9:4 11:5,13,20 11:23 16:14 17:17,19 20:3 21:23 22:9,19 25:9 26:13,15</p>	<p>27:3 28:3,6 34:15,18 35:1</p> <p>allowed 21:2</p> <p>almost 27:25</p> <p>along 11:2,3,5 19:23</p> <p>already 12:24 18:8 20:22</p> <p>also 11:1 21:5 23:21 31:15</p> <p>am 14:1</p> <p>amend 24:6</p> <p>amount 18:3 33:16</p> <p>an 7:4 8:16 12:4 12:15 13:13 18:23 23:22 25:2 28:8 31:15,17 34:12</p> <p>and 1:1,2 2:3,5,7 2:19 3:3,10 4:2,11 5:5 6:7 6:12,19,21,24 7:8,12,14,25 8:4,9,11,13 9:3 9:17 10:18,24 11:4,14,20,21 12:16,21,21,23 13:18,19 14:2,7 14:17 15:14,23 17:6,10,16,24 17:24 18:3 19:9,10,21 20:2,22 21:1,3 21:5,6,20,24 22:6,8,10,19 23:8,9,16,17 23:18,23 25:5 25:9 26:2,3 26:13,15 27:3 27:23 28:4,5 28:9,15,17,17 29:2,3,7,16,17 29:22,25 30:2,6,7,9 32:14,18 33:3 33:12,14,17</p>	<p>34:7,25 36:3 36:3,6,8,9,10</p> <p>answers 19:18</p> <p>any 3:9 6:13 7:20 8:12,15 13:19,21 16:11 20:4,12,23,25 21:13,15 22:4 26:17 31:8</p> <p>anyone 7:22 8:5 9:18 28:24 29:9 31:8,23 32:6 33:20 34:8</p> <p>anything 13:20 20:16 21:21 28:11 34:13,17</p> <p>anyway 13:8</p> <p>apologize 28:16</p> <p>appeal 8:16</p> <p>appealed 8:14</p> <p>applicant 2:14 10:7 11:1,8,10 12:1,14,20</p> <p><b>Applications</b> 8:16</p> <p>applies 22:1</p> <p>apply 12:14</p> <p>appropriate 24:12 25:2</p> <p>approval 2:6 12:12 22:10 24:8 26:9</p> <p>approve 8:23 8:25 9:3 13:18 22:14,19 24:18 26:11 27:3</p> <p>approved 11:14 29:22,23</p> <p>approximately 10:11,13,20 11:9,11</p> <p>are 3:10 6:17 11:5 12:3 14:12 15:8,9,24,25 18:9,16 20:15 21:9,13,15</p>	<p>22:9 26:4 27:18 28:5 29:20 30:4 31:2 34:9 35:14</p> <p>area 14:3,7,10 15:3,8,12 18:19</p> <p>around 16:14 18:9,19 19:7</p> <p><b>Article</b> 12:2</p> <p>as 7:6,7,8,8,13 7:19 8:25 11:18 11:19 13:16 15:24 16:17 20:18,23,23 21:8,8,22,22 22:14 24:18 26:14,16 29:21 30:2 31:17 33:11,11</p> <p>ask 32:20</p> <p>asked 23:16 27:23</p> <p>asset 28:8</p> <p>at 1:11 6:11 7:5 8:10 14:1,23 16:10 18:7,17 20:11 21:1,6,10 21:13 23:17 29:4,24 30:2 30:10 32:5,14 33:2,2 35:16 36:6</p> <p><b>ATTACHED</b> 3:10</p> <p>attend 30:9</p> <p><b>ATTORNEY</b> 4:14 24:13,16 31:10 32:2,9 33:23</p> <p>audience 7:22 8:5</p> <p><b>August</b> 29:25 30:6,9,22 31:9,15,19,19 31:21 32:5 34:7 36:18</p>
---	---	--	--	--

PUBLIC HEARINGS 6/18/2019

<p>available 30:5 31:18 32:3 33:20</p> <p>average 10:19</p> <p>aye 9:4,5,6,7,8 9:9,10,12,13 22:20,21,22 22:23,24,25 23:1,3,4 25:10 25:11,12,13,14 25:15,16,18,19 27:4,5,6,7,8,9 27:10,12,13 35:2,3,4,5,6,7 35:8,10,11</p> <hr/> <p style="text-align: center;"><b>B</b></p> <p><b>B</b> 2:8 3:1,4 7:7 7:14</p> <p>back 14:6,23</p> <p>Banks 21:13</p> <p>basically 13:15 16:9,14,16,24 16:25 17:14 18:13 19:9 33:17</p> <p>basin 13:16 16:8 17:18,20</p> <p>basis 11:13</p> <p>be 6:23 7:4,9,16 7:18,20,25 8:14,16 10:2,3 10:21,23 11:14 11:23 12:11,12 12:13 13:14,16 14:10 15:12 16:5,11,18,19 16:23 18:10,13 19:23 21:16,17 21:20,20 23:15 24:3,12 26:8 27:24 28:1,4,10 30:6 30:13,23 31:11 33:5,14,15,15</p> <p>because 11:25 12:13 18:7 20:1</p>	<p>33:15</p> <p>been 7:17 27:24 28:4,8</p> <p>before 12:12 23:15 24:4 32:16 36:4</p> <p>being 11:10 33:2</p> <p>believe 19:21 20:22 21:9 24:2 26:3</p> <p>best 28:6 36:9</p> <p>better 31:5</p> <p>between 16:19 19:9</p> <p>Bill 4:3,7 5:7,16 13:23 14:4,10 28:13 29:10,16</p> <p>bit 15:10 19:13</p> <p>Board 8:14</p> <p>both 29:25 34:2,4</p> <p>briefly 13:7</p> <p>bring 23:15,23</p> <p>brought 15:15</p> <p>Browns 21:13</p> <p>buffer 21:16,20</p> <p>build 22:2</p> <p>building 15:15</p> <p>business 2:9,10 7:15,17,18 8:8 8:9,18 9:21,22 23:11,11,12,18 23:19 30:2</p> <p>but 16:8 18:9,22 19:3 21:1,15 23:13 24:4 28:3,16 30:15</p> <p>by 1:18 2:13,14 3:9 6:21,24 7:20,25 8:13 9:4 10:21,23 11:15 12:4,11 22:20 25:10 27:4 29:2,3 33:13 35:1 36:8,8</p> <p>By-Laws 23:12</p>	<hr/> <p style="text-align: center;"><b>C</b></p> <p><b>C</b> 1:19 2:8,12 3:5 4:1,17 5:1 7:8 7:14 9:25</p> <p>calculations 13:17 17:25</p> <p>calendars 30:7</p> <p>call 2:3,3 5:4 34:9</p> <p>Cameron 10:6 12:22,22 14:1 20:7</p> <p>can 12:20 14:14 20:21 21:3 23:15,17 28:20,20 30:10 31:19 32:19 33:11,12 33:17</p> <p>can't 31:11,13</p> <p>cannot 19:22</p> <p>care 7:17</p> <p>carried 23:7 25:22 27:16</p> <p>carries 9:16</p> <p>case 7:8,8,19 8:11 11:9 30:24 31:7</p> <p>cases 3:6 7:9</p> <p>catch 19:2</p> <p>center 1:3 18:13</p> <p>central 10:18 28:1</p> <p>certain 33:16</p> <p><b>CERTIFICATE</b> 2:22 36:1</p> <p>certificates 22:1</p> <p>Chair 4:4 8:22 22:12 26:20 34:19</p> <p>Chairman 4:3 5:3,8 6:10 8:1 8:19 9:2,9,14 12:19 13:4,21 13:25 15:20 19:21 20:4,9</p>	<p>21:7 22:3,18 22:25 23:5,21 24:10,14,20 24:25 25:3,5 25:8,15,20 26:13,17,24 27:2,9,14,18 27:20 28:7,22 29:19 31:24 32:11 33:10 34:8,13,18,25 35:7,12</p> <p><b>CHAMBERS</b> 1:4</p> <p>change 23:13 23:19 24:7 26:7</p> <p>changed 23:10 24:4</p> <p>changes 30:16 32:15</p> <p>check 20:21 30:7 34:10</p> <p>Classification 20:19</p> <p>close 14:13</p> <p>Code 20:15</p> <p>collector 20:19</p> <p>come 8:3,3 33:17</p> <p>coming 27:23</p> <p><b>COMMENCING</b> 1:11</p> <p>comment 7:23</p> <p>comments 2:7 2:16 8:6,11 9:17 10:2 12:10 22:12</p> <p>Commission 1:2 1:4 2:19 4:2 5:5 6:21,24 7:20 8:4,5,8 8:12,13 9:18 16:13 23:8 28:9 29:22 30:17 33:12 36:17</p> <p><b>COMMISSIO...</b></p>	<p>4:5,6,7,8,9 5:10,12,15,17 5:19,22,25 6:3,5,8 8:24 9:1,5,6,7,8,10 9:11,13 13:22 13:24 14:6,16 14:19,22 15:2 15:5,11,14,17,21 16:2,21 17:1,5 17:12,15 18:1,6 18:18 19:1,6,12 19:16 20:14 22:13,16,21,22 22:23,24 23:1 23:2,4 24:17 24:22 25:1,4,7 25:11,12,13,14 25:16,17,19 26:10,15,22 26:25 27:5,6 27:7,8,10,11,13 27:17,21 28:14 29:1,11,13 30:12,20 31:1 31:4,21,25 32:7,10,12,19 32:22 33:1,6,9 33:21 34:21 34:23 35:3,4 35:5,6,8,9,11</p> <p>Commissioners 6:12 8:20 34:9</p> <p>common 11:10 16:20 17:10</p> <p>communication 6:13 9:17</p> <p><b>COMMUNICA...</b> 2:7</p> <p>Community 10:8</p> <p>company 19:25</p> <p>compensate 16:10</p> <p>Complete 12:10</p> <p>concerning 8:11</p>
---	--	---	--	---

