

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

FRANKLIN COUNTY PLANNING AND ZONING  
BOARD OF ZONING ADJUSTMENT  
FRANKLIN COUNTY GOVERNMENT CENTER  
SECOND FLOOR COMMISSION CHAMBERS  
400 EAST LOCUST STREET  
UNION, MISSOURI 63084

TRANSCRIPT OF PROCEEDINGS  
JUNE 25, 2019  
(COMMENCING AT 7:00 P.M.)

Reported by:  
Patsy A. Mayberry, C. R.  
Alaris Litigation Services

1	I N D E X	
2	PROCEEDING	PAGE
3	CALL TO ORDER AND ROLL CALL	5
4	AGENDA APPROVAL	5
5	APPROVAL OF MINUTES DATED OCTOBER 23, 2018	6
6	ELECTION OF OFFICERS	7
7	DISCLOSURES	8
8	MEETING PROCEDURES AND EXHIBITS	9
9	P U B L I C H E A R I N G S	
10	UNFINISHED BUSINESS - NONE	
11	NEW BUSINESS:	
12	FILE 190100 - CINDERS TRAPP, LLC/LAURA DUERBECK:	
13	PRESENTATION BY MS. EAGAN	11
14	PRESENTATION BY APPLICANT	14
15	DISCUSSION	34
16	VOTE	39
17	ADJOURNMENT	41
18	CERTIFICATE OF REPORTER	42
19		
20		
21		
22		
23		
24		
25		

1	E X H I B I T S		
2	IDENTIFICATION	DESCRIPTION	PAGE
3	COUNTY		
4	EXHIBIT A	PLANNING AND ZONING REGULATIONS	10
5	EXHIBIT B	FRANKLIN COUNTY ZONING MAP	10
6	EXHIBIT C	FRANKLIN COUNTY MASTER PLAN	10
7	EXHIBIT D	FILES FOR ALL CASES HEARD	10
8			
9			
10	(NOTE: ALL EXHIBITS, IF ANY, WERE RETAINED BY THE		
11	PARTIES AND ARE NOT ATTACHED HERETO.)		
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

1                                   A P P E A R A N C E  
2    PLANNING AND ZONING COMMISSION:  
3    JUSTIN HEAD, CHAIRMAN  
4    MARK FRANKENBERG, COMMISSIONER  
5    STEVE HOFF, COMMISSIONER  
6    TIMOTHY TOBBEN, COMMISSIONER  
7    PLANNING AND ZONING STAFF:  
8    SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING  
9  
10   ALARIS LITIGATION SERVICES:  
11   PATSY A. MAYBERRY, C. R.  
12   711 NORTH 11TH STREET  
13   ST. LOUIS, MISSOURI 63101  
14   (314) 644-2191  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

2 (JUNE 25, 2019)

3 CHAIRMAN HEAD: Thanks,  
4 everybody for coming. I'd like to call the meeting to  
5 order.

6 Roll call, please.

7 MS. EAGAN: Mark Frankenberg?

8 COMMISSIONER FRANKENBERG:

9 Here.

10 MS. EAGAN: Justin Head?

11 CHAIRMAN HEAD: Here.

12 MS. EAGAN: Steve Hoff?

13 COMMISSIONER HOFF: Here.

14 MS. EAGAN: Derek Schriewer?

15 COMMISSION SCHRIEWER: Here.

16 MS. EAGAN: And, Tim Tobben?

17 COMMISSIONER TOBBEN: Here.

18 MS. EAGAN: Okay. We have a  
19 quorum.

20 CHAIRMAN HEAD: I'd entertain a  
21 motion to approve tonight's agenda.

22 COMMISSIONER HOFF: So be it.

23 COMMISSIONER FRANKENBERG: I'll  
24 second it.

25 CHAIRMAN HEAD: Motion and a

1 second. Any discussion?  
2 (NONE)  
3 All those in favor please say aye.  
4 COMMISSIONER FRANKENBERG: Aye.  
5 CHAIRMAN HEAD: Aye.  
6 COMMISSIONER HOFF: Aye.  
7 COMMISSIONER TOBBEN: Aye.  
8 COMMISSIONER SCHRIEWER: Aye.  
9 CHAIRMAN HEAD: Those opposed?  
10 (NONE)  
11 A couple of procedural issues. The first  
12 one being approval of the minutes from October 22,  
13 2018. Is there a motion to approve those minutes  
14 without any additions, deletions or corrections?  
15 COMMISSIONER FRANKENBERG: I'll  
16 make a motion.  
17 COMMISSIONER HOFF: I'll second  
18 it.  
19 CHAIRMAN HEAD: Any discussion?  
20 (NONE)  
21 All those in favor, please say aye.  
22 COMMISSIONER FRANKENBERG: Aye.  
23 CHAIRMAN HEAD: Aye.  
24 COMMISSIONER HOFF: Aye.  
25 COMMISSIONER TOBBEN: Aye.

1 COMMISSIONER SCHRIEWER: Aye.

2 CHAIRMAN HEAD: Those opposed?

3 (NONE)

4 Okay. The minutes are approved.

5 We also have one other housekeeping item,  
6 which is the election of officers. So we need a  
7 chairman and a vice chairman.

8 Gordon has been the chairman forever. My  
9 personal inclination would be to punish him for not  
10 being here tonight and elect him to another term.

11 COMMISSIONER HOFF: Second.

12 CHAIRMAN HEAD: I'll take that  
13 as a motion. Is there a --

14 COMMISSIONER SCHRIEWER: I'll  
15 second.

16 CHAIRMAN HEAD: Second. Any  
17 discussion?

18 (NONE)

19 All those in favor, please say aye.

20 COMMISSIONER FRANKENBERG: Aye.

21 CHAIRMAN HEAD: Aye.

22 COMMISSIONER HOFF: Aye.

23 COMMISSIONER TOBBEN: Aye.

24 COMMISSIONER SCHRIEWER: Aye.

25 CHAIRMAN HEAD: All opposed?

1 (NONE)

2 I'm the sitting vice chair, which is why  
3 I'm in the hot seat tonight. Our fearless leader is  
4 on vacation, I believe. It wouldn't hurt my feelings  
5 if one of you guys wants to switch chairs with me, but  
6 we do have to elect a vice chair.

7 COMMISSIONER FRANKENBERG: I  
8 nominate Justin Head.

9 COMMISSIONER HOFF: I second  
10 it.

11 CHAIRMAN HEAD: Motion and a  
12 second. Is there any discussion?

13 (NONE)

14 All those in favor.

15 COMMISSIONER FRANKENBERG: Aye.

16 COMMISSIONER HOFF: Aye.

17 COMMISSIONER TOBBEN: Aye.

18 COMMISSIONER SCHRIEWER: Aye.

19 CHAIRMAN HEAD: All those  
20 opposed?

21 (NONE)

22 So that brings us to our New Business for  
23 tonight, which is File Number 190100.

24 Before we get started, is there anybody  
25 who feels due to any financial or other interest,

1 would be unable to fairly hear the issue before us?

2 (NONE)

3 The way we conduct our meetings is  
4 relatively informal. What we do is, once we start  
5 calling witnesses, we take all those in favor of the  
6 applicant, which would be in favor of the variance,  
7 first.

8 Anybody who wishes to speak can speak and  
9 present testimony and evidence that you have. If you  
10 don't feel the need to essentially regurgitate the  
11 same thing the person in front of you said, but  
12 anything that you have in addition to that, feel free  
13 to come up and we'll listen to it.

14 So what we'll do is we'll take the  
15 applicant side first, all those in favor of the  
16 variance. After that testimony and evidence is over,  
17 we'll take anybody in opposition to the variance.

18 Then we'll go back for rebuttal, a brief  
19 rebuttal, for those in favor of the variance, and  
20 we'll finish with the surrebuttal if there's any for  
21 those in opposition.

22 So before we get started, Scottie, can  
23 you read our hearing procedures, followed by a staff  
24 report.

25 MS. EAGAN: Sure.



1           At the conclusion of all comments and  
2 discussion concerning each case, the public hearing  
3 for that case will conclude and the Board of Zoning  
4 Adjustment will proceed with a decision.

5           Any decision by the Board may be  
6 appealed. If anyone desires to appeal a decision made  
7 by the Board of Zoning Adjustment, they need to submit  
8 it to Circuit Court.

9           And this is File 190100.

10           The applicant is Laura Duerbeck for  
11 Cinders Trapp, L. L. C.

12           The applicant is seeking a variance from  
13 the requirement found in Article 8, Section 167(C).

14           The property is located on CT Farm Road  
15 and Spring Hill Road, just off Fiddle Creek in Boles  
16 Township.

17           THE FACTS: The variance requested  
18 involves three parcels totaling approximately 129  
19 acres in size.

20           The property is currently zoned Suburban  
21 Development.

22           The applicant seeks a variance from the  
23 requirement that states:

24                           "For any minor subdivision  
25                           which must use a privately

1 maintained minor subdivision  
2 road, driveway shared, or  
3 driveway for means of ingress  
4 and egress to a publically  
5 maintained road, it must be  
6 constructed with the required  
7 minimum easement of 50 feet.  
8 The minimum easement applies  
9 to a road, driveway shared, or  
10 driveway in its entirety and  
11 should start at the point  
12 where the private road meets  
13 the publicly maintained road."

14 The applicant requests a variance to be  
15 able to use an existing 40-foot easement,  
16 approximately 800 feet, that runs through a  
17 neighboring property not owned by the applicant.

18 The applicant has the ability to create a  
19 50-foot easement on the property they own, but state  
20 this new road would have to be built over a major  
21 creek crossing.

22 STAFF COMMENTS: According to Section  
23 103(A), a variance may be granted by the Board of  
24 Zoning Adjustment if the applicant provides sufficient  
25 evidence that the hardship relates solely to the

1 applicant's land and where by reason of exceptional  
2 narrowness, shallowness, shape or topography or other  
3 extraordinary or exceptional situation or condition of  
4 a specific piece of property, the strict application  
5 of any regulation would result in pecuniary and  
6 exception difficulties to or exceptional and  
7 demonstrable undue hardship upon the owner of the  
8 property as an unreasonable deprivation of use as  
9 distinguished from the mere granting of a privilege to  
10 authorize upon an appeal relating to a property a  
11 variance from the strict application so as to relieve  
12 the demonstrable difficulties or hardships, provided  
13 the relief can be granted without substantial  
14 detriment to the public good and without substantially  
15 impairing the intent, purpose and integrity of the  
16 zoned plan as a body in the zoning regulations and  
17 map.

18 CHAIRMAN HEAD: Can you guys  
19 all hear me okay?

20 The record's Exhibits A, B, C and D will  
21 be admitted and taken into our record.

22 The first person who is going to speak to  
23 us on behalf of the applicant, please step up, sign in  
24 and be sworn.

25 (THEREUPON, THE WITNESS WAS

1 SWORN.)

2 First state your name.

3 MR. JIM HILDEBRAND: Sure. My  
4 name is Jim Hildebrand, and I'm speaking on behalf of  
5 Laura Duerbeck, who is the applicant.

6 CHAIRMAN HEAD: Mr. Hildebrand,  
7 you have the floor.

8 MR. HILDEBRAND: Okay.

9 So you guys should have a handout, and  
10 I'll get to the Power Point presentation here shortly,  
11 but pretty much what this young land just spoke about,  
12 Ms. Duerbeck is selling her 129-acre farm, and there's  
13 adjoining property owners, some that are sitting  
14 behind me, that are purchasing some of her farm.

15 There is a road called C T Farm Road,  
16 which runs off of Fiddle Creek, which is a black  
17 asphalt type of road. And CT Farm being a gravel  
18 road, which is now 50 feet wide but was 40 feet wide  
19 in the past.

20 We do have utility easements going  
21 through the CT Farm, such as AMEREN and the telephone  
22 company, AT&T. We don't have any gas back there. Gas  
23 does run along Fiddle Creek, but I believe it would be  
24 too costly to run gas back to -- to the properties  
25 that all in the back farm.

1                   With that being said, I'll show you, if I  
2     could have you guys turn around a take a look. And  
3     again, you guys should have a handout, but this Power  
4     Point here might be a little bit better.

5                   So this is Mrs. Duerbeck's farm. It's  
6     being broken up into anywhere from 7- to 20-acre lots.  
7     So we have Fiddle Creek Road right here, and then we  
8     have CT Farm Road right here, which is a private  
9     gravel road. Like I said, it was 40 feet. It has now  
10    become 50 feet.

11                  The problem lies when we get back here to  
12    this farm right here, which is a 9- or 10-acre farm,  
13    this farm is owned by HUD/PennyMac. PennyMac being a  
14    mortgage company out of California. We're asking for  
15    a 10-foot variance due to the fact that we cannot --  
16    my understanding, we cannot force this property owner  
17    of PennyMac/HUD to -- we cannot just take 10 feet of  
18    their road through here.