PUBLIC HEARINGS 6/18/2019

8:13 <b>CONCLUDED</b> 35:16 conclusion 8:10 <b>Conditional</b> 8:14 conflict 6:13 conflicts 30:21 31:9 consider 6:15 considered 27:24 29:4 consistency 23:20 contours 14:12 15:8,9 controls 11:19 converted 13:14 copy 8:20 12:17 28:19,21 29:7 29:9,14,17 correct 15:13,16 17:19 19:8 26:6 corrected 26:14 corrections 8:22 could 14:9 18:11 20:24 24:6,10 26:8 30:7,8 30:24 31:15 32:22 <b>COUNSEL</b> 4:13 county 1:1,3 3:4 3:5 4:12,13,14 5:5 6:22 11:6 11:22 12:5,12 12:15 13:17 17:25 18:4 19:10,17,22 20:20 24:13 24:16 29:21 29:22 31:10 32:2,9 33:23 County-maint... 12:8 Court 18:12	36:2,15 create 10:7 created 17:22 creek 14:23,24 14:25 cul 16:15 17:6,16 18:9 19:4,23 20:1 <hr/> <b>D</b> D 2:1 3:6 5:1 7:9 7:14 Dan 5:11 <b>DATED</b> 2:6 dates 30:4,6 day 33:20 days 8:15 23:14 31:18 de 16:15 17:6,16 18:9 19:4,23 20:1 dealt 7:16 Debbie 6:4 decide 8:8 decision 8:12 decisions 28:6 declarations 6:17 declare 6:12 dedication 11:10 <b>Department</b> 8:17 12:16 13:11 depending 21:18 described 36:7 <b>DESCRIPTION</b> 3:2 desire 7:3 detail 22:7 details 10:4 13:5 detention 11:13 13:12,16 15:23 16:7 17:18,20 development 10:8,16,17,20 11:7,13,19,25 16:11 17:22	21:25 developments 16:19 did 13:10 20:9,11 23:9 31:12 didn't 13:7 19:2 different 23:25 differential 17:22 director 22:10 <b>DIRECTOR'S</b> 2:20 <b>DISCLOSURES</b> 2:4 discuss 28:11 30:2 discussion 2:15 8:11 22:4,11 26:18 30:3 distance 20:22 district 10:9,22 10:24 disturb 11:18 disturbance 11:17 ditch 16:16 <b>DNR</b> 11:17 do 6:25 7:4 13:23 16:5 19:2 21:3,3,21 24:15 28:3 29:11,13 30:13 32:17 33:23 36:5 documentation 26:14,16 does 16:17 18:5 19:25 28:24 31:8 doesn't 20:2 30:10 31:16 doing 20:15 31:14 don't 20:25 34:16 done 11:5 20:23 23:15 33:13	doubt 20:25 down 16:9,22 19:3,7 36:7 drainage 17:24 drawings/imp... 12:11 Drive 10:12 dropoff 14:12 Dubbert 5:9,10 9:13 22:13 23:4 24:17 25:7,19 26:10 26:15 27:13 29:11,16 31:1,4 31:21 32:7 33:21 35:11 <b>DUBBERT,CO...</b> 4:10 due 15:25 during 7:9 8:17 11:19 <hr/> <b>E</b> E 2:1,8 3:1 4:1,1 5:1,1 e-mail 29:17 34:12 e-mailed 28:21 each 7:8,17,19 8:11 earlier 32:23,24 early 33:11 easement 11:2,3 11:4,4 east 1:5 13:2 18:23 <b>East/West</b> 20:19 <b>Eastland</b> 10:6,11 10:24 either 21:17 elevation 21:25 else 28:1,11 29:9 30:24 31:23 34:13,19 end 33:13 engineer 13:18	17:25 engineered 12:10 <b>Engineering</b> 12:23 enough 17:20 17:22 enter 16:7 entertain 8:22 22:12 26:20 34:19 entrance 12:15 13:9,11 entrances 20:21 erosion 11:19 especially 28:4 <b>Evans</b> 4:3 5:3,7 5:8 6:10 8:19 9:2,9,14 12:19 13:4,21 15:20 19:21 20:4,9 21:7 22:3,18 22:25 23:5 24:10,14,20 24:25 25:3,5 25:8,15,20 26:13,17,24 27:2,9,14,20 28:7,22 29:19 31:24 32:11 33:10 34:8,13 34:18,25 35:7 35:12 evening 32:25 everybody 28:18 everyone 30:5 30:7,24 everyone's 30:15 everything 33:13 evidence 7:11 exactly 34:4 example 21:12 excess 16:12
--	--	--	---	---

PUBLIC HEARINGS 6/18/2019

<p><b>Exhibit</b> 3:3,4,5 3:6 7:6,7,8,9 <b>exhibits</b> 2:5 3:9 6:19 7:14 <b>existing</b> 18:23 18:25 <b>Expires</b> 36:17 <b>expiring</b> 27:23 <b>extensive</b> 22:7 <b>eye</b> 20:1</p> <hr/> <p style="text-align: center;"><b>F</b></p> <p><b>fact</b> 20:1 21:1 26:1 <b>FACTS</b> 10:13 <b>far</b> 20:23 21:8 21:22 <b>favor</b> 9:4 22:20 25:10 27:4 35:1 <b>feel</b> 30:8 <b>feet</b> 10:11,17,20 21:18 <b>FEMA</b> 21:24 <b>field</b> 13:14 <b>file</b> 2:12 7:8,23 9:24 10:5 22:19 25:9,23 27:3 28:23 <b>FILES</b> 3:6 <b>final</b> 8:12 11:16 12:12,18 22:8 22:10 <b>fire</b> 12:1,5 18:4,8 18:13,25 19:25 <b>first</b> 7:16,20,24 16:15 <b>five</b> 23:14 <b>floodplain</b> 15:1 21:22,23,25 <b>FLOOR</b> 1:4 <b>followed</b> 7:20 <b>following</b> 30:11 <b>for</b> 3:6 6:23 7:8 7:9,12,13,21 8:7,16 10:5,6 12:15 16:10</p>	<p>17:22 18:9 20:20,22 21:2 21:12,21 22:7 22:10,15 23:17 25:6 27:24 27:25 28:9 30:15 31:2,9 31:16,19 32:14 34:1,4,6 36:3 <b>foregoing</b> 36:4 <b>forgot</b> 13:2 23:23 <b>forth</b> 11:21 <b>forum</b> 2:19 23:8 27:18,19 <b>forward</b> 29:23 <b>four</b> 23:18 <b>Franklin</b> 1:1,3 3:4,5 5:5 6:22 11:6,22 12:5,11 12:15 20:20 <b>from</b> 8:17,21 10:2 11:17 13:10 16:15 17:6 18:11 28:1 <b>front</b> 8:3,4 28:5 <b>further</b> 14:25,25 22:11 <b>future</b> 28:6</p> <hr/> <p style="text-align: center;"><b>G</b></p> <p><b>G</b> 2:8 5:1 <b>Gateway</b> 20:19 <b>get</b> 13:10 21:24 28:21 31:13 33:12 <b>getting</b> 14:13 <b>give</b> 6:11,18 10:4 13:4 33:3 <b>given</b> 7:4 <b>go</b> 13:23 15:22 17:13,17,18,20 22:8,9 23:17 28:8 30:15 <b>going</b> 13:14 15:12,22 16:14 16:24 17:3,7,10</p>	<p>17:17 18:10 20:24 21:5 30:3,4 31:7 32:14 33:5 34:6 <b>good</b> 31:22,25 32:8,9,10,11,12 32:15 33:21 <b>got</b> 15:6 18:8 21:1 30:4 32:18 <b>gotten</b> 28:18 <b>governed</b> 6:21 <b>GOVERNMENT</b> 1:3 <b>graded</b> 15:12 <b>ground</b> 11:10 16:20 17:11 <b>guess</b> 13:19 17:13 18:11 20:11 27:23 <b>guys</b> 13:19</p> <hr/> <p style="text-align: center;"><b>H</b></p> <p><b>H</b> 2:8 3:1 <b>had</b> 6:14 28:15 29:21 <b>Haire</b> 5:11,12 <b>half</b> 19:3 <b>hand</b> 36:13 <b>handled</b> 13:16 <b>hard</b> 18:22,24 <b>has</b> 21:24 28:4 33:14 <b>hate</b> 28:8 <b>have</b> 6:9,14 7:17 8:20 9:2,21 9:22 12:7 13:19,23 14:8 15:12 19:22,23 20:24,25 21:17,23,24,24 22:18 23:10 23:20 24:4,11 24:21,21 25:8 25:25 27:2 28:8,18,23</p>	<p>30:20 31:9,16 32:14 33:15 33:24 34:16 36:12 <b>heard</b> 3:6 7:9 <b>hearing</b> 7:3,10 7:24 33:5,7,14 33:18 <b>hearings</b> 6:25 7:2 <b>heavily</b> 15:10 <b>held</b> 36:6 <b>here</b> 5:8,10,15 5:17,19,23 6:3 6:8 14:25 15:1 16:22 21:9 27:24 28:2 30:13 31:11,13 32:23 <b>Here's</b> 15:1 <b>hereby</b> 36:5 <b>HERETO</b> 3:10 <b>hereunto</b> 36:12 <b>Highway</b> 11:15 12:16 13:10 21:6 <b>hopefully</b> 33:12 <b>hoping</b> 29:24 <b>hours</b> 8:18 <b>housekeeping</b> 23:10 <b>houses</b> 18:14 <b>hydrant</b> 18:13 18:23,25 19:22 20:2 <b>hydrants</b> 12:4 18:4,8</p> <hr/> <p style="text-align: center;"><b>I</b></p> <p><b>I</b> 2:1,8,8 3:1,1 5:1 6:11 7:5 8:24 9:1 12:23 13:2 13:7,19 14:1,4 14:14 15:2 17:13 18:7,7,9 18:11 19:2,2,12 19:15,19,21</p>	<p>20:11,22,25 21:9 22:13 23:9,22 24:2 24:8,17,22 27:22,23,25 28:3,5,15,16 28:17 29:6,7 29:11,13,17 30:14,17,20 31:10 32:19 33:10,25 34:15,16,16 36:2,12 <b>I'd</b> 5:3 14:11 <b>I'll</b> 22:16 23:15 26:10,25 34:12 <b>I'm</b> 10:1 13:8 14:17,22 16:14 21:14 29:2 31:1 31:16,17,25 32:2,7 33:21 33:24 <b>I've</b> 23:16 27:23 27:24 <b>identification</b> 3:2 7:12 <b>if</b> 3:9 6:17 7:2 7:22 8:21 9:20 13:15 19:17 21:13,15 21:19 22:11 24:6 26:7,20 28:13 30:5,7,8 30:10,15 31:6 31:14 32:15 34:9,18 <b>impartially</b> 6:15 <b>in</b> 7:22,25 8:5 9:4 10:8,12,16 10:19 11:5,9,21 12:1,21 13:6,16 14:2 15:15 16:12,19,22 17:24 18:4,10 18:13,19 19:10 19:14 20:10,15</p>
--	--	---	---	---