19                  So therefore, we're asking for the  
20    10-foot variance.

21                  The other option would be to bring the  
22    50-foot wide road right through here, which would  
23    affect my property. It would go through this field,  
24    and there's a creek right there that -- it's not  
25    really depicted well, but there's a major creek right

1 there that the road would parallel. There would be  
2 significant alterations to the creek and some  
3 engineering and some permits that I guess would have  
4 to go through the Department of Conservation or  
5 Natural Resources to alter that creek right there.

6 This -- again, this 40-foot road right  
7 here has easement rights for utilities. We have  
8 AMEREN-UE the power lines that go through there, and  
9 we have AT&T. So we have utilities there.

10 Again, this would greatly affect my  
11 property if a 50-foot road was to come through the  
12 field when you have a road right here that's been an  
13 establishment, I believe, since the late 1800s.

14 So in a nutshell, that's what we're  
15 asking for, is a variance of leave this 40 feet  
16 through here, and not require Mrs. Duerbeck to put a  
17 50-foot wide road through here, again, when you've got  
18 a road right there that serves the purpose for us  
19 neighbors to get in and out of our properties.

20 CHAIRMAN HEAD: Anything else?

21 MR. HILDEBRAND: I'm sure I  
22 forgot quite a bit, but you know, that -- that really  
23 in a nutshell, the cost to put in that 50-foot wide  
24 road and again, you have a road there that serves the  
25 purpose and it has since the late 1800s.

1 CHAIRMAN HEAD: Any questions  
2 by Board members?

3 COMMISSIONER FRANKENBERG: I  
4 do.

5 You said that the neighbors are going to  
6 buy some property. Which properties were the  
7 neighbors going to buy?

8 MR. HILDEBRAND: Yeah. So my  
9 wife and I have purchased this 20 acres here.

10 The Putoffs (ph.), who were here last  
11 month, couldn't make it this time, but they're  
12 purchasing this and this right here.

13 And then Mr. Pfeiffer -- Mr. and Mrs.  
14 Pfeiffer behind me, are purchasing these two lots  
15 here.

16 And then Mr. and Mrs. Harris are behind  
17 me. They're -- they access this gravel road to get to  
18 their property right here.

19 COMMISSIONER FRANKENBERG: So 6  
20 and 7 aren't going to sell to adjacent owners?

21 MR. HILDEBRAND: I'm hard of  
22 hearing, sir.

23 COMMISSIONER FRANKENBERG: Are  
24 6 and 7 going to sell to the adjacent owners to the  
25 north and to the east, or are they going to be

1 stand-alone lots? You mentioned that these property  
2 owners are going to buy property.

3 MR. HILDEBRAND: Yeah, so  
4 they're --

5 COMMISSIONER FRANKENBERG: --  
6 adjacent property owners were going to buy property.

7 MR. HILDEBRAND: Yeah. So I  
8 being an adjacent owner am going to purchase this.

9 COMMISSIONER FRANKENBERG:  
10 Yeah.

11 MR. HILDEBRAND: The Putoffs  
12 (ph.) are purchasing this.

13 COMMISSIONER FRANKENBERG:  
14 Where do the Putoffs (ph.) live?

15 MR. HILDEBRAND: They live --

16 MS. EAGAN: They live just  
17 north.

18 COMMISSIONER FRANKENBERG: --  
19 adjacent?

20 MR. HILDEBRAND: Yeah, they  
21 live just --

22 COMMISSIONER FRANKENBERG: So  
23 that tract could actually be added to their property?

24 MR. HILDEBRAND: Right. So  
25 they live right up in --

1 COMMISSIONER FRANKENBERG: How  
2 about Lot 7, could it be added to somebody's property?

3 MS. EAGAN: They're buying both  
4 of those, as far as I know.

5 COMMISSIONER FRANKENBERG:  
6 Both?

7 MR. HILDEBRAND: Right,  
8 correct.

9 MS. EAGAN: They're buying Lot  
10 6 and 7.

11 MR. HILDEBRAND: Yes, they're  
12 buying Lot 6 and 7, and their house sits somewhere  
13 right up in here.

14 COMMISSIONER FRANKENBERG: How  
15 do they access their property now?

16 MR. HILDEBRAND: Off of Fiddle  
17 Creek right here. That gravel road takes them up, but  
18 they would -- there's a large creek right here, and  
19 they would need to use this Spring Hill/CT Farm Road  
20 to get to the back of their property, because again  
21 there is a really -- a big deep creek. And to put a  
22 bridge in there would be pretty costly.

23 COMMISSIONER FRANKENBERG: Thank  
24 you.

25 MR. HILDEBRAND: Okay.

1 CHAIRMAN HEAD: Any other  
2 questions?

3 How -- when was that easement granted; do  
4 you know?

5 MR. HILDEBRAND: So the 40-foot  
6 -- are you referring to the 40-foot?

7 CHAIRMAN HEAD: Yes, the  
8 40-foot.

9 MR. HILDEBRAND: So it's -- you  
10 know, I believe that one of the property owners or  
11 some are going to speak behind me. I don't want to  
12 speak for them, but someone else could answer that  
13 who've owned the property since the '70s, '80s or even  
14 going back further. But I've been a property owner  
15 with my wife and I since 2016, and that 40-foot road  
16 has been there since then.

17 And again, it's -- there is utilities  
18 already there. My understanding the whole purpose of  
19 the 50-foot wide easement is to allow for traffic and  
20 for easements to run along the road. They're already  
21 there.

22 COMMISSIONER HOFF: Is this a  
23 dead-end road, CT Farm Road?

24 MR. HILDEBRAND: Yes, it  
25 dead-ends into Mr. Schwartz's property back behind me.

1 COMMISSIONER HOFF: Will you  
2 point that out for me.

3 MR. HILDEBRAND: Mr. Schwartz's  
4 property is back here, yeah, back up in the corner.

5 COMMISSIONER HOFF: Yet, he has  
6 no access off of Fiddle Creek?

7 MR. HILDEBRAND: You know, I  
8 can't answer that. Hearsay, which is not admissible.  
9 I know that Mr. Schwartz travels the CT Farm Road to  
10 get to his property. Whether there's another access  
11 off of 100, I don't know.

12 CHAIRMAN HEAD: Any other  
13 questions?

14 COMMISSIONER TOBBEN: No.

15 COMMISSIONER SCHRIEWER: No.

16 CHAIRMAN HEAD: All right.

17 Thank you.

18 MR. HILDEBRAND: Okay.

19 CHAIRMAN HEAD: Anybody else in  
20 favor of the applicant, which would be in favor of the  
21 variance, who wants to speak?

22 Please sign in, and she'll swear you in.

23 (THEREUPON, THE WITNESS WAS

24 SWORN.)

25 Please state your name for the Board.

1 MR. WAYNE PFEIFFER: My name is  
2 Wayne Pfeiffer. I've been a resident out there for  
3 over 45 years.

4 I agree with everything that Jim  
5 Hildebrand has presented to you in his presentation.  
6 I think he pretty much laid out everything. So I  
7 really don't have anything further to add.

8 You were asking about when that 40-foot  
9 easement did go in. I think that was probably back in  
10 the '70s or '80s to comply with Franklin County's  
11 restrictions and stuff back then.

12 CHAIRMAN HEAD: And who was it  
13 meant to benefit?

14 MR. PFEIFFER: I guess it was  
15 just following the code, you know, Franklin County's  
16 Code back then when 40-foot easement was what they  
17 required.

18 Since then they've changed it to a  
19 50-foot easement now.

20 COMMISSIONER HOFF: Do you know  
21 how many people use this easement? How many people  
22 need to have it as an access?

23 MR. PFEIFFER: That travel and  
24 use that?

25 COMMISSIONER HOFF: Yeah.

1 MR. PFEIFFER: There's probably  
2 four or five families, maybe six families, that use  
3 it.

4 COMMISSIONER HOFF: On a  
5 day-to-day basis?

6 MR. PFEIFFER: There's four  
7 families that use it on a daily basis. Some of the  
8 other ones use it on weekends or so forth.

9 COMMISSIONER HOFF: Okay.

10 COMMISSIONER FRANKENBERG: How  
11 about north of the 40-foot easement, how many? It  
12 dead-ends into the -- what was the name of the  
13 property that it dead-ends into?

14 MR. PFEIFFER: Steve Schwartz's  
15 property.

16 COMMISSIONER FRANKENBERG:  
17 Schwartz's and he's buying Lot 6 and 7?

18 MR. PFEIFFER: No. This  
19 originally was my grandparents' farm back in the late  
20 1800s, early 1900s. The farm that Steve Schwartz owns  
21 was my grandpa's brother, and he gave his brother  
22 easement through his farm to get to his.

23 COMMISSIONER TOBBEN: Where  
24 does the easement -- where does the road end there?  
25 It's hard to tell from this aerial. It's hard to see.

1 MR. PFEIFFER: It ends right  
2 here.

3 COMMISSIONER TOBBEN: Okay. So  
4 it --

5 MR. PFEIFFER: It travels  
6 through -- through the farm, but this is where Steve  
7 Schwartz's property, I think, begins.

8 COMMISSIONER FRANKENBERG:  
9 Okay. I'm not understanding this. If the man to the  
10 north, Putoff (ph.), is going to buy Lots 6 and 7, why  
11 are we even talking about this?

12 We can add that on to his property with a  
13 -- just a plat survey, and then this road can actually  
14 dead-end where the 40-foot easement starts, unless he  
15 wants the lots to sell, and that's another thing. But  
16 this variance wouldn't even be needed if he's going to  
17 buy the 6 and 7.

18 Am I not right, Scottie?

19 MS. EAGAN: You're correct.

20 COMMISSIONER FRANKENBERG: He  
21 can add that on to his property with just a plat  
22 survey, and this would not be needed at all.

23 Unless he wants future development, that  
24 could be thought of, but you understand what I'm  
25 saying.

1 MR. PFEIFFER: I don't know  
2 what their plans are as far as future development, but  
3 right now, it does adjoin their property outside of  
4 the farm.

5 COMMISSIONER FRANKENBERG:  
6 Well, as the first gentleman said, they were going to  
7 buy Lot 6 and 7, which if they do buy Lot 6 and 7,  
8 this easement is not needed.

9 MR. HILDEBRAND: Could I speak  
10 again? May I speak further?

11 CHAIRMAN HEAD: Mr. Pfeiffer,  
12 are you done?

13 MR. PFEIFFER: Yes.

14 CHAIRMAN HEAD: Yes, please.

15 MR. HILDEBRAND: Thanks.

16 Okay. So my understanding is we -- this  
17 -- if allowed, this road, 50-foot road, would go  
18 through my fields. I would rather not have a 50-foot  
19 wide road go through my fields when we already have a  
20 40-foot wide road right there.

21 Also speaking on behalf of Mrs. Duerbeck,  
22 she would be left with the cost to drop rock from this  
23 road right here through the fields and back out again.  
24 And as you can see, these roads lead to the same  
25 destination.

1                   So all we're asking for is 10 feet.  
2    Again, this probably affects me more so along with  
3    Mrs. Duerbeck than any of the other property owners.  
4    But again, I would not rather would like to see a  
5    50-foot wide road right here.   What do we do with this  
6    road right here?

7                   COMMISSIONER FRANKENBERG:   You  
8    understand what I'm saying?   If the guy to the north  
9    is going to buy Lot 6 and 7, --

10                  MR. HILDEBRAND:   Right.

11                  COMMISSIONER FRANKENBERG:  
12    Okay.   That can be sold to him under a normal plat  
13    survey.   That does not even have to be on this.

14                  MR. HILDEBRAND:   Right.

15                  COMMISSIONER FRANKENBERG:   So  
16    that easement going through up to him --

17                  MR. HILDEBRAND:   Right.

18                  COMMISSIONER FRANKENBERG:   --  
19    there's already an existing 40-foot easement.   It's  
20    not needed.

21                  MR. HILDEBRAND:   Okay.

22                  COMMISSIONER FRANKENBERG:  
23    Okay?

24                  MR. HILDEBRAND:   Okay.

25                  COMMISSIONER FRANKENBERG:   So

1 they don't have to build it through your field. I  
2 understand that.

3 MR. HILDEBRAND: Right.

4 COMMISSIONER FRANKENBERG: They  
5 don't have to build it at all. Nobody has to build  
6 any road.

7 MR. HILDEBRAND: Okay.

8 COMMISSIONER FRANKENBERG: That  
9 6 and 7, if for sure the neighbor's going to buy it,  
10 do a plat survey, sell it to the neighbor. Forget  
11 about extending the road.