PUBLIC HEARINGS 6/18/2019

20:25 21:9,10 22:7,19 25:9 27:3 28:1,5,6 28:23 29:25 30:24 32:24 34:2 35:1 36:6 36:7,12 <b>include</b> 23:12 24:7 <b>individuals</b> 7:3 <b>influence</b> 6:14 <b>information</b> 20:10 <b>instead</b> 33:2 <b>intersection</b> 21:6 <b>into</b> 7:5 16:16 17:18,20 <b>involve</b> 6:25 <b>involves</b> 7:3 <b>is</b> 6:21 7:19,23 8:2,7 10:5,10 10:13,15,17,20 11:8,17 12:8,19 13:9,13,15 14:10,20,24 14:25 15:12,22 15:23 16:5,6 16:24 17:7,7,17 17:22 20:18,21 22:6 23:7,23 23:25 24:3,3 24:6 25:1,22 25:23,25 26:2,3,5,14 27:16,22 29:9 29:15 30:5,23 31:5,15 33:4,7 33:11,18,20 34:19 <b>issue</b> 8:8 20:12 23:22 25:25 33:11 <b>issues</b> 6:15 7:17 28:5 <b>it</b> 8:2,7,9 13:13 13:15 15:6 16:4	16:17,23 17:17 17:20 18:5,8 18:22 19:17 20:1,21 22:7 22:17 23:14,15 23:18 24:3,4,9 27:1 28:3,17 29:3,4,17,23 30:2 31:13 33:3,6,14 <b>it'll</b> 16:18,19 <b>it's</b> 13:2 14:11 16:24 17:9 18:22,23,24 20:24 21:1,2 21:19 23:9,23 23:24 27:25 28:17 29:2,3 30:3 34:3 <b>item</b> 7:17 20:12 23:9 <b>items</b> 7:15 20:11 21:8 22:9 <hr/> <b>J</b> <b>Jay</b> 4:4 5:20 15:20 16:4 18:17 28:7 <b>Johns</b> 10:10,12 11:2 12:8,8,14 15:24 16:6,15 16:16 17:7 20:18 24:3,5 26:2,3,5,12 <b>June</b> 1:10 5:2,4 <b>just</b> 13:6,7 14:14 15:3,25 19:13 19:13 23:15,19 23:24 27:22 31:12 34:1,10 <hr/> <b>K</b> <b>kind</b> 18:24 <b>Klenke</b> 4:9 5:14 5:15 9:1,10 23:1 25:16 26:25 27:10	31:25 35:8 <b>know</b> 20:24,25 21:21 24:8 28:24 29:21 30:3,16,25 31:8 34:16 <b>Kyle</b> 4:10 5:9 29:16 <hr/> <b>L</b> <b>L</b> 2:8,12,12 9:25 9:25 <b>land</b> 6:22 11:17 11:18,22 12:6 <b>last</b> 28:15,16 <b>law</b> 7:2 <b>lawns</b> 13:15 <b>least</b> 23:17 <b>leaving</b> 16:12,12 <b>LEGAL</b> 4:13 <b>let</b> 30:16 <b>letter</b> 28:18,19 28:21,25 29:1 29:3,17 <b>Lewis</b> 15:1 <b>like</b> 5:3 7:5,22 18:8 19:13 27:22 30:8 33:2 <b>likely</b> 16:7 17:10 <b>line</b> 12:4 18:11 <b>listed</b> 24:1 26:3 <b>Litigation</b> 1:20 4:16 <b>little</b> 15:10 18:15 19:13 <b>located</b> 10:10 11:23 21:16 <b>LOCUST</b> 1:5 <b>look</b> 19:13 21:1 29:4 30:10 <b>looked</b> 18:7 <b>looking</b> 14:1,23 20:10 25:6 32:5 <b>looks</b> 18:8 31:22 <b>lot</b> 10:16,19 14:1	14:2,2,2,2,4 16:24 18:23 21:3 31:5 <b>lots</b> 14:7 15:24 15:25 16:6,8 18:14,19 <b>LOUIS</b> 4:19 <b>Lueken</b> 10:6 12:22,23 13:6 14:4,9,18,21 14:24 15:4,7,13 15:16,19 16:1,4 16:18,23 17:3 17:9,14,19 18:16,21 19:5,8 19:15,19,24 20:8 26:6 <hr/> <b>M</b> <b>made</b> 26:8 <b>Main</b> 13:2 <b>make</b> 8:24 14:15 15:15 17:21 22:13 24:23 26:11 30:24 31:13 <b>Map</b> 3:4 7:7 <b>maps</b> 17:24 33:15 <b>Mark</b> 4:14 24:12 33:22 <b>marked</b> 7:12 <b>Master</b> 3:5 7:7 <b>matter</b> 7:2 <b>matters</b> 6:23,25 7:1 <b>may</b> 2:6 6:13,23 8:14,16,21 9:3 10:2 <b>maybe</b> 30:11 31:15 32:23 <b>Mayberry</b> 1:19 4:17 36:2,15 <b>McLAREN</b> 4:7 5:16,17 9:7 13:24 14:6,16 14:19,22 15:2	15:5,11,14,17 22:23 24:22 25:1,4,13 26:22 27:7 28:14 29:1,10 29:16 34:21 35:5 <b>me</b> 31:2,22 36:8,8 <b>Meadow</b> 24:5 26:2,5,12 <b>means</b> 19:11 <b>measures</b> 12:5 <b>meet</b> 12:5 21:17 21:23 32:23 32:23 33:2 <b>meeting</b> 2:5 5:4 6:21 8:21 9:3 11:21 23:15 24:4 28:15,16 29:22,25 30:1 33:18 <b>meets</b> 18:4 19:17 <b>met</b> 22:9 <b>might</b> 6:14 14:10 <b>Mike</b> 4:9 5:14 <b>mind</b> 21:1 <b>minimum</b> 10:16 <b>minor</b> 23:23 <b>minutes</b> 2:6 8:21 9:4 <b>missed</b> 28:10 <b>missing</b> 19:14 <b>Missouri</b> 1:6 4:19 7:2 36:4 36:16 <b>Monday</b> 30:11 31:4 <b>Monday's</b> 33:24 <b>Mondays</b> 32:3 <b>month</b> 23:17 <b>months</b> 34:2,5 <b>more</b> 11:18 15:10 16:11 23:9 33:3 <b>most</b> 16:7 17:9 17:17,19
--	---	---	--	---

PUBLIC HEARINGS 6/18/2019

<p><b>motion</b> 8:23,25 9:3,16 22:12 22:14,19 23:7 24:7,11,18,21 24:23 25:2,9 25:22 26:11,21 27:3,16 34:20 34:21,25 <b>move</b> 8:8 9:20 28:13 29:23 <b>moved</b> 24:9 <b>moves</b> 9:22 <b>Mr</b> 12:22 13:6 13:24 14:4,9 14:18,21,24 15:4,7,13,16,19 16:1,4,18,23 17:3,9,14,19 18:16,21 19:5,8 19:15,19,24 20:8 26:6 27:18 <b>MS</b> 2:13 5:7,9,11 5:14,16,18,20 5:24 6:2,4,7,9 6:20 10:5 18:5 21:12 23:21 25:24 26:7 28:24 29:6,12 29:15,20 30:14,19,22 31:3,6,12,23 32:4,13,21,24 33:4,8,19,22 33:25 34:11,15 <b>must</b> 7:24 <b>my</b> 12:24 19:18 19:18 20:25 24:18 27:22 36:9,9,13,17</p> <hr/> <p style="text-align: center;"><b>N</b></p> <p><b>N</b> 2:1,8 4:1 5:1 <b>name</b> 7:24 12:20,24 23:25 24:3 26:1,2,4</p>	<p><b>names</b> 23:25 <b>need</b> 11:14 23:13 26:22,24 29:14,16 32:17 34:16 <b>needs</b> 29:9 <b>New</b> 2:10 7:18 8:8 9:22 <b>next</b> 15:24 23:17 <b>Nichole</b> 4:12 5:6 6:18 10:1,4 18:3 21:8 23:16 28:22 29:19 34:14 <b>night</b> 8:9 <b>no</b> 6:17 8:21 10:2 14:24 17:21 20:15 21:20 22:11 34:2,3 <b>none</b> 2:9,10 6:16 9:15,19,21 9:22 19:3 20:6 22:5 23:6 25:21 26:19 27:15 28:12 35:13 <b>normal</b> 8:17 <b>north</b> 4:18 14:25 16:10,19 17:10 <b>not</b> 3:10 5:12,25 6:5,25 8:5 9:20 14:23 16:7,11 19:25 21:3,14,19 26:20 27:23 28:13 30:1,18 31:14,16,18 32:3 34:3 <b>Notary</b> 36:3,16 <b>note</b> 3:9 27:22 <b>notes</b> 36:8 <b>nothing</b> 21:5 34:19 <b>notice</b> 23:14 <b>now</b> 16:17 18:17 19:2 21:13</p>	<p>23:16 32:5,17 <b>Number</b> 10:22 10:25</p> <hr/> <p style="text-align: center;"><b>O</b></p> <p><b>O</b> 5:1 <b>o8o</b> 35:17 <b>Oaks</b> 2:12 9:24 10:6,11,24 <b>of</b> 1:9 2:6,22 5:4 6:19 7:17 7:17,23 8:3,4 8:10,15,20 10:11,15 11:13 11:18,25,25 12:17,17 14:7 15:23 16:5,12 16:14 17:17,20 18:3,12,13,14 18:23,24,25 20:1,1,16,20 21:10,18,23 22:8 23:9,24 24:8 26:1,1 28:3,5,15,19 28:21 29:7,17 30:6 31:8 32:18 33:2,11 33:13,16,16 34:16 36:1,3,9 36:11,16 <b>off</b> 16:16 <b>offer</b> 11:8 <b>offices</b> 8:17 <b>official</b> 7:7,7 <b>oh</b> 14:9,9 32:16 33:6 <b>okay</b> 15:2,11 16:22 17:2,16 18:2,7 19:2,2 20:7 21:4 24:22,25 25:4,8 27:22 29:6,12,15,20 30:19 31:3,6 31:14 32:4,13 32:16 33:9,25</p>	<p>34:5 <b>Old</b> 23:10,12,18 <b>on</b> 6:23 7:1,15 7:23,24 8:9 9:20 10:10 11:4 13:5,9,11,16 14:1,2,8 16:8 17:6,16,24 18:23 19:17,22 20:12,19 21:2 21:4,6,8,16,18 21:19 23:11,16 23:24 24:1,3 26:1,3 27:18 27:18,24 28:13,14,16,17 29:21 30:21 31:18 32:3,14 33:24 34:6,7 <b>Once</b> 7:16 <b>one</b> 11:18 18:10 19:7,9 21:14 23:9 30:6 <b>one-foot</b> 15:8,9 <b>ones</b> 17:16 <b>only</b> 8:4 10:1 16:5 <b>open</b> 11:9 25:23 33:24,24 <b>opened</b> 7:18,19 <b>opportunity</b> 6:12 7:4 <b>Opposed</b> 9:14 23:5 25:20 27:14 35:12 <b>option</b> 31:15,17 <b>or</b> 6:13 7:23 8:22 11:8 14:23 15:22 15:24 18:14 19:7 20:12,16 21:17,25 22:1 22:4,15 23:18 27:23 28:17 30:11 32:18 36:8 <b>oral</b> 10:2</p>	<p><b>order</b> 2:3 5:4 <b>original</b> 24:7 <b>originally</b> 24:2 <b>other</b> 7:1 17:16 20:4,10,12,23 21:8 22:4 26:17 29:10 30:2 <b>our</b> 11:5 20:15 22:8,9 23:11,11 <b>out</b> 30:5,23 34:12,12 <b>over</b> 15:23 18:24 28:1 31:13</p> <hr/> <p style="text-align: center;"><b>P</b></p> <p><b>P</b> 2:8 4:1,1 5:1 <b>p.m</b> 1:11 30:15 34:6,7 35:16 <b>page</b> 2:2 3:2 29:2 <b>pages</b> 28:16 <b>part</b> 7:23 33:10 <b>PARTIES</b> 3:10 <b>past</b> 24:9 <b>path</b> 15:15 <b>Patsy</b> 1:19 4:17 36:2,15 <b>paved</b> 20:21 <b>pavement</b> 11:21 <b>people</b> 28:20 <b>per</b> 19:22 <b>percent</b> 11:8 <b>permit</b> 11:17 12:15,17 <b>permits</b> 8:14 21:25 <b>picture</b> 14:8 <b>PIONTEK</b> 4:14 24:13,16 31:10 32:2,9 33:23 <b>place</b> 7:5 18:9 24:4 26:3 36:6 <b>places</b> 23:18 <b>plan</b> 3:5 7:8</p>
--	---	---	--	--