12 MR. HILDEBRAND: Okay.

13 COMMISSIONER FRANKENBERG: I  
14 don't see -- if what you said is true, --

15 MR. HILDEBRAND: Right.

16 COMMISSIONER FRANKENBERG: -- I  
17 don't see a hardship here, first of all.

18 MR. HILDEBRAND: Yeah.

19 COMMISSIONER FRANKENBERG: I  
20 mean, they don't have to build any road.

21 MR. HILDEBRAND: Yeah, well, I  
22 guess the hardship or it comes in -- is it not a  
23 requirement that there be a 50-foot wide road? If  
24 Mrs. Duerbeck is breaking this farm up into parcels,  
25 is that not a requirement to have a 50-foot wide road

1 to one day for the future of a subdivision?

2 COMMISSIONER FRANKENBERG: I  
3 believe you're right, but that's why I asked who's  
4 buying Lot 6 and 7. You said the neighbors to the  
5 north.

6 MR. HILDEBRAND: Right, Mr. and  
7 Mrs. Putoff (ph.), correct.

8 COMMISSIONER FRANKENBERG: So  
9 it's not a requirement to get them an easement off of  
10 CT Farm Road --

11 MR. HILDEBRAND: Right.

12 COMMISSIONER FRANKENBERG: --  
13 because they're adding on to their parcel. They  
14 already have access in a different location.

15 MR. HILDEBRAND: True, true.  
16 Yes, they do.

17 COMMISSIONER FRANKENBERG: See  
18 what I'm saying?

19 MR. HILDEBRAND: Yes, sir. I  
20 do. Yes. Believe me, none of us want to be here. I  
21 think Mrs. Duerbeck spent a little money to have this  
22 Board meeting, but again, it was our understanding  
23 that we needed to ask for this 10-foot variance  
24 because the HUD home, PennyMac home, you know, we  
25 can't -- or anybody can't take that 10 feet from them.

1                   And so the other option, was explained to  
2 me, is you go through your field. And so again, if  
3 this is not needed, we'll pack up and leave.

4                   COMMISSIONER HOFF: Scottie,  
5 explain something to me. Now, I understand the  
6 50-foot easement through his farm. There's an  
7 existing 40-foot easement through somebody else's  
8 property.

9                   Should she have to get an easement, a  
10 50-foot easement, through that?

11                   MS. EAGAN: That's the way the  
12 regulations are written. If they're not -- if they're  
13 unable to get it --

14                   The way our regulations are written,  
15 there's lots of different little facets. So if a  
16 subdivision was platted with the previously platted  
17 40-foot easement and you don't own all the property  
18 and you go through other people's property and cannot  
19 get it and give us documentation, then we allow you to  
20 keep that 40 feet until it reaches your property.

21                   The issue they have is they own all 125  
22 (sic) acres. They --

23                   COMMISSIONER HOFF: Except for  
24 this 10-acre -- 8- or 10-acre lot.

25                   MS. EAGAN: But they can grant

1 themselves a 50-foot easement on the property they  
2 own. That's where the issue comes in.

3 So what Mark was saying though is we also  
4 have a section in our Code for what we call tact  
5 adjustments.

6 COMMISSIONER HOFF: Okay.

7 MS. EAGAN: That's for anything  
8 that's unplatted, you can change your property lines  
9 with just a plat of survey.

10 COMMISSIONER HOFF: Uh-huh.

11 MS. EAGAN: We don't get into  
12 easements or anything like that with those.

13 So what Mark's saying is if the neighbor  
14 to the north truly is buying what is proposed to be  
15 Lot 6 and Lot 7, is they are just combining them.

16 COMMISSIONER HOFF: Right.

17 MS. EAGAN: Then the easement  
18 is null for those. The easement can stop right when  
19 it gets to that HUD property --

20 COMMISSIONER HOFF: Right.

21 MS. EAGAN: -- because then all  
22 the properties have access to the 50-foot road.

23 MR. HILDEBRAND: I understand.

24 MS. EAGAN: The reason why the  
25 letter was written with the 50-foot easement, is

1 because this is the plan that was submitted.

2 MR. HILDEBRAND: Right.

3 MS. EAGAN: And we didn't know  
4 anything about the neighbor to the north.

5 MR. HILDEBRAND: Right. And  
6 you know, I wish they were here. They were here last  
7 month. I wish they were here to speak on their own  
8 behalf, but I thought that there was some mention that  
9 she owns 20 or 40 acres, and some of it might be in  
10 her mother's name or in a trust, and there might have  
11 been some issues there with joining the newly  
12 purchased property with what she already has.

13 Again --

14 COMMISSIONER SCHRIEWER:  
15 Correct me if I'm wrong. Wouldn't it be different as  
16 well if they're trying to make these new parcels  
17 different tax IDs? I mean, in theory rather than in  
18 -- like he's recommending adjoining it to a  
19 pre-existing property, and if they want to keep this  
20 as --

21 MS. EAGAN: Right.

22 COMMISSIONER SCHRIEWER: -- two  
23 separate lots, like you said, in theory they could  
24 sell them in the future. Wouldn't that be why this  
25 letter went out?

1 MS. EAGAN: Right.

2 COMMISSIONER SCHRIEWER: That  
3 is the theory, a subdivision. Two people could  
4 eventually have extra accesses on this road rather  
5 than the one person needing a new access to the  
6 property.

7 MS. EAGAN: Right.

8 COMMISSIONER SCHRIEWER: Okay.

9 CHAIRMAN HEAD: Any other  
10 questions from the Board?

11 (NONE)

12 Thank you, sir.

13 MR. HILDEBRAND: Okay.

14 CHAIRMAN HEAD: Anybody else to  
15 speak on behalf of the application, which would be in  
16 favor of the variance?

17 (NONE)

18 Does anybody wish to speak in opposition?

19 Are you in favor or opposing the  
20 variance?

21 MR. STEVE SCHWARTZ: What's  
22 that?

23 CHAIRMAN HEAD: Are you -- do  
24 you want to testify and speak in favor of the variance  
25 or in opposition to the variance?

1 MR. SCHWARTZ: In favor of the  
2 variance.

3 CHAIRMAN HEAD: Okay. Could  
4 you please write your name, and she'll swear you in.

5 (THEREUPON, THE WITNESS WAS  
6 SWORN.)

7 Could you please state your name for the  
8 Board.

9 MR. SCHWARTZ: My name is Steve  
10 Schwartz.

11 CHAIRMAN HEAD: Go ahead, Mr.  
12 Schwartz.

13 MR. SCHWARTZ: I've been out  
14 there -- lived out there 40 years, and this is the  
15 first time that any of the property out there has ever  
16 come up for sale. And the property is being sold in  
17 such large tracts, and the reason for that is because  
18 people don't want a subdivision. It's just the bottom  
19 line.

20 And I think in -- if you look at the way  
21 people are buying up the property, there is no way  
22 that you could put in any kind of a subdivision in the  
23 remaining property that's left, any kind of a  
24 subdivision of any size, you know.

25 And the road that I use is -- that comes

1 through was granted back in the 1800s. And I've used  
2 it ever since I've lived out there.

3 And I don't understand why they're even  
4 talking about a 50-foot road when Fiddle Creek Road is  
5 only 40 foot wide. And now they're talking about a  
6 50-foot road coming through there, and that's why --  
7 it just doesn't make sense to me.

8 That's it.

9 CHAIRMAN HEAD: Anything else?

10 MR. SCHWARTZ: No, that's it.

11 CHAIRMAN HEAD: Any questions  
12 from the Board?

13 (NONE)

14 Thank you. Anybody else in favor of the  
15 variance?

16 (NONE)

17 Does anybody want to speak in opposition  
18 to the request?

19 (NONE)

20 Any questions of the Board of anybody who  
21 testified?

22 (NONE)

23 I'd like to close the evidence at this  
24 time, and open it up to discussion for the Board.

25 COMMISSIONER SCHRIEWER: I

1 think Mark made a good point. I mean, I think there'd  
2 be ways to go about this where the variance wasn't  
3 necessary. But I think if they're trying to do the  
4 plat the way they have presented it here, it makes  
5 sense why they would need to have that, to have those  
6 two separate parcels later in the road.

7 So I kind of see why they are here with  
8 the variance, and I see no reason -- having no public  
9 opposition, I see no reason why we don't approve this.

10 COMMISSIONER HOFF: You say you  
11 don't?

12 COMMISSIONER SCHRIEWER: Yeah.  
13 Why we wouldn't approve it.

14 COMMISSIONER HOFF: Oh, why we  
15 wouldn't?

16 COMMISSIONER SCHRIEWER: Yeah.  
17 I'd be in favor of it.

18 CHAIRMAN HEAD: I guess my only  
19 issue with it is the variance is such a specific and  
20 limited tool based off of peculiarity in the property.  
21 And this is a little strange in that we're talking  
22 about code provision going over somebody else's  
23 property. The only real hardship that was mentioned  
24 seems to be a cash outlay due to a creek.

25 That's the only -- you know, most of the

1 discussion was based on a convenience of not building  
2 a road. I just don't know if that gets us to -- over  
3 the hurdle of our code section here, Section 104.

4 COMMISSIONER FRANKENBERG: It  
5 looks to me like you cross the creek well before you  
6 get to the HUD property. So would you really have to  
7 mess around with the creek since you've already  
8 crossed it once? It gets back to your statement. Is  
9 it just a money issue, or is it a real hardship?

10 COMMISSIONER HOFF: Well, I  
11 don't think it's a hardship because it's already  
12 there.

13 You know, the road's going to be there  
14 the rest of his life. Even if we do, it doesn't mean  
15 they're going to make 50 foot wide. It's going to  
16 stay the same anyway.

17 I'd be in favor of the variance with the  
18 exception of if the property is ever subdivided back  
19 there again. It must have a 50-foot easement at that  
20 point.

21 MS. EAGAN: You can't put  
22 stipulations on a variance.

23 COMMISSIONER HOFF: Okay.

24 MS. EAGAN: It's either yes or  
25 no. But to answer that, any other division out there

1 would still have to follow our codes.

2 COMMISSIONER HOFF: Right.

3 MS. EAGAN: So you don't have  
4 to put a stipulation on there.

5 COMMISSIONER SCHRIEWER:  
6 Because if someone came to divide this 9.6 or 7.8,  
7 they'd be back here anyway --

8 MS. EAGAN: Right.

9 COMMISSIONER SCHRIEWER: --  
10 having this discussion.

11 COMMISSIONER FRANKENBERG:  
12 Where's the closet public sewer? Could they break this  
13 up into small lots?

14 MS. EAGAN: I mean, you could  
15 technically break anything up.

16 COMMISSIONER FRANKENBERG:  
17 Yeah, you can put it back in for sure, but -- don't  
18 worry about it. It's not close enough to warrant.

19 CHAIRMAN HEAD: Scottie, it  
20 seems like the gist of this is that this would provide  
21 access, an additional access to Lot 6 and 7 other than  
22 the access from the north, if it was the same person  
23 who bought Lot 6 and 7.

24 MS. EAGAN: Correct.

25 CHAIRMAN HEAD: And a

1 subdivision could be approved to break open these  
2 lots, and then the purchaser of those lots at a future  
3 time could use this existing road, right?

4 MS. EAGAN: Yeah.

5 CHAIRMAN HEAD: Okay. So  
6 basically it's a request for an additional access to  
7 those tracts.

8 MS. EAGAN: I mean, we look at  
9 it as it's providing access to Lot 6 and 7. We don't  
10 know who's going to buy them. We don't know anything.  
11 So to us, it's just their only access.

12 CHAIRMAN HEAD: Okay.

13 Any other discussion of the Board?

14 COMMISSIONER FRANKENBERG: I'm  
15 in favor of it. It's only ten foot. I just don't want  
16 to break any BOZA rules. And the only reason I asked  
17 about the adjacent property owner was, is the man  
18 mentioned that the adjacent property owners are buying  
19 up the property. And in my opinion, it would be  
20 foolish for the neighbor to the north to buy Lot 6 and  
21 7, which is close to 16 acres, and then have it zoned  
22 residential instead of agriculture, because that's  
23 what it's going to be, and pay more taxes on it, which  
24 he's going to, higher taxes, instead of just adding it  
25 to the property and keeping it as a large tract and

1 zoned as agricultural.

2 So I mean, we're only talking about ten  
3 feet, but it doesn't seem to make sense as long as  
4 we're not breaking any rules, I'm in favor of it.

5 If we're going to break a rule, I'm  
6 against it.

7 CHAIRMAN HEAD: Does anybody  
8 want to make a motion either to affirm or deny,  
9 whichever way you guys are leaning.

10 COMMISSIONER SCHRIEWER: I  
11 would move to affirm the application as written.

12 COMMISSIONER HOFF: Second.

13 CHAIRMAN HEAD: There's a  
14 motion and a second to affirm the request as written,  
15 essentially stating that our code provisions, Chapter  
16 104, have been met.

17 Any other discussion?

18 (NONE)

19 Roll call, please.

20 MS. EAGAN: Justin Head?

21 CHAIRMAN HEAD: Yes.

22 MS. EAGAN: Steve Hoff?

23 COMMISSIONER HOFF: Yes.

24 MS. EAGAN: Derek Schriewer?

25 COMMISSIONER SCHRIEWER: Yes.

1 MS. EAGAN: Tim Tobben?  
2 COMMISSIONER TOBBEN: Yes.  
3 MS. EAGAN: And, Mark  
4 Frankenberg?  
5 COMMISSIONER FRANKENBERG: Yes.  
6 MS. EAGAN: Okay. With 5 in  
7 favor and 0 opposed, the variance has been granted.  
8 CHAIRMAN HEAD: No further  
9 business in front of this Board. I would entertain a  
10 motion to adjourn.  
11 COMMISSIONER FRANKENBERG: I  
12 make a motion to adjourn.  
13 CHAIRMAN HEAD: Motion and  
14 second?  
15 COMMISSIONER SCHRIEWER:  
16 Second.  
17 CHAIRMAN HEAD: All in favor,  
18 please say aye.  
19 COMMISSIONER FRANKENBERG: Aye.  
20 CHAIRMAN HEAD: Aye.  
21 COMMISSIONER HOFF: Aye.  
22 COMMISSIONER TOBBEN: Aye.  
23 COMMISSIONER SCHRIEWER: Aye.  
24 CHAIRMAN HEAD: We're  
25 adjourned.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

(THEREUPON, THE PROCEEDINGS  
CONCLUDED AT 7:36 P.M.)

o8o

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 s  
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

19  
20  
21  
22  
23  
24  
25

PUBLIC HEARINGS 6/25/2019

<b>A</b>	35:2,22 37:18 38:17 39:2	<b>admitted</b> 13:21	<b>am</b> 18:8 24:18	42:3,6,8,9,10
<b>a</b> 1:19 2:9 3:4 4:1	<b>access</b> 17:17	<b>aerial</b> 23:25	<b>AMEREN</b> 14:21	<b>another</b> 7:10
4:1,1,11 5:18,20	19:15 21:6,10	<b>affect</b> 15:23	<b>AMEREN-UE</b>	21:10 24:15
5:25 6:11,13,16	22:22 28:14	16:10	16:8	<b>answer</b> 20:12
7:6,7,13,13 8:6	30:22 32:5	<b>affects</b> 26:2	<b>an</b> 12:15 13:8,10	21:8 36:25
8:11 9:18,23	37:21,21,22	<b>affirm</b> 39:8,11,14	16:12 18:8	<b>any</b> 3:10 6:1,14
10:5,12,15 11:4	38:6,9,11	<b>aforemention...</b>	22:22 26:19	6:19 7:16 8:12
11:6,12,22,25	<b>accesses</b> 32:4	42:5,10	28:9 29:6,9	8:25 9:20
12:4,9,14,16,18	<b>According</b>	<b>After</b> 9:16	37:21 38:6	10:16,24 11:5
12:20,23 13:4	12:22	<b>again</b> 15:3 16:6	<b>and</b> 1:1 2:3,8 3:4	11:24 13:5
13:9,10,10,16	<b>accurate</b> 42:10	16:10,17,24	3:11 4:2,7,8	14:22 17:1 20:1
13:20 14:9,15	<b>acres</b> 11:19 17:9	19:20 20:17	5:16,25 7:7,10	21:12 26:3
14:16,17 15:2,2	29:22 31:9	25:10,23 26:2	8:11 9:8,9,13	27:6,20 32:9
15:3,4,8,12,13	38:21	26:4 28:22	9:16,19 10:7,12	33:15,22,23
15:15,24,25	<b>actually</b> 18:23	29:2 31:13	10:21,23 11:1,3	33:24 34:11
16:11,12,14,15	24:13	36:19	11:9,15 12:4,10	34:20 36:25
16:16,18,22,23	<b>add</b> 22:7 24:12	<b>against</b> 39:6	13:1,5,6,14,15	38:13,16 39:4
16:24 19:18,21	24:21	<b>agenda</b> 2:4	13:16,20,21,24	39:17
19:21,21 20:14	<b>added</b> 18:23	5:21 10:14	14:4,9,12,17,21	<b>anybody</b> 8:24
20:22 22:2,18	19:2	<b>agree</b> 22:4	15:2,7,24 16:2	9:8,17 21:19
23:4,7 24:12	<b>adding</b> 28:13	<b>agricultural</b> 39:1	16:3,8,16,19	28:25 32:14
24:13,21 25:18	38:24	<b>agriculture</b>	16:24,25 17:9	32:18 34:14,17
25:19 26:4,12	<b>addition</b> 9:12	38:22	17:12,13,13,16	34:20 39:7
27:10,17,22	<b>additional</b> 37:21	<b>ahead</b> 33:11	17:16,20,24	<b>anyone</b> 10:18
27:23,25,25	38:6	<b>Alaris</b> 1:20 4:10	17:25 19:10,12	10:24 11:6
28:1,9,14,21	<b>additions</b> 6:14	<b>all</b> 3:7,10 6:3,21	19:12,18,21	<b>anything</b> 9:12
29:9,15 30:1,4	<b>address</b> 10:14	7:19,25 8:14	20:15,15,17,19	16:20 22:7
30:9 31:10,18	10:23	8:19 9:5,15	21:22 22:11,12	30:7,12 31:4
32:3,5 33:18	<b>adjacent</b> 17:20	10:8 11:1 13:19	22:23 23:17,17	34:9 37:15
33:22,23 34:4	17:24 18:6,8	14:25 21:16	23:21 24:10,13	38:10
34:5 35:1,19	18:19 38:17,18	24:22 26:1	24:15,17,22	<b>anyway</b> 36:16
35:21,24,24	<b>adjoin</b> 25:3	27:5,17 29:17	25:7,7,23,24	37:7
36:1,2,9,9,11	<b>adjoining</b> 14:13	29:21 30:21	26:9 27:9	<b>anywhere</b> 15:6
36:19,22 37:4	31:18	40:17	28:4,6 29:1,2	<b>appeal</b> 11:6
37:25 38:2,6	<b>adjourn</b> 40:10	<b>allow</b> 20:19	29:3,17,18,18	13:10
38:25 39:5,8	40:12	29:19	29:19 30:15	<b>appealed</b> 11:6
39:13,14 40:9	<b>adjourned</b>	<b>allowed</b> 25:17	31:3,5,9,10,19	<b>applicant</b> 2:14
40:12 42:2,10	40:25	<b>along</b> 14:23	32:24 33:4,14	9:6,15 11:10,12
42:15	<b>ADJOURNME...</b>	20:20 26:2	33:16,17,20	11:22 12:14,17
<b>ability</b> 12:18	2:17	<b>already</b> 20:18	33:25 34:1,3,5	12:18,24 13:23
42:9	<b>Adjustment</b> 1:2	20:20 25:19	34:6,24 35:8	14:5 21:20
<b>able</b> 12:15	10:1,13 11:4,7	26:19 28:14	35:19,21 37:21	<b>applicant's</b> 13:1
<b>about</b> 14:11 19:2	12:24	31:12 36:7,11	37:23,25 38:2	<b>application</b> 13:4
22:8 23:11	<b>adjustments</b>	<b>also</b> 7:5 25:21	38:9,16,19,20	13:11 32:15
24:11 27:11	30:5	30:3	38:21,23,25	39:11
31:4 34:4,5	<b>admissible</b> 21:8	<b>alter</b> 16:5	38:25 39:14	<b>applies</b> 12:8
		<b>alterations</b> 16:2	40:3,7,13 42:3	<b>approval</b> 2:4,5

PUBLIC HEARINGS 6/25/2019

<p>6:12  <b>approve</b> 5:21          6:13 35:9,13  <b>approved</b> 7:4          38:1  <b>approximately</b>          11:18 12:16  <b>are</b> 3:11 7:4          10:14 14:13,14          17:5,14,16,23          17:25 18:2,12          20:6,11 24:11          25:2,12 29:12          29:14 30:15          32:19,23          33:21 35:7          38:18 39:9  <b>aren't</b> 17:20  <b>around</b> 15:2          36:7  <b>Article</b> 11:13  <b>as</b> 7:13 10:5,6,7          10:7,11,14,15          13:8,8,11,16          14:21 19:4,4          22:22 25:2,2          25:6,24 31:15          31:20 38:9,25          39:1,3,3,11,14  <b>ask</b> 28:23  <b>asked</b> 28:3          38:16  <b>asking</b> 15:14,19          16:15 22:8          26:1  <b>asphalt</b> 14:17  <b>at</b> 1:11 10:4,8 11:1          12:11 24:22          27:5 33:20          34:23 36:19          38:2,8 41:2          42:6  <b>AT&amp;T</b> 14:22          16:9  <b>ATTACHED</b> 3:11  <b>audience</b> 10:18          10:24</p>	<p><b>August</b> 42:18  <b>authorize</b> 13:10  <b>aye</b> 6:3,4,5,6,7          6:8,21,22,23          6:24,25 7:1,19          7:20,21,22,23          7:24 8:15,16,17          8:18 40:18,19          40:20,21,22          40:23</p> <hr/> <p style="text-align: center;"><b>B</b></p> <p><b>B</b> 2:9 3:1,5 10:6          10:12 13:20  <b>back</b> 9:18 14:22          14:24,25 15:11          19:20 20:14          20:25 21:4,4          22:9,11,16          23:19 25:23          34:1 36:8,18          37:7,17  <b>based</b> 35:20          36:1  <b>basically</b> 38:6  <b>basis</b> 23:5,7  <b>be</b> 5:22 7:9 9:1          9:6 10:8,16,21          11:5 12:5,14,20          12:23 13:13,21          13:24 14:23          15:4,21 16:1          17:25 18:23          19:2,22 21:20          24:16,22,24          25:22 26:12          26:13 27:23          28:20 30:14          31:9,15,24          32:15 35:2,17          35:24 36:13,17          37:7 38:1,19          38:23  <b>because</b> 19:20          28:13,24          30:21 31:1          33:17 36:11</p>	<p>37:6 38:22  <b>become</b> 15:10  <b>been</b> 7:8 16:12          20:14,16 22:2          31:11 33:13          39:16 40:7  <b>before</b> 8:24 9:1          9:22 36:5          42:4  <b>begins</b> 24:7  <b>behalf</b> 13:23          14:4 25:21          31:8 32:15  <b>behind</b> 14:14          17:14,16 20:11          20:25  <b>being</b> 6:12 7:10          14:17 15:1,6,13          18:8 33:16  <b>believe</b> 8:4          14:23 16:13          20:10 28:3,20  <b>benefit</b> 22:13  <b>best</b> 42:9  <b>better</b> 15:4  <b>big</b> 19:21  <b>bit</b> 15:4 16:22  <b>black</b> 14:16  <b>Board</b> 1:2 10:1          10:12,13,16,23          10:24 11:3,5,7          12:23 17:2          21:25 28:22          32:10 33:8          34:12,20,24          38:13 40:9  <b>body</b> 13:16  <b>Boles</b> 11:15  <b>both</b> 19:3,6  <b>bottom</b> 33:18  <b>bought</b> 37:23  <b>BOZA</b> 38:16  <b>break</b> 37:12,15          38:1,16 39:5  <b>breaking</b> 27:24          39:4  <b>bridge</b> 19:22</p>	<p><b>brief</b> 9:18  <b>bring</b> 15:21  <b>brings</b> 8:22  <b>broken</b> 15:6  <b>brother</b> 23:21,21  <b>build</b> 27:1,5,5          27:20  <b>building</b> 36:1  <b>built</b> 12:20  <b>business</b> 2:10,11          8:22 40:9  <b>but</b> 8:5 9:11          12:19 14:11,18          14:23 15:3,25          16:22 17:11          19:17 20:12,14          24:6,15,24          25:2 26:4          28:3,22          29:25 31:8          35:3 36:25          37:17 39:3  <b>buy</b> 17:6,7 18:2          18:6 24:10,17          25:7,7 26:9          27:9 38:10,20  <b>buying</b> 19:3,9,12          23:17 28:4          30:14 33:21          38:18  <b>by</b> 1:18 2:13,14          3:10 9:23 10:2          10:16 11:5,7          12:17,23 13:1          15:13 17:2          42:8,8</p> <hr/> <p style="text-align: center;"><b>C</b></p> <p><b>C</b> 1:19 2:9 3:6          4:1,11 5:1 10:7          10:12 11:11          13:20 14:15  <b>California</b> 15:14  <b>call</b> 2:3,3 5:4,6          30:4 39:19  <b>called</b> 14:15  <b>calling</b> 9:5</p>	<p><b>came</b> 37:6  <b>can</b> 9:8,22 13:13          13:18 24:12,13          24:21 25:24          26:12 29:25          30:8,18 37:17  <b>can't</b> 21:8 28:25          28:25 36:21  <b>cannot</b> 15:15,16          15:17 29:18  <b>case</b> 10:7,7,14          10:15 11:2,3  <b>cases</b> 3:7 10:8  <b>cash</b> 35:24  <b>CENTER</b> 1:3  <b>CERTIFICATE</b>          2:18 42:1  <b>chair</b> 8:2,6  <b>chairman</b> 4:3          5:3,11,20,25          6:5,9,19,23          7:2,7,7,8,12,16          7:21,25 8:11,19          13:18 14:6          16:20 17:1 20:1          20:7 21:12,16          21:19 22:12          25:11,14 32:9          32:14,23 33:3          33:11 34:9,11          35:18 37:19          37:25 38:5,12          39:7,13,21          40:8,13,17,20          40:24  <b>chairs</b> 8:5  <b>CHAMBERS</b> 1:4  <b>change</b> 30:8  <b>changed</b> 22:18  <b>Chapter</b> 39:15  <b>Cinders</b> 2:12          11:11  <b>Circuit</b> 11:8  <b>close</b> 34:23          37:18 38:21  <b>closet</b> 37:12  <b>code</b> 22:15,16</p>
---	---	---	--	--