PUBLIC HEARINGS 6/18/2019

<p>34:6  <b>PLANNER</b> 4:12  <b>planning</b> 1:1,2  2:19,20 3:3  4:2,11 5:5 6:11  6:20,24 8:7,12  8:13 12:16  22:2,10 23:8  <b>plans</b> 11:14 12:11  13:17  <b>plat</b> 2:11 11:12,16  11:20 12:3,18  13:10 21:10,14  22:6,8,14,15  23:22,24  24:8 25:25  26:2,8,11  <b>Plats</b> 9:23  <b>please</b> 5:6 6:18  12:20,21  <b>pleasure</b> 28:4  <b>point</b> 13:7 16:10  29:24  <b>portion</b> 16:5  <b>possible</b> 8:7  <b>posted</b> 33:15  <b>Power</b> 13:7  <b>prefer</b> 30:18  <b>preliminary</b> 2:11  9:23 11:12 12:3  13:10 21:10,14  22:6,15 23:22  24:8 25:25  26:8,11  <b>prepare</b> 13:7  <b>present</b> 5:13 6:1  6:6 9:18 12:20  <b>presentation</b>  2:13,14 6:19  <b>presented</b>  22:14 24:18  28:5 29:2,3  <b>previous</b> 24:23  24:24  <b>previously</b> 36:6  <b>print</b> 7:24  <b>prior</b> 11:15 12:17</p>	<p><b>private</b> 11:3  <b>probably</b> 16:5  21:5 23:13  30:15 31:7  34:1  <b>procedures</b> 2:5  6:19  <b>proceed</b> 8:12  <b>proceeding</b> 2:2  36:4  <b>proceedings</b> 1:9  35:15 36:7,11  <b>Professional</b>  36:2  <b>project</b> 22:15  <b>property</b> 10:10  10:13,15 12:7  21:2,16,19  <b>propose</b> 26:5  <b>proposed</b> 10:19  11:12 12:3,4  <b>proposing</b> 13:5  <b>protection</b> 12:1  12:5  <b>provide</b> 12:1  29:7  <b>provided</b> 7:25  10:21,23  <b>public</b> 2:16 6:25  7:2,3,10,24  10:2,22,24  33:5,7,14,16,17  33:18 36:3,16  <b>put</b> 23:16</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <p><b>question</b> 19:18  19:18 24:11  32:20  <b>questions</b> 7:21  8:10 13:20,21  20:5 22:4  <b>quorum</b> 6:9</p> <hr/> <p style="text-align: center;"><b>R</b></p> <p><b>R</b> 1:19 2:8 4:1,17  5:1</p>	<p><b>Ranch</b> 21:13  <b>re-ditch</b> 17:4  <b>read</b> 7:20 26:14  26:16  <b>real</b> 13:7 14:13  <b>really</b> 24:21  28:8  <b>reappointment</b>  27:24  <b>rear</b> 11:4  <b>receive</b> 12:16  20:9  <b>received</b> 8:20  <b>reconsider</b>  24:11,21,23  <b>record</b> 7:6,13  22:14 32:15  <b>recording</b> 11:15  12:17  <b>regard</b> 18:4  <b>regarded</b> 20:18  <b>regarding</b> 20:15  20:16  <b>regulations</b> 3:3  6:22 7:6 11:6  11:22 12:6  21:10 22:8  <b>Reinhold</b> 4:5  5:18,19 8:24  9:5 22:16,21  25:11 27:5  29:13,16 30:12  32:12,19,22  33:1,6,9 35:3  <b>relationship</b>  6:13  <b>remember</b> 29:7  <b>report</b> 2:20 7:19  <b>Reported</b> 1:18  <b>Reporter</b> 2:22  36:1,3,15  <b>represents</b>  36:10  <b>requests</b> 10:7  <b>require</b> 7:1  <b>required</b> 11:18  21:20 22:7</p>	<p><b>requirement</b>  19:11  <b>requirements</b>  19:17,22 20:15  21:9,23  <b>requires</b> 23:14  <b>Residential</b>  10:16,17  <b>residents</b> 29:3  <b>responding</b>  19:25  <b>RETAINED</b> 3:9  <b>review</b> 13:18  <b>reviewed</b> 11:14  12:11 21:14  <b>revise</b> 24:18  <b>REVISED</b> 2:18  <b>revisit</b> 25:9  <b>rezoning</b> 29:21  <b>right</b> 18:19 19:23  34:18  <b>rights-of-way</b>  11:20  <b>road</b> 10:11 11:2  12:8,8,9,14  15:24 16:6,15  16:16 20:18,19  21:4,6  <b>roads</b> 11:3,20  <b>Roadways</b>  20:20  <b>role</b> 5:6  <b>ROLL</b> 2:3  <b>Ron</b> 4:8 6:7  17:25 20:11  31:2  <b>room</b> 8:3,4  <b>row</b> 18:14  <b>row-crop</b> 13:14  <b>ruling</b> 13:10  <b>run</b> 16:16 17:7,10  <b>runoff</b> 13:15  15:22 17:17</p> <hr/> <p style="text-align: center;"><b>S</b></p> <p><b>S</b> 2:8 3:1 5:1  <b>sac</b> 16:15 17:6,17</p>	<p>19:4,23 20:1  <b>sacs</b> 18:9  <b>safety</b> 20:12  <b>said</b> 18:3 36:11  <b>sake</b> 30:15  <b>same</b> 8:9 30:2  <b>saw</b> 15:3  <b>say</b> 14:11 15:22  16:14 18:11  30:14 31:12  <b>saying</b> 9:4  22:20 25:10  27:4 32:15  35:1  <b>says</b> 23:18 29:3  <b>schedule</b> 29:25  <b>Schulthehenrich</b>  4:4 5:21,22  9:11 13:22  15:21 16:2,13  16:21 17:1,5,12  17:15 18:1,6,18  19:1,6,12,16  23:2 25:17  27:11,17,21  34:23 35:9  <b>Scottie</b> 21:15  <b>seat</b> 28:1  <b>second</b> 1:4 9:1,3  17:6 22:17,19  25:6,7,9  26:23,24 27:1  27:3 34:24  35:1  <b>section</b> 12:2  21:10,11 22:7  <b>see</b> 14:4,11,14  18:22,24,25  19:2 20:13  28:8 30:5,8  33:17  <b>seeing</b> 14:14,17  <b>send</b> 34:11,12  <b>September</b> 30:1  33:19 34:7  <b>September's</b>  32:17</p>
---	---	--	--	---

PUBLIC HEARINGS 6/18/2019

served 12:4	30:4,22 31:8	27:18	32:23	8:3,3,3,4,4,5
service 10:21,23 28:9	31:14,17,19	stipulation	thank 6:10 12:19	8:5,7,9,10,11
Services 1:20	32:13,15,17,17	24:19	15:18 20:7	8:13,14,17,20
4:16	33:11,14,16,17	stormwater	21:7 22:3 28:3	8:21,22 9:3,16
set 11:21 20:2	33:19 34:1,5,6	11:14 13:12 16:7	28:9	9:18 10:2,4,7,8
36:12	some 6:23	16:11 17:21	that 6:14 7:23	10:10,13,13,15
sewer 10:18,23	20:10 29:2	stream 21:16,18	13:9,11,16,18,19	10:16,19,19,21
shaded 14:2,7	30:3,3,4	21:20	14:8,9,10,20	11:3,4,5,7,13,13
14:10 15:3	somebody	streams 21:13,15	15:12,23,25	11:15,15,21,21
shall 11:23 12:1	27:25	STREET 1:5 4:18	16:5,6,6,6,7,9	11:25,25 12:1,3
12:14,16	something	studies 20:16	16:10,10,15	12:5,14,15,17
she 31:16	14:23 19:14	subdivision	17:4,7,7,13,17	12:17,17,20,25
she's 31:17	30:8 32:15	10:8 12:13	17:21 18:3,4,9	13:2,5,9,9,10
sheet 7:25	somewhere	23:25 26:1	18:12,13,14,19	13:12,17,17
should 8:20	17:13	submit 13:17	19:2,3,10,11,14	14:2,6,7,8,10
12:12 28:18,23	sorry 10:1 24:8	submitted 7:13	19:14,18,23	14:12,24,25
31:7 33:11 34:1	29:2 32:3	10:2 12:12	20:1,3,10,13,16	14:25 15:1,3,15
show 15:9,10	sort 20:16	20:10	20:22,23 21:1	15:22,22,23
17:24	south 10:11 18:12	such 8:16 26:14	21:6,14,15,17	15:23,25,25
shown 13:9,13	space 11:9	26:16	21:17,21,24,24	16:3,6,8,8,14
13:16	spacing 19:10,11	supervision	23:15,16,19,22	16:16,19,19,20
shows 11:1,10,12	speak 7:23 8:2	36:9	23:23,24,24	17:6,10,10,16
11:20	speaking 13:12	Supply 10:22	24:2,6,7,12,19	17:16,18,20,22
side 11:5 16:8	18:17	10:24	24:23 25:1,25	17:25,25 18:3
18:23 24:1,3	special 21:21	supposed 11:8	26:1,4,4,7,11,13	18:4,9,11,12,13
26:3	29:25 30:1	sure 14:15 17:21	27:22 28:5,15	18:23,24,25
sight 20:22	33:18	19:5 31:16	28:18,21,23	19:3,10,17,25
sign 12:21	specs 18:4	32:21	28:25 29:4,4	20:1,1,2,12,19
sign-in 7:25	square 10:17,20	Survey 12:23	29:7,8,9,15,16	20:21 21:1,3,4
signed 12:24	St 4:19 10:10,12	swear 36:5	29:17 30:4,8	21:6,8,10,10,12
signify 9:4	11:2 12:7,8,14	sworn 7:25 13:1	30:10,15 31:17	21:14,14,16,18
22:20 25:10	15:24 16:6,15		31:17 33:20	21:19,22,23
27:4 35:1	16:16 17:6	T	34:8,9,15,16	21:25,25 22:8
since 23:10,14	20:18 24:3,4	T 3:1	36:5,10	22:12,14,15
size 10:16,19 11:7	26:2,3,5,12	take 5:6 21:6	that's 13:13,14	23:7,14,16,22
11:25	26:2,3,5,12	30:3	14:11,12,17,19	23:23,24,24
so 7:4 13:8,15	staff 4:11 7:19,21	taken 7:17 36:5	15:5,7,24 18:11	23:24,25,25
14:22 15:1,6,8	12:10	36:7	19:3,10 24:1	24:1,2,3,4,7,7
15:9,12 16:5,9	Stan 6:2	talk 34:16	26:2 30:8,9	24:8,11,12,18
16:10,13 19:23	standards 11:21	talking 15:25	31:7 32:13	24:23 25:22
20:23 22:11	STANLEY 4:6	talks 28:17	34:2,4,15	25:23,24,25
23:13,17,19	start 31:7 33:11	ten 27:25	the 3:9 5:4,4	25:25 26:1,1,1
24:6 25:24	state 12:20	term 27:22	6:11,12,18,19,21	26:2,2,3,4,8,8
26:7 27:25	23:12 36:3,16	testify 7:4	6:23,24 7:1,6	26:12,20
28:2,9 29:15	steep 15:6,8	testimony 10:3	7:6,7,8,9,9,13	27:16,18,18
29:20,24 30:1	stenographic	than 11:18 15:10	7:15,16,20,21	28:5,6,14,20
	36:8	23:25 29:10	7:22,23,25 8:1	28:23 29:21
	still 23:12,12			