PUBLIC HEARINGS 6/25/2019

<p>30:4 35:22 36:3 39:15 <b>codes</b> 37:1 <b>combining</b> 30:15 <b>come</b> 9:13 10:23 16:11 33:16 <b>comes</b> 27:22 30:2 33:25 <b>coming</b> 5:4 34:6 <b>COMMENCING</b> 1:11 <b>comment</b> 10:19 <b>comments</b> 10:25 11:1 12:22 <b>Commission</b> 1:4 4:2 5:15 42:17 <b>COMMISSIO...</b> 4:4,5,6 5:8,13 5:17,22,23 6:4 6:6,7,8,15,17 6:22,24,25 7:1 7:11,14,20,22 7:23,24 8:7,9 8:15,16,17,18 17:3,19,23 18:5,9,13,18 18:22 19:1,5,14 19:23 20:22 21:1,5,14,15 22:20,25 23:4,9,10,16 23:23 24:3,8 24:20 25:5 26:7,11,15,18 26:22,25 27:4,8,13,16,19 28:2,8,12,17 29:4,23 30:6 30:10,16,20 31:14,22 32:2 32:8 34:25 35:10,12,14,16 36:4,10,23</p>	<p>37:2,5,9,11,16 38:14 39:10,12 39:23,25 40:2,5,11,15,19 40:21,22,23 <b>company</b> 14:22 15:14 <b>comply</b> 22:10 <b>concerning</b> 11:2 <b>conclude</b> 11:3 <b>CONCLUDED</b> 41:2 <b>conclusion</b> 11:1 <b>condition</b> 13:3 <b>conduct</b> 9:3 <b>Conservation</b> 16:4 <b>constructed</b> 12:6 <b>convenience</b> 36:1 <b>corner</b> 21:4 <b>correct</b> 19:8 24:19 28:7 31:15 37:24 <b>corrections</b> 6:14 <b>cost</b> 16:23 25:22 <b>costly</b> 14:24 19:22 <b>could</b> 15:2 18:23 19:2 20:12 24:24 25:9 31:23 32:3 33:3,7 33:22 37:12,14 38:1,3 <b>couldn't</b> 17:11 <b>County</b> 1:1,3 3:3 3:5,6 10:2 <b>County's</b> 22:10 22:15 <b>couple</b> 6:11 <b>Court</b> 11:8 42:2 42:15 <b>create</b> 12:18 <b>creek</b> 11:15 12:21</p>	<p>14:16,23 15:7 15:24,25 16:2 16:5 19:17,18 19:21 21:6 34:4 35:24 36:5,7 <b>cross</b> 36:5 <b>crossed</b> 36:8 <b>crossing</b> 12:21 <b>CT</b> 11:14 14:17,21 15:8 20:23 21:9 28:10 <b>currently</b> 11:20</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>D</b> 2:1 3:7 5:1 10:8,12 13:20 <b>daily</b> 23:7 <b>DATED</b> 2:5 <b>day</b> 28:1 <b>day-to-day</b> 23:5 <b>dead-end</b> 20:23 24:14 <b>dead-ends</b> 20:25 23:12 23:13 <b>decision</b> 11:4,5 11:6 <b>deep</b> 19:21 <b>deletions</b> 6:14 <b>demonstrable</b> 13:7,12 <b>deny</b> 39:8 <b>Department</b> 16:4 <b>depicted</b> 15:25 <b>deprivation</b> 13:8 <b>Derek</b> 5:14 39:24 <b>described</b> 42:7 <b>DESCRIPTION</b> 3:2 <b>desires</b> 11:6 <b>destination</b> 25:25 <b>detriment</b> 13:14 <b>development</b></p>	<p>11:21 24:23 25:2 <b>did</b> 22:9 <b>didn't</b> 31:3 <b>different</b> 28:14 29:15 31:15,17 <b>difficulties</b> 13:6 13:12 <b>DIRECTOR</b> 4:8 <b>DISCLOSURES</b> 2:7 <b>discussion</b> 2:15 6:1,19 7:17 8:12 11:2 34:24 36:1 37:10 38:13 39:17 <b>distinguished</b> 13:9 <b>divide</b> 37:6 <b>division</b> 36:25 <b>do</b> 8:6 9:4,14 14:20 17:4 18:14 19:15 20:3 22:20 25:7 26:5,5 27:10 28:16 28:20 32:23 35:3 36:14 42:5 <b>documentation</b> 29:19 <b>does</b> 14:23 23:24,24 25:3 26:13 32:18 34:17 39:7 <b>doesn't</b> 34:7 36:14 39:3 <b>don't</b> 9:10 14:22 20:11 21:11 22:7 25:1 27:1 27:5,14,17,20 29:17 30:11 33:18 34:3 35:9,11 36:2,11 37:3,17 38:9 38:10,15</p>	<p><b>done</b> 25:12 <b>down</b> 42:7 <b>driveway</b> 12:2,3 12:9,10 <b>drop</b> 25:22 <b>due</b> 8:25 15:15 35:24 <b>Duerbeck</b> 2:12 11:10 14:5,12 16:16 25:21 26:3 27:24 28:21 <b>Duerbeck's</b> 15:5 <b>during</b> 10:19</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>E</b> 2:1,9 3:1 4:1,1 5:1,1 <b>each</b> 10:7,14,15 11:2 <b>EAGAN</b> 2:13 4:8 5:7,10,12,14,16 5:18 9:25 18:16 19:3,9 24:19 29:11,25 30:7,11,17,21 30:24 31:3,21 32:1,7 36:21 36:24 37:3,8 37:14,24 38:4 38:8 39:20 39:22,24 40:1 40:3,6 <b>early</b> 23:20 <b>easement</b> 12:7 12:8,15,19 16:7 20:3,19 22:9 22:16,19,21 23:11,22,24 24:14 25:8 26:16,19 28:9 29:6,7,9,10,17 30:1,17,18,25 36:19 <b>easements</b> 14:20 20:20</p>
---	---	--	---	---

PUBLIC HEARINGS 6/25/2019

<p>30:12 east 1:5 17:25 egress 12:4 either 36:24 39:8 elect 7:10 8:6 election 2:6 7:6 else 16:20 20:12 21:19 32:14 34:9,14 else's 29:7 35:22 end 23:24 ends 24:1 engineering 16:3 enough 37:18 entertain 5:20 40:9 entirety 12:10 essentially 9:10 39:15 establishment 16:13 even 20:13 24:11,16 26:13 34:3 36:14 eventually 32:4 ever 33:15 34:2 36:18 everybody 5:4 everything 22:4 22:6 evidence 9:9,16 10:10 12:25 34:23 Except 29:23 exception 13:6 36:18 exceptional 13:1 13:3,6 Exhibit 3:4,5,6,7 10:5,6,7,8 Exhibits 2:8 3:10 10:12 13:20 existing 12:15</p>	<p>26:19 29:7 38:3 Expires 42:17 explain 29:5 explained 29:1 extending 27:11 extra 32:4 extraordinary 13:3</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p>facets 29:15 fact 15:15 FACTS 11:17 fairly 9:1 families 23:2,2 23:7 far 19:4 25:2 farm 11:14 14:12 14:14,15,17,21 14:25 15:5,8 15:12,12,13 19:19 20:23 21:9 23:19,20 23:22 24:6 25:4 27:24 28:10 29:6 favor 6:3,21 7:19 8:14 9:5,6,15 9:19 21:20,20 32:16,19,24 33:1 34:14 35:17 36:17 38:15 39:4 40:7,17 fearless 8:3 feel 9:10,12 feelings 8:4 feels 8:25 feet 12:7,16 14:18,18 15:9 15:10,17 16:15 26:1 28:25 29:20 39:3 Fiddle 11:15 14:16,23 15:7 19:16 21:6</p>	<p>34:4 field 15:23 16:12 27:1 29:2 fields 25:18,19 25:23 file 2:12 8:23 10:7 11:9 FILES 3:7 financial 8:25 finish 9:20 first 6:11 9:7,15 10:16,20 13:22 14:2 25:6 27:17 33:15 five 23:2 floor 1:4 14:7 follow 37:1 followed 9:23 10:16 following 22:15 foolish 38:20 foot 34:5 36:15 38:15 for 3:7 5:4 7:9 8:22 9:18,19 9:20 10:7,8,11 10:15,17 11:3,10 11:24 12:3 15:14,19 16:7 16:15,18 20:12 20:19,20 21:2 21:25 22:2 26:1 27:9 28:1 28:23 29:23 30:4,7,18 33:7 33:16,17 34:24 37:17 38:6,20 42:3 force 15:16 foregoing 42:4 forever 7:8 Forget 27:10 forgot 16:22 forth 23:8 found 11:13 four 23:2,6 Frankenberg</p>	<p>4:4 5:7,8,23 6:4,15,22 7:20 8:7,15 17:3,19,23 18:5,9,13,18 18:22 19:1,5,14 19:23 23:10,16 24:8,20 25:5 26:7,11,15,18 26:22,25 27:4,8,13,16,19 28:2,8,12,17 36:4 37:11,16 38:14 40:4,5 40:11,19 Franklin 1:1,3 3:5,6 10:2 22:10,15 free 9:12 from 6:12 11:12 11:22 13:9,11 15:6 23:25 25:22 28:25 32:10 34:12 37:22 front 9:11 10:23 40:9 further 20:14 22:7 25:10 40:8 future 24:23 25:2 28:1 31:24 38:2</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p>G 2:9 5:1 gas 14:22,22,24 gave 23:21 gentleman 25:6 get 8:24 9:22 14:10 15:11 16:19 17:17 19:20 21:10 23:22 28:9 29:9,13,19 30:11 36:6 gets 30:19 36:2</p>	<p>36:8 gist 37:20 give 29:19 go 9:18 15:23 16:4,8 22:9 25:17,19 29:2 29:18 33:11 35:2 going 13:22 14:20 17:5,7 17:20,24,25 18:2,6,8 20:11 20:14 24:10,16 25:6 26:9,16 27:9 35:22 36:13,15,15 38:10,23,24 39:5 good 13:14 35:1 Gordon 7:8 got 16:17 governed 10:2 GOVERNMENT 1:3 grandpa's 23:21 grandparents' 23:19 grant 29:25 granted 12:23 13:13 20:3 34:1 40:7 granting 13:9 gravel 14:17 15:9 17:17 19:17 greatly 16:10 guess 16:3 22:14 27:22 35:18 guy 26:8 guys 8:5 13:18 14:9 15:2,3 39:9</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p>H 2:9 3:1 hand 42:13</p>
--	---	---	---	---

PUBLIC HEARINGS 6/25/2019

handout 14:9 15:3	32:14,23 33:3 33:11 34:9,11	Hill 11:15	27:21 28:2,3	16:19,23,23
hard 17:21 23:25,25	35:18 37:19	Hill/CT 19:19	28:19,20 29:5	18:25 19:13,22
hardship 12:25 13:7 27:17,22	37:25 38:5,12	him 7:9,10 26:12 26:16	30:23 31:6,7,8	21:4,19,20,22
35:23 36:9,11	39:7,13,20,21	his 21:10 22:5	31:17 33:20	21:22 22:5,9
hardships 13:12	40:8,13,17,20	23:21,22,22	33:25 34:3,25	22:9 23:19
Harris 17:16	40:24	24:12,21 29:6	35:1,1,3,7,8,9	27:22 28:14
has 7:8 12:18	hear 9:1 13:19	36:14	35:18 36:2,10	30:2,4 31:9,10
15:9 16:7,25	heard 3:7 10:8	Hoff 4:5 5:12,13	37:14 38:8,15	31:17,17,23,24
20:16 21:5	hearing 9:23	5:22 6:6,17,24	38:16 39:2,10	32:15,18,19,24
22:5 27:5	10:2,9,15,19	7:11,22 8:9,16	40:9,11 42:2	32:25 33:1,4
31:12 33:15	11:2 17:22	20:22 21:1,5	42:12	33:16,20,22
40:7	Hearsay 21:8	22:20,25	I'd 5:4,20 34:23	33:22 34:1,14
have 5:18 7:5	held 42:6	23:4,9 29:4	35:17 36:17	34:17 35:6,17
8:6 9:9,12	her 14:12,14 31:10	29:23 30:6,10	I'll 5:23 6:15,17	35:20,21
12:20 14:7,9	here 5:9,11,13,15	30:16,20	7:12,14 14:10	36:17 37:17
14:20,22 15:2	5:17 7:10 14:10	35:10,14 36:10	15:1	38:15,19 39:4
15:3,7,8 16:3,7	15:4,7,8,11,12	36:23 37:2	I'm 8:2,3 14:4	40:6,9,17 42:6
16:9,9,12,24	15:18,22 16:7	39:12,22,23	16:21 17:21	42:7,12
17:9 22:7,22	16:12,16,17	40:21	24:9,24 26:8	inclination 7:9
25:18,19 26:13	17:9,10,12,15	home 28:24,24	28:18 31:15	informal 9:4
27:1,5,20,25	17:18 19:13,17	hot 8:3	38:14 39:4,5	ingress 12:3
28:14,21 29:9	19:18 21:4	house 19:12	I've 20:14 22:2	instead 38:22 38:24
29:21 30:4,22	24:2 25:23	housekeeping 7:5	33:13 34:1,2	integrity 13:15
31:10 32:4	26:5,6 27:17	how 19:1,14	identification 3:2 10:11	intent 13:15
35:4,5,5 36:6	28:20 31:6,6,7	20:3 22:21,21	IDs 31:17	interest 8:25
36:19 37:1,3	35:4,7 36:3	23:10,11	if 3:10 8:5 9:9	into 10:4 13:21
38:21 39:16	37:7	HUD 28:24	9:20 10:18 11:6	15:6 20:25
42:12	hereby 42:5	30:19 36:6	12:24 15:1	23:12,13
having 35:8	HERETO 3:11	HUD/PennyM... 15:13	16:11 24:9,16	27:24 30:11
37:10	hereunto 42:12	hurdle 36:3	25:7,17 26:8	37:13
he 21:5 22:6	higher 38:24	hurt 8:4	27:9,14,23	involves 11:18
23:21 24:14	Hildebrand 14:3	_____	29:2,12,12,15	is 6:13 7:6,13
24:20,23	14:4,6,8 16:21	I 2:1,9,9 3:1,1 5:1	30:13 31:15,16	8:2,3,12,23,24
he's 23:17 24:16	17:8,21 18:3,7	8:4,7,9 10:4	31:19 33:20	9:3,4,14,16
31:18 38:24	18:11,15,20,24	14:23 15:1,9	35:3 36:2,14	10:2,15,22 11:9
Head 4:3 5:3,10	19:7,11,16,25	16:3,13,21 17:3	36:18 37:6,22	11:10,12,14,20
5:11,20,25 6:5	20:5,9,24	17:9 18:7 19:4	39:5	13:22 14:4,5
6:9,19,23 7:2	21:3,7,18 22:5	20:10,11,15	impairing 13:15	14:12,15,16,18
7:12,16,21,25	25:9,15 26:10	21:7,9,11 22:4	in 6:3,21 7:19	15:5,8,12,13
8:8,11,19 13:18	26:14,17,21,24	22:6,6,9,14	8:3,14 9:5,6,11	16:15 19:21
14:6 16:20 17:1	27:3,7,12,15,18	24:7,18 25:1,9	9:12,15,17,19	20:17,19,22
20:1,7 21:12,16	27:21 28:6,11	25:10,18 26:4	9:21 10:18,21	21:4,8 22:1
21:19 22:12	28:15,19	27:1,13,16,19	10:24 11:13,15	24:6,10 25:8
25:11,14 32:9	30:23 31:2,5		11:19 12:10	25:16 26:1,9
	32:13		13:5,16,23	27:14,22,24
			14:19,25 16:14	27:25 29:2,3

PUBLIC HEARINGS 6/25/2019

<p>29:21 30:3,13 30:14,14,15,18 30:25 31:1 32:3 33:9,14 33:16,17,21,25 34:4 35:19,19 35:21 36:8,9 36:18 37:20 38:17,21 issue 9:1 29:21 30:2 35:19 36:9 issues 6:11 31:11 it 5:22,24 6:18 8:4,10 9:13 10:22 11:8 12:5 14:23 15:9,9 15:23 16:25 17:11 19:2 20:24 22:12 22:14,18,22 23:3,7,8,11,13 24:1,4,5 25:3 27:1,5,9,10,22 27:22 28:22 29:13,19,20 30:19 31:9,15 31:18 34:2,7,8 34:10,24 35:4 35:4,13,17,19 36:4,8,8,9,9 36:14,19 37:17 37:18,19,22 38:9,15,19,21 38:23,24,25 39:3,4,6 it's 15:5,24 20:9 20:17 23:25 23:25 26:19 28:9 33:18 36:11,11,15,24 37:18 38:6,9 38:11,15,23 item 7:5 its 12:10</p> <hr/> <p style="text-align: center;"><b>J</b></p>	<p>Jim 14:3,4 22:4 joining 31:11 JUNE 1:10 5:2 just 11:15 14:11 15:17 18:16,21 22:15 24:13,21 30:9,15 33:18 34:7 36:2,9 38:11,15,24 Justin 4:3 5:10 8:8 39:20</p> <hr/> <p style="text-align: center;"><b>K</b></p> <p>keep 29:20 31:19 keeping 38:25 kind 33:22,23 35:7 know 16:22 19:4 20:4,10 21:7,9 21:11 22:15,20 25:1 28:24 31:3,6 33:24 35:25 36:2,13 38:10,10</p> <hr/> <p style="text-align: center;"><b>L</b></p> <p>L 2:9 11:11,11 laid 22:6 land 10:3 13:1 14:11 large 19:18 33:17 38:25 last 17:10 31:6 late 16:13,25 23:19 later 35:6 Laura 11:10 14:5 lead 25:24 leader 8:3 leaning 39:9 leave 16:15 29:3 left 25:22 33:23 letter 30:25 31:25 lies 15:11</p>	<p>life 36:14 like 5:4 10:4,18 15:9 26:4 30:12 31:18,23 34:23 36:5 37:20 limited 35:20 line 33:19 lines 16:8 30:8 listed 10:14 listen 9:13 Litigation 1:20 4:10 little 15:4 28:21 29:15 35:21 live 18:14,15,16 18:21,25 lived 33:14 34:2 LLC/LAURA 2:12 located 11:14 location 28:14 LOCUST 1:5 long 39:3 look 15:2 33:20 38:8 looks 36:5 lot 19:2,9,12 23:17 25:7,7 26:9 28:4 29:24 30:15 30:15 37:21 37:23 38:9,20 lots 15:6 17:14 18:1 24:10,15 29:15 31:23 37:13 38:2,2 LOUIS 4:13</p> <hr/> <p style="text-align: center;"><b>M</b></p> <p>made 11:6 35:1 maintained 12:1 12:5,13 major 12:20 15:25 make 6:16 17:11 31:16 34:7</p>	<p>36:15 39:3,8 40:12 makes 35:4 man 24:9 38:17 many 22:21,21 23:11 map 3:5 10:6 13:17 Mark 4:4 5:7 30:3 35:1 40:3 Mark's 30:13 marked 10:11 Master 3:6 10:6 may 11:5 12:23 25:10 maybe 23:2 Mayberry 1:19 4:11 42:2,15 me 8:5 13:19 14:14 17:14,17 20:11,25 21:2 26:2 28:20 29:2,5 31:15 34:7 36:5 42:8,8 mean 27:20 31:17 35:1 36:14 37:14 38:8 39:2 means 12:3 meant 22:13 meeting 2:8 5:4 28:22 meetings 9:3 meets 12:12 members 17:2 mention 31:8 mentioned 18:1 35:23 38:18 mere 13:9 mess 36:7 met 39:16 might 15:4 31:9 31:10 minimum 12:7,8 minor 11:24 12:1 minutes 2:5</p>	<p>6:12,13 7:4 Missouri 1:6 4:13 42:4,16 money 28:21 36:9 month 17:11 31:7 more 26:2 38:23 mortgage 15:14 most 35:25 mother's 31:10 motion 5:21,25 6:13,16 7:13 8:11 39:8,14 40:10,12,13 move 39:11 Mr 14:3,6,8 16:21 17:8,13 17:13,16,21 18:3,7,11,15,20 18:24 19:7,11 19:16,25 20:5 20:9,24,25 21:3,3,7,9,18 22:1,14,23 23:1,6,14,18 24:1,5 25:1,9 25:11,13,15 26:10,14,17,21 26:24 27:3,7 27:12,15,18,21 28:6,6,11,15,19 30:23 31:2,5 32:13,21 33:1 33:9,11,13 34:10 Mrs 15:5 16:16 17:13,16 25:21 26:3 27:24 28:7,21 Ms 2:13 5:7,10 5:12,14,16,18 9:25 14:12 18:16 19:3,9 24:19 29:11,25 30:7,11,17,21 30:24 31:3,21</p>
--	---	---	---	--

PUBLIC HEARINGS 6/25/2019

32:1,7 36:21 36:24 37:3,8 37:14,24 38:4 38:8 39:20 39:22,24 40:1 40:3,6 much 14:11 22:6 must 10:20 11:25 12:5 36:19 my 7:8 8:4 14:3 15:16,23 16:10 17:8 20:15,18 22:1 23:19,21 25:16,18,19 33:9 35:18 38:19 42:9,9 42:13,17	32:5 newly 31:11 no 21:6,14,15 23:18 33:21 34:10 35:8,8,9 36:25 40:8 Nobody 27:5 nominate 8:8 none 2:10 6:2 6:10,20 7:3,18 8:1,13,21 9:2 28:20 32:11,17 34:13,16,19,22 39:18 normal 26:12 north 4:12 17:25 18:17 23:11 24:10 26:8 28:5 30:14 31:4 37:22 38:20 not 3:11 7:9 10:24 12:17 15:24 16:16 21:8 24:9,18 24:22 25:8,18 26:4,13,20 27:22,25 28:9 29:3,12 36:1 37:18 39:4 Notary 42:3,16 NOTE 3:10 notes 42:8 now 14:18 15:9 19:15 22:19 25:3 29:5 34:5 null 30:18 Number 8:23 nutshell 16:14 16:23	6:12 of 1:2,9 2:5,6,18 6:11,12 7:6 8:5 9:5,6,11,15,19 10:1,13,23 11:1 11:3,7 12:3,7 12:23 13:1,3,4 13:5,7,8,9,15 13:23 14:4,14 14:16,17 15:14 15:17,17 16:4 16:15,19 17:21 19:4,16,20 20:10,18 21:6 21:11,20,20 23:7,11,12 24:24 25:3,21 26:3 27:17 28:1,9,20 29:15 30:9 31:9 32:15,16 32:24 33:1,15 33:22,23,24 34:14,20,20 35:7,17,20,25 36:1,3,14,17,18 37:20 38:2,13 38:15,22,24 39:4 40:9 42:1,3,9,11,16 off 11:15 14:16 19:16 21:6,11 28:9 35:20 officers 2:6 7:6 official 10:6,6 Oh 35:14 okay 5:18 7:4 13:19 14:8 19:25 21:18 23:9 24:3,9 25:16 26:12,21 26:23,24 27:7 27:12 30:6 32:8,13 33:3 36:23 38:5,12 40:6 on 8:4 10:14,20	11:14 12:19 13:23 14:4 23:4,7,8 24:12 24:21 25:21 26:13 28:13 30:1 31:7 32:4 32:15 36:1,22 37:4 38:23 once 9:4 36:8 one 6:12 7:5 8:5 20:10 28:1 32:5 ones 23:8 only 10:24 34:5 35:18,23,25 38:11,15,16 39:2 open 34:24 38:1 opened 10:15 opinion 38:19 opposed 6:9 7:2,25 8:20 40:7 opposing 32:19 opposition 9:21 32:18,25 34:17 35:9 option 9:17 15:21 29:1 or 6:14 8:25 10:19 12:2,9 13:2,2,3,3,6,12 15:12 16:4 17:25 20:10,13 22:10 23:2,8 27:22 28:25 29:24 30:12 31:9,10 32:19 32:25 36:9 36:24 37:6 39:8 42:8 order 2:3 5:5 originally 23:19 other 7:5 8:25 13:2 15:21 20:1 21:12 23:8	26:3 29:1,18 32:9 36:25 37:21 38:13 39:17 our 8:3,22 9:3 9:23 13:21 16:19 28:22 29:14 30:4 36:3 37:1 39:15 out 15:14 16:19 21:2 22:2,6 25:23 31:25 33:13,14,15 34:2 36:25 outlay 35:24 outside 25:3 over 9:16 12:20 22:3 35:22 36:2 own 12:19 29:17 29:21 30:2 31:7 owned 12:17 15:13 20:13 owner 13:7 15:16 18:8 20:14 38:17 owners 14:13 17:20,24 18:2 18:6 20:10 26:3 38:18 owns 23:20 31:9
<hr/> <b>N</b> <hr/>				<hr/> <b>P</b> <hr/>
N 2:1,9 4:1 5:1 name 10:20 14:2,4 21:25 22:1 23:12 31:10 33:4,7,9 narrowness 13:2 Natural 16:5 necessary 35:3 need 7:6 9:10 11:7 19:19 22:22 35:5 needed 24:16 24:22 25:8 26:20 28:23 29:3 needing 32:5 neighbor 27:10 30:13 31:4 38:20 neighbor's 27:9 neighboring 12:17 neighbors 16:19 17:5,7 28:4 new 2:11 8:22 12:20 31:16	<hr/> <b>O</b> <hr/>			P 2:9 4:1,1 5:1 P.M 1:11 41:2 pack 29:3 PAGE 2:2 3:2 parallel 16:1 parcel 28:13 parcels 11:18 27:24 31:16 35:6 PARTIES 3:11 past 14:19

PUBLIC HEARINGS 6/25/2019

Patsy 1:19 4:11 42:2,15 pay 38:23 peculiarity 35:20 pecuniary 13:5 PennyMac 15:13 28:24 PennyMac/H... 15:17 people 22:21,21 32:3 33:18,21 people's 29:18 permits 16:3 person 9:11 13:22 32:5 37:22 personal 7:9 Pfeiffer 17:13,14 22:1,2,14,23 23:1,6,14,18 24:1,5 25:1,11 25:13 ph 17:10 18:12,14 24:10 28:7 piece 13:4 place 10:4 42:6 plan 3:6 10:7 13:16 31:1 PLANNING 1:1 3:4 4:2,7,8 plans 25:2 plat 24:13,21 26:12 27:10 30:9 35:4 platted 29:16,16 please 5:6 6:3 6:21 7:19 13:23 21:22 21:25 25:14 33:4,7 39:19 40:18 point 12:11 14:10 15:4 21:2 35:1 36:20 power 14:10 15:3 16:8	pre-existing 31:19 present 9:9 presentation 2:13,14 14:10 22:5 presented 22:5 35:4 pretty 14:11 19:22 22:6 previously 29:16 42:6 print 10:20 private 12:12 15:8 privately 11:25 privilege 13:9 probably 22:9 23:1 26:2 problem 15:11 procedural 6:11 procedures 2:8 9:23 proceed 11:4 proceeding 2:2 42:4 proceedings 1:9 41:1 42:7,11 Professional 42:2 properties 14:24 16:19 17:6 30:22 property 11:14 11:20 12:17,19 13:4,8,10 14:13 15:16,23 16:11 17:6,18 18:1,2 18:6,6,23 19:2 19:15,20 20:10,13,14,25 21:4,10 23:13 23:15 24:7,12 24:21 25:3 26:3 29:8,17 29:18,20 30:1 30:8,19 31:12	31:19 32:6 33:15,16,21,23 35:20,23 36:6,18 38:17 38:18,19,25 proposed 30:14 provide 37:20 provided 10:21 13:12 provides 12:24 providing 38:9 provision 35:22 provisions 39:15 public 10:19 11:2 13:14 35:8 37:12 42:3,16 publically 12:4 publicly 12:13 punish 7:9 purchase 18:8 purchased 17:9 31:12 purchaser 38:2 purchasing 14:14 17:12,14 18:12 purpose 13:15 16:18,25 20:18 put 16:16,23 19:21 33:22 36:21 37:4,17 Putoff 24:10 28:7 Putoffs 17:10 18:11,14	rather 25:18 26:4 31:17 32:4 reaches 29:20 read 9:23 10:16 real 35:23 36:9 really 15:25 16:22 19:21 22:7 36:6 reason 13:1 30:24 33:17 35:8,9 38:16 rebuttal 9:18,19 recommending 31:18 record 10:5 13:21 record's 13:20 referring 20:6 regulation 13:5 regulations 3:4 10:3,5 13:16 29:12,14 regurgitate 9:10 relates 12:25 relating 13:10 relatively 9:4 relief 13:13 relieve 13:11 remaining 33:23 report 9:24 10:15 Reported 1:18 Reporter 2:18 42:1,3,15 represents 42:10 request 34:18 38:6 39:14 requested 11:17 requests 12:14 require 16:16 required 12:6 22:17 requirement 11:13,23 27:23	27:25 28:9 resident 22:2 residential 38:22 Resources 16:5 rest 36:14 restrictions 22:11 result 13:5 RETAINED 3:10 right 15:7,8,12 15:22,24,25 16:5,6,12,18 17:12,18 18:24 18:25 19:7,13 19:17,18 21:16 24:1,18 25:3 25:20,23 26:5,6,10,14 26:17 27:3,15 28:3,6,11 30:16,18,20 31:2,5,21 32:1 32:7 37:2,8 38:3 rights 16:7 road 11:14,15 12:2,5,9,12,13 12:20 14:15,15 14:17,18 15:7,8 15:9,18,22 16:1 16:6,11,12,17,18 16:24,24 17:17 19:17,19 20:15 20:20,23,23 21:9 23:24 24:13 25:17,17 25:19,20,23 26:5,6 27:6,11 27:20,23,25 28:10 30:22 32:4 33:25 34:4,4,6 35:6 36:2 38:3 road's 36:13 roads 25:24 rock 25:22
		<b>Q</b>		
		questions 10:17 17:1 20:2 21:13 32:10 34:11,20 quite 16:22 quorum 5:19		
		<b>R</b>		
		R 1:19 2:9 4:1,11 5:1		

PUBLIC HEARINGS 6/25/2019

<p>Roll 2:3 5:6 39:19 room 10:23 rule 39:5 rules 38:16 39:4 run 14:23,24 20:20 runs 12:16 14:16</p> <hr/> <p style="text-align: center;"><b>S</b></p> <p>S 2:9 3:1 5:1 said 9:11 15:1,9 17:5 25:6 27:14 28:4 31:23 42:11 sale 33:16 same 9:11 25:24 36:16 37:22 say 6:3,21 7:19 35:10 40:18 saying 24:25 26:8 28:18 30:3,13 Schriewer 5:14 5:15 6:8 7:1,14 7:24 8:18 21:15 31:14,22 32:2,8 34:25 35:12,16 37:5 37:9 39:10,24 39:25 40:15 40:23 Schwartz 21:9 23:20 32:21 33:1,9,10,12,13 34:10 Schwartz's 20:25 21:3 23:14,17 24:7 Scottie 4:8 9:22 24:18 29:4 37:19 seat 8:3 second 1:4 5:24 6:1,17 7:11,15 7:16 8:9,12 39:12,14 40:14</p>	<p>40:16 section 11:13 12:22 30:4 36:3,3 see 23:25 25:24 26:4 27:14,17 28:17 35:7,8,9 seeking 11:12 seeks 11:22 seem 39:3 seems 35:24 37:20 sell 17:20,24 24:15 27:10 31:24 selling 14:12 sense 34:7 35:5 39:3 separate 31:23 35:6 serves 16:18,24 Services 1:20 4:10 set 42:12 sewer 37:12 shallowness 13:2 shape 13:2 shared 12:2,9 she 25:22 29:9 31:9,12 she'll 21:22 33:4 sheet 10:20 shortly 14:10 should 12:11 14:9 15:3 29:9 show 15:1 sic 29:22 side 9:15 sign 13:23 21:22 sign-in 10:20 significant 16:2 since 16:13,25 20:13,15,16 22:18 34:2</p>	<p>36:7 sir 17:22 28:19 32:12 sits 19:12 sitting 8:2 14:13 situation 13:3 six 23:2 size 11:19 33:24 small 37:13 so 5:22 7:6 8:22 9:14,22 13:11 14:9 15:5 15:7,19 16:9,14 17:8,19 18:3,7 18:22,24 20:5 20:9 22:6 23:8 24:3 25:16 26:1,2 26:15,25 28:8 29:1,2,15 30:3 30:13 35:7 36:6 37:3 38:5,11 39:2 sold 26:12 33:16 solely 12:25 some 14:13,14 16:2,3 17:6 20:11 23:7 31:8,9,11 somebody 29:7 35:22 somebody's 19:2 someone 20:12 37:6 something 29:5 somewhere 19:12 speak 9:8,8 10:19,22 13:22 20:11,12 21:21 25:9,10 31:7 32:15,18,24 34:17 speaking 14:4 25:21</p>	<p>specific 13:4 35:19 spent 28:21 spoke 14:11 Spring 11:15 19:19 ST 4:13 staff 4:7 9:23 10:15,17 12:22 stand-alone 18:1 start 9:4 12:11 started 8:24 9:22 starts 24:14 state 12:19 14:2 21:25 33:7 42:3,16 statement 36:8 states 11:23 stating 39:15 stay 36:16 stenographic 42:8 step 13:23 Steve 4:5 5:12 23:14,20 24:6 32:21 33:9 39:22 still 37:1 stipulation 37:4 stipulations 36:22 stop 30:18 strange 35:21 STREET 1:5 4:12 strict 13:4,11 stuff 22:11 subdivided 36:18 subdivision 11:24 12:1 28:1 29:16 32:3 33:18,22,24 38:1 submit 11:7 submitted 31:1 substantial</p>	<p>13:13 substantially 13:14 Suburban 11:20 such 14:21 33:17 35:19 sufficient 12:24 supervision 42:9 sure 9:25 14:3 16:21 27:9 37:17 surrebuttal 9:20 survey 24:13,22 26:13 27:10 30:9 swear 21:22 33:4 42:5 switch 8:5 sworn 10:21 13:24 14:1 21:24 33:6</p> <hr/> <p style="text-align: center;"><b>T</b></p> <p>T 3:1 14:15 tact 30:4 take 7:12 9:5,14 9:17 15:2,17 28:25 taken 13:21 42:5,7 takes 19:17 talking 24:11 34:4,5 35:21 39:2 tax 31:17 taxes 38:23,24 technically 37:15 telephone 14:21 tell 23:25 ten 38:15 39:2 term 7:10 testified 34:21 testify 32:24 testimony 9:9</p>
---	--	---	--	--

PUBLIC HEARINGS 6/25/2019

9:16 <b>than</b> 26:3 31:17 32:5 37:21 <b>Thank</b> 19:23 21:17 32:12 34:14 <b>Thanks</b> 5:3 25:15 <b>that</b> 7:12 8:22 9:9,12,12,16 11:3,23 12:16 12:25 14:13,14 14:25 15:1,15 15:24 16:1,3,5 16:8,18,22,22 16:23,24 17:5 18:1,23 19:17 20:3,10,12,15 21:2,8,9 22:4 22:8,9,23,24 23:2,7,13,20 24:12,21,23 26:12,13,16 27:2,8,23,25 28:23,25 29:10,20 30:12,19 31:1,8 31:8,24 32:2 32:22 33:15 33:17,22,25 33:25 35:5,21 35:23 36:2,19 36:25 37:20 38:18 39:15 42:5,10 <b>that's</b> 16:12,14 24:15 28:3 29:11 30:2,7,8 33:23 34:6,8 34:10 35:25 38:22 <b>the</b> 3:10 5:4 6:11 6:12 7:4,6,8 8:2,3 9:1,3,5,6 9:10,10,11,14,15 9:17,19,20 10:2,5,5,6,7,8	10:13,14,16,17 10:18,20,23 10:23,23,24 10:24 11:1,2,3 11:5,7,10,12,13 11:14,17,17,20 11:22,22 12:6 12:8,11,12,13,14 12:17,18,18,19 12:23,24,25 12:25 13:4,7,7 13:9,11,12,13,14 13:15,15,16,20 13:22,23,25 14:5,7,10,19,21 14:21,24,25 15:11,15,19,21 15:21 16:1,2,4 16:8,11,13,18 16:23,24,25 17:5,6,10,24 17:24,25 18:11 18:14 19:20 20:5,6,7,10,13 20:13,18,19,20 21:4,9,20,20 21:23,25 22:10,15 23:7 23:11,12,12,12 23:19,20,24 23:24 24:6,9 24:9,14,15,17 25:4,6,22,23 25:24 26:3,8 26:8 27:9,10 27:11,22 28:1 28:4,4,24 29:1 29:5,11,11,14,16 29:17,21 30:1 30:2,13,14,17 30:18,22,22 30:24,24,25 31:1,4,4,11,24 32:3,5,5,10,15 32:16,19,24 32:25 33:1,5,7 33:14,15,16,17	33:18,20,21 33:22,25 34:1 34:12,14,18,20 34:23,24 35:2 35:3,4,6,8,19 35:20,23,25 35:25 36:3,5 36:6,7,13,14,16 36:17,17,18 37:12,20,22 37:22,22 38:2 38:13,16,17,17 38:18,19,20 38:20,25 39:11,14 40:7 41:1 42:3,4,5,6 42:6,7,9,10 <b>their</b> 10:20 15:18 17:18 18:23 19:12,15,20 25:2,3 28:13 31:7 38:11 <b>them</b> 19:17 20:12 28:9,25 30:15 31:24 38:10 <b>themselves</b> 30:1 <b>then</b> 9:18 10:18 10:21 15:7 17:13,16 20:16 22:11,16,18 24:13 29:19 30:17,21 38:2 38:21 <b>theory</b> 31:17,23 32:3 <b>there</b> 6:13 7:13 8:12,24 14:15 14:22 15:24 16:1,1,5,8,9,18 16:24 19:21,22 20:16,17,18,21 22:2 23:24 25:20 27:23 31:8,10,11 33:14,14,15,21	34:2,6 36:12 36:13,19,25 37:4 <b>there'd</b> 35:1 <b>there's</b> 9:20 14:12 15:24,25 19:18 21:10 23:1,6 26:19 29:6,15 39:13 <b>therefore</b> 15:19 <b>Thereupon</b> 10:10 13:25 21:23 33:5 41:1 <b>these</b> 10:5 17:14 18:1 25:24 31:16 38:1 <b>they</b> 10:14,19 11:7 12:19 17:17 17:25 18:15,16 18:20,25 19:15 19:18,19 22:16 25:6,7 27:1,4 27:20 28:13 28:16 29:21,21 29:22,25 30:1 30:15 31:6,6,7 31:19,23 35:4 35:5,7 37:12 <b>they'd</b> 37:7 <b>they're</b> 17:11,17 18:4 19:3,9,11 20:20 28:13 29:12,12 31:16 34:3,5 35:3 36:15 <b>they've</b> 22:18 <b>thing</b> 9:11 24:15 <b>think</b> 22:6,9 24:7 28:21 33:20 35:1,1,3 36:11 <b>this</b> 10:4,8,19 11:9 12:20 14:11 15:3,5,12 15:13,16,23 16:6,6,10,15	17:9,11,12,12,17 18:8,12 19:19 20:22 22:21 23:18,25 24:6 24:9,11,13,16 24:22 25:8,16 25:17,22 26:2 26:5,13 27:24 28:21,23 29:3 29:24 31:1,19 31:24 32:4 33:14 34:23 35:2,9,21 37:6 37:10,12,20 37:20 38:3 40:9 <b>those</b> 6:3,9,13 6:21 7:2,19 8:14,19 9:5,15 9:19,21 19:4 30:12,18 35:5 38:2,7 <b>though</b> 30:3 <b>thought</b> 24:24 31:8 <b>three</b> 11:18 <b>through</b> 12:16 14:21 15:18,22 15:23 16:4,8,11 16:16,17 23:22 24:6,6 25:18 25:19,23 26:16 27:1 29:2,6,7,10,18 34:1,6 <b>Tim</b> 5:16 40:1 <b>time</b> 10:4 17:11 33:15 34:24 38:3 42:6 <b>TIMOTHY</b> 4:6 <b>to</b> 2:3 5:4,4,21 6:13 7:9,10 8:5 8:6,22,25 9:1 9:8,10,12,13,13 9:17 10:4,8,16 10:19,22,23 10:23 11:6,7,8
---	--	--	---	---

PUBLIC HEARINGS 6/25/2019

12:4,9,14,15,18 12:20,22,25 13:6,9,10,11,14 13:22,22 14:10 14:24,24,24 15:6,11,15,17,21 16:2,4,5,11,16 16:19,23 17:5,7 17:17,17,20,20 17:24,24,24 17:25,25 18:2 18:6,8,23 19:2 19:19,20,20,21 20:6,11,11,19 20:20 21:9,10 21:21 22:5,7 22:10,13,18,22 23:22,22,25 23:25 24:9,10 24:12,15,16,21 25:6,22,24 26:4,8,9,12,13 26:16 27:1,5,5 27:9,10,20,25 28:1,4,9,13,20 28:21,23 29:1 29:5,9,13,19 30:14,14,19,22 31:4,7,16,18,19 32:5,14,18,24 32:25 34:7,17 34:18,23,24 35:2,3,5,5,24 35:24 36:2,5 36:6,6,8,13,15 36:15,25 37:1 37:4,6,18,21 38:1,6,9,10,11 38:16,20,20 38:21,23,24 38:25 39:3,5 39:8,8,11,14 40:10,12 42:9 <b>Tobben</b> 4:6 5:16,17 6:7,25 7:23 8:17 21:14 23:23 24:3	40:1,2,22 <b>tonight</b> 7:10 8:3 8:23 <b>tonight's</b> 5:21 10:1 <b>too</b> 14:24 <b>tool</b> 35:20 <b>topography</b> 13:2 <b>totaling</b> 11:18 <b>Township</b> 11:16 <b>tract</b> 18:23 38:25 <b>tracts</b> 33:17 38:7 <b>traffic</b> 20:19 <b>transcribed</b> 42:8 <b>transcript</b> 1:9 42:11 <b>Trapp</b> 2:12 11:11 <b>travel</b> 22:23 <b>travels</b> 21:9 24:5 <b>true</b> 27:14 28:15 28:15 42:10 <b>truly</b> 30:14 <b>trust</b> 31:10 <b>trying</b> 31:16 35:3 <b>turn</b> 10:22 15:2 <b>two</b> 17:14 31:22 32:3 35:6 <b>type</b> 14:17 <hr/> <b>U</b> <b>U</b> 2:9 <b>Uh-huh</b> 30:10 <b>unable</b> 9:1 29:13 <b>under</b> 26:12 42:9 <b>understand</b> 24:24 26:8 27:2 29:5 30:23 34:3 <b>understanding</b>	15:16 20:18 24:9 25:16 28:22 <b>undue</b> 13:7 <b>UNFINISHED</b> 2:10 <b>Unified</b> 10:2 <b>UNION</b> 1:6 <b>unless</b> 24:14,23 <b>unplatted</b> 30:8 <b>unreasonable</b> 13:8 <b>until</b> 29:20 <b>up</b> 9:13 13:23 15:6 18:25 19:13,17 21:4 26:16 27:24 29:3 33:16,21 34:24 37:13,15 38:19 <b>upon</b> 13:7,10 <b>us</b> 8:22 9:1 13:23 16:18 28:20 29:19 36:2 38:11 <b>use</b> 10:3 11:25 12:15 13:8 19:19 22:21,24 23:2,7,8 33:25 38:3 <b>used</b> 34:1 <b>utilities</b> 16:7,9 20:17 <b>utility</b> 14:20 <hr/> <b>V</b> <b>vacation</b> 8:4 <b>variance</b> 9:6,16 9:17,19 11:12,17 11:22 12:14,23 13:11 15:15,20 16:15 21:21 24:16 28:23 32:16,20,24 32:25 33:2 34:15 35:2,8 35:19 36:17	36:22 40:7 <b>vice</b> 7:7 8:2,6 <b>VOTE</b> 2:16 <hr/> <b>W</b> <b>want</b> 20:11 28:20 31:19 32:24 33:18 34:17 38:15 39:8 <b>wants</b> 8:5 21:21 24:15,23 <b>warrant</b> 37:18 <b>was</b> 10:10 13:25 14:18 15:9 16:11 20:3 21:23 22:9,12 22:14,16 23:12 23:19,21 28:22 29:1,16 30:3,25 31:1,8 33:5 34:1 35:23 36:1 37:22 38:17 42:4,5 <b>wasn't</b> 35:2 <b>way</b> 9:3 29:11,14 33:20,21 35:4 39:9 <b>Wayne</b> 22:1,2 <b>ways</b> 35:2 <b>we</b> 5:18 7:5,6 8:6,24 9:3,4,4 9:22 14:20,22 15:7,7,11,15,16 15:17 16:7,9,9 24:11,12 25:16 25:19 26:5 28:23,24 29:19 30:3,4 30:11 31:3 35:9,13,14 36:14 38:8,9 38:10 <b>we'll</b> 9:13,14,14 9:17,18,20 29:3	<b>we're</b> 15:14,19 16:14 26:1 35:21 39:2,4,5 40:24 <b>weekends</b> 23:8 <b>well</b> 15:25 25:6 27:21 31:16 36:5,10 <b>went</b> 31:25 <b>were</b> 3:10 17:6 17:10 18:6 22:8 25:6 31:6,6,7 42:7 <b>what</b> 9:4,14 14:11 16:14 22:16 23:12 24:24 25:2 26:5,8 27:14 28:18 30:3,4,13,14 31:12 38:23 <b>What's</b> 32:21 <b>when</b> 10:22 15:11 16:12,17 20:3 22:8,16 25:19 30:18 34:4 <b>where</b> 12:12 13:1 18:14 23:23 23:24 24:6,14 30:2 35:2 <b>Where's</b> 37:12 <b>WHEREOF</b> 42:12 <b>Whether</b> 21:10 <b>which</b> 7:6 8:2 8:23 9:6 11:25 14:16,16,18 15:8,12,22 17:6 21:8,20 25:7 32:15 38:21,23 <b>whichever</b> 39:9 <b>who</b> 8:25 9:8 13:22 14:5 17:10 21:21 22:12 34:20 37:23
--	--	--	--	---

PUBLIC HEARINGS 6/25/2019

<p>who's 28:3 38:10 who've 20:13 whole 20:18 whom 42:4 why 8:2 24:10 28:3 30:24 31:24 34:3,6 35:5,7,9,13,14 wide 14:18,18 15:22 16:17,23 20:19 25:19 25:20 26:5 27:23,25 34:5 36:15 wife 17:9 20:15 will 10:13,16,22 11:3,4 13:20 21:1 wish 31:6,7 32:18 wishes 9:8 with 8:5 9:20 10:24 11:4 12:6 15:1 20:15 22:4,10 24:12 24:21 25:22 26:2,5 29:16 30:9,12,25 31:11,12 35:7 35:19 36:7,17 40:6 within 42:3 without 6:14 13:13,14 WITNESS 13:25 21:23 33:5 42:12 witnesses,we 9:5 worry 37:18 would 7:9 9:1,6 10:4,18 12:20 13:5 14:23 15:21,22,23 16:1,1,3,10 19:18,19,22</p>	<p>21:20 24:22 25:17,18,22 26:4,4 32:15 35:5 36:6 37:1 37:20 38:19 39:11 40:9 wouldn't 8:4 24:16 31:15,24 35:13,15 write 33:4 written 29:12,14 30:25 39:11,14 wrong 31:15 <hr/>X X 2:1 3:1 <hr/>Y yeah 17:8 18:3,7 18:10,20 21:4 22:25 27:18 27:21 35:12,16 37:17 38:4 years 22:3 33:14 yes 19:11 20:7 20:24 25:13 25:14 28:16,19 28:20 36:24 39:21,23,25 40:2,5 Yet 21:5 you 8:5 9:9,9,11 9:12,23 10:22 13:18 14:7,9 15:1,2,3 16:12 16:22,24 17:5 18:1 19:24 20:4,6,9 21:1,7 21:17,22 22:5 22:8,15,20 24:24 25:12 25:24 26:7 27:14 28:4,24 29:2,17,18,19 30:8 31:6,23 32:12,19,23</p>	<p>32:24 33:4,4 33:7,20,22,24 34:14 35:10,10 35:25 36:5,5 36:6,13,21 37:3,14,17 39:9 you're 24:19 28:3 you've 16:17 36:7 young 14:11 your 10:22 14:2 21:25 27:1 29:2,20 30:8 33:4,7 36:8 <hr/>Z zoned 11:20 13:16 38:21 39:1 zoning 1:1,2 3:4 3:5 4:2,7,8 10:1,6,13 11:3,7 12:24 13:16 <hr/>O O 40:7 <hr/>1 10 3:4,5,6,7 15:17 26:1 28:25 10-acre 15:12 29:24,24 10-foot 15:15,20 28:23 100 21:11 103(A) 12:23 104 36:3 39:16 11 2:13 11TH 4:12 125 29:21 129 11:18 129-acre 14:12 14 2:14 16 38:21</p>	<p>167(C) 11:13 1800s 16:13,25 23:20 34:1 1900s 23:20 190100 2:12 8:23 11:9 <hr/>2 20 17:9 31:9 20-acre 15:6 2016 20:15 2018 2:5