PUBLIC HEARINGS 6/18/2019

29:22 30:2,6 30:11 31:7,8 32:1,18,18,18 32:24 33:11,12 33:13,13,15,16 33:17 34:2,4,5 34:9,19 35:15 36:3,4,5,6,6,7 36:9,10 <b>their</b> 6:14 7:24 30:7 <b>them</b> 16:14 19:25 20:2 33:17 34:10 <b>then</b> 7:22,25 16:22 17:6,13 17:16,17 19:17 22:8 25:5 30:10,22,23 31:7,15 32:16 33:3,25 34:2 <b>there</b> 6:17 12:3 13:13,15 14:23 16:11,17 18:10 18:12,14,20,24 18:25 19:13,17 20:12,14 21:13 21:15,16,19 23:9,22 24:6 29:9 30:5,23 33:15 34:19 <b>there's</b> 8:21 14:7 18:21,22 19:3 19:7,9,9 21:3 22:7,11 23:17 <b>Thereupon</b> 7:11 12:25 35:15 <b>these</b> 6:24 7:6 15:8,9 18:8 <b>they</b> 6:13 7:24 15:9,9 18:8 19:23 21:9,17 21:20,22 22:9 24:2 26:4 29:4,22,23 30:8,8 31:9 <b>They'd</b> 21:24	<b>they're</b> 21:2 22:1 <b>thing</b> 23:10 24:14 <b>think</b> 27:25 28:17 33:10 34:1 <b>third</b> 17:16 34:2 34:4 <b>this</b> 6:11,15 7:5 10:5,15 11:7,9 12:7,13 13:13 16:11 18:7 22:6 22:15 28:1,9 29:24 33:4,12 <b>those</b> 17:24 18:9 18:14,14 20:11 23:13 31:18 <b>though</b> 31:17 <b>thought</b> 18:7 <b>three</b> 12:3 23:18 <b>throttle</b> 16:9 <b>through</b> 16:22 16:22,24,25 17:13 26:8 <b>throw</b> 30:5 <b>throwing</b> 30:23 <b>Thursday</b> 31:16 34:1,2 <b>Thursdays</b> 32:5 32:5 33:24 <b>Tim</b> 5:18 29:16 <b>time</b> 6:11 7:5 8:15 27:25 30:2,13 33:3 33:16,16 36:6 <b>TIMOTHY</b> 4:5 <b>title</b> 23:24 26:12 <b>to</b> 2:3 5:3,4 6:12 6:14 7:4,4,5,9 7:20,23 8:2,3 8:3,4,8,8,8,14 8:23,25 9:3,18 9:20,23 10:7 11:8,13,14,15,18 12:2,7,11,17	13:2,14,14,17 13:18 14:14,25 15:12,12,15,22 15:23,24,25 16:14,18,24 17:3,7,10,10,17 17:21,25,25 17:25 18:10,11 18:12,22,24 19:18,23 20:2 20:2,11,24 21:1 21:3,5,17,21,21 21:23,24 22:1 22:2,9,9,14,14 22:19 23:11,13 23:16,19,23 24:3,4,7,11,14 24:18,21,21,23 25:9 26:4,8,11 26:14,16 27:3 27:22,23 28:1 28:3,4,8,8,11 28:13,21 29:17 29:23,24 30:1 30:3,5,5,13 31:22 32:14,17 33:5,12,14,15 33:17 34:6,9 34:10,16,20,21 35:1 36:9 <b>Tobben</b> 5:24 5:25 <b>today</b> 16:12 <b>today's</b> 6:15 <b>together</b> 14:13 <b>Tom</b> 5:24 <b>tomorrow</b> 29:18 34:12 <b>tonight</b> 13:8 34:10 <b>Tonight's</b> 6:20 <b>too</b> 31:2 <b>took</b> 24:24 <b>top</b> 18:24 23:24 26:1 <b>tough</b> 31:2 <b>towards</b> 19:3	31:8 <b>Township</b> 10:12 28:1 <b>traffic</b> 20:12,16 20:17,23,24 21:4 <b>transcribed</b> 36:8 <b>transcript</b> 1:9 28:15 36:11 <b>true</b> 15:23 36:10 <b>try</b> 31:16,19 <b>trying</b> 21:2 30:1 <b>Tuesday</b> 5:4 34:4 <b>turn</b> 8:2 <b>two</b> 16:19 <b>twos</b> 15:10 <b>type</b> 21:18 <b>typically</b> 19:24	<b>utilities</b> 11:23 <b>utility</b> 11:1,2,3,4
<b>V</b>				
<b>very</b> 28:6 <b>VICE</b> 4:4 <b>Village</b> 18:12 <b>VISITOR</b> 2:7 <b>Visitors</b> 9:17 <b>Voss</b> 4:6 6:2,3 9:6 22:22 25:12 27:6 35:4 <b>vote</b> 2:17,18 8:9				
<b>W</b>				
<b>want</b> 19:25 20:11 28:3 29:4 30:13 34:9 <b>wanted</b> 24:2 <b>wanting</b> 26:4 <b>was</b> 7:11 12:25 16:12 18:10,10 19:13,14 20:10 21:15 23:22 28:16,25 36:4 36:5 <b>wasn't</b> 18:12 <b>water</b> 10:18,21 10:22,24 12:4 15:22,23 16:15 17:7 <b>way</b> 24:6 <b>we</b> 6:9 9:2,21 9:22 13:10,17 14:8 16:5 20:9 20:21 21:3,24 22:18 23:10,13 23:17,19 24:6 24:10,20,24 25:8,25 27:2 28:7,9,15,20 28:21 29:4,20 29:21 30:4,10 30:23 31:7,15 31:19 32:14,17				
<b>U</b>				
<b>U</b> 2:8 <b>under</b> 7:2 26:11 36:9 <b>underground</b> 11:24 <b>understand</b> 19:15,20 <b>Unfinished</b> 2:9 7:15,16 8:9 9:20 23:11,19 <b>Unified</b> 6:22 11:22 12:6 <b>UNION</b> 1:6 <b>unless</b> 30:24 <b>up</b> 14:25 15:1,9 15:10 17:24 18:10 20:2 21:5 23:15,23 27:23 <b>us</b> 6:18 9:23 10:4 13:5 28:5 28:21 29:23 30:13 33:3 <b>use</b> 6:22 8:14 11:22 12:6 21:2				

PUBLIC HEARINGS 6/18/2019

32:23,23 33:11,11,12 34:1 35:14 <b>we'd</b> 30:14 <b>we'll</b> 9:20 16:9 16:10 23:19 28:13 30:16 34:11 <b>we're</b> 17:3 29:24 30:1 31:14 32:4,14 34:6 <b>we've</b> 20:22 24:9 30:4 32:18 <b>Wednesday</b> 30:9,11,18 <b>Wednesdays</b> 30:21 31:2,14 <b>week</b> 30:11 32:18 <b>well</b> 11:18 15:24 16:18 18:7,19 20:2 24:20 28:7 29:23 31:6 33:4 <b>were</b> 3:9 28:20 36:7 <b>west</b> 11:13 16:3 <b>western</b> 16:8 <b>what</b> 13:5 14:1 14:10,14,17,20 16:5,12,24 21:2 22:1 24:3 28:25 30:12 30:23 <b>whatever</b> 22:1 <b>when</b> 8:2 15:22 18:7 33:18 <b>where</b> 14:12 15:6 17:7,8 18:16,17 23:18 32:14 <b>WHEREOF</b> 36:12 <b>whether</b> 18:10 <b>which</b> 9:22	24:3 30:24 <b>who</b> 7:3 28:20 <b>whom</b> 36:4 <b>why</b> 31:16 <b>will</b> 5:6 6:11,18 7:1,4,16,18,20 8:2,3,12 10:3,4 10:21,23 11:14 12:7,13 13:4,16 13:17 16:4,7,8 16:11,15,23 17:13,18,20 21:16,17 24:17 28:10 29:7,17 33:3,15 <b>Willette</b> 6:4,5 <b>Williams</b> 4:8 6:7 6:8 9:8 20:14 22:24 25:14 27:8 30:17,20 32:10 35:6 <b>wineries</b> 29:5 <b>wish</b> 28:6 <b>wishing</b> 9:18 <b>with</b> 7:16 8:5 10:17 11:5,7 12:2,15,23 13:19 23:22 24:7,18 25:25 28:4 29:7,22 29:23 31:1 32:1 33:20 34:10 <b>within</b> 8:15 19:25 36:3 <b>WITNESS</b> 12:25 36:12 <b>wondering</b> 18:10 <b>work</b> 15:15 30:10 <b>working</b> 28:4 29:21 <b>worried</b> 31:17 <b>would</b> 7:5,22 8:22 18:13 21:17,19,23	22:8,12 24:12 24:23 26:20 27:22 29:4 30:6,14,17,23 33:2 34:19 <b>wouldn't</b> 21:20 <b>written</b> 8:25 10:1 18:24 23:14 <b>Wunderlich</b> 12:23 <b>Wunderlich/E...</b> 2:12 9:24 <b>WWTF</b> 10:24 <hr/> <b>X</b> <hr/> <b>X</b> 2:1 3:1 <hr/> <b>Y</b> <hr/> <b>yeah</b> 13:6 14:16 14:18,21 15:4,4 15:7,17 16:1,4 17:9,23 18:21 19:2,8,19,24 20:3,8,8 24:10 28:22 33:1,8 34:11 <b>year</b> 33:13 <b>years</b> 27:25 <b>Yep</b> 15:19 <b>yes</b> 17:14,20 24:13,16 25:3 27:20 29:6 <b>you</b> 5:6 6:10,18 8:2,3 10:4 12:19,20 13:4 13:19,23 14:10 15:18,22,24 18:3,11,16,25 19:22 20:7,11 20:13,23,24 20:25 21:1,7 21:21 22:3 26:22 27:18 28:3,6,8,8,9 28:10 29:7,17 29:21 30:2,13	30:16,24 31:12 31:13 32:14 33:2,24 34:9 <b>you're</b> 13:5 14:14 32:15 <b>your</b> 8:2,5 12:20 28:6,9 <hr/> <b>Z</b> <hr/> <b>ZIELKE</b> 2:13 4:12 5:7,9,11 5:14,16,18,20 5:24 6:2,4,7,9 6:20 10:5 18:5 21:12 23:21 25:24 26:7 28:24 29:6,12 29:15,20 30:14,19,22 31:3,6,12,23 32:4,13,21,24 33:4,8,19,22 33:25 34:11,15 <b>zoning</b> 1:1,2 2:19 3:3,4 4:2,11 5:5 6:12,21,24 7:7 8:13,15 10:8,15 12:16 22:10 23:8 <hr/> <b>0</b> <hr/> <b>1</b> <hr/> <b>110:16,17 18:23</b> <b>10</b> 2:13 11:8 28:17 <b>10-foot</b> 11:3 <b>10,000</b> 10:17 <b>100</b> 21:6,18 <b>100-year</b> 21:22 <b>11</b> 28:17 <b>11TH</b> 4:18 <b>12</b> 2:14 <b>14</b> 2:15 29:2 <b>15</b> 14:2,5,7 29:2 <b>15-foot</b> 11:2 14:12	<b>15,000</b> 10:20 <b>16</b> 29:3 <b>16th</b> 32:18 <b>18</b> 1:10 5:2 19:9 <b>18th</b> 5:4 <b>19</b> 19:9 <b>190109</b> 2:12 9:24 10:6 22:19 25:9 27:3 <b>197</b> 12:2 <b>19th</b> 31:15,20,22 31:24 32:1 33:19 34:5,7 <hr/> <b>2</b> <hr/> <b>2.4</b> 11:9 <b>20</b> 2:16 <b>20-foot</b> 11:1 <b>2019</b> 1:10 2:6 5:2 <b>2022</b> 36:18 <b>21</b> 2:6 <b>21st</b> 8:21 9:3 30:7,9 <b>22</b> 2:17 <b>22nd</b> 31:19 32:5 34:7 <b>23</b> 2:19 <b>23rd</b> 32:18 <b>24</b> 10:14 14:2,7 17:13 <b>26</b> 2:18 36:18 <b>26th</b> 30:23 31:8 31:9 <b>29</b> 2:20 <hr/> <b>3</b> <hr/> <b>3</b> 10:22,25 <b>300</b> 10:11 <b>314</b> 4:20 <b>32</b> 14:2,7 <b>33</b> 14:2,7 16:24 <b>35</b> 2:21 <b>36</b> 2:22 <b>36-lot</b> 10:7
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PUBLIC HEARINGS 6/18/2019

<hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p>4 18:19 400 1:5</p> <hr/>				
<hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p>5 18:19,19 5-foot 11:4 50 21:17 512 13:2</p> <hr/>				
<hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p>6 18:19,19 6:00 33:2 600-foot 19:10 63084 1:6 63101 4:19 644-2191 4:20</p> <hr/>				
<hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p>7 2:3 3:3,4,5,6 7:00 1:11 30:15 33:2 34:6,7 7:31 35:16 711 4:18</p> <hr/>				
<hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p>8 2:4 12:2 19:7 21:11 22:7 28:16,17 8-inch 12:4</p> <hr/>				
<hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p>9 2:5,6,7 19:7 28:17,17 9.48 11:11 90 8:15</p> <hr/>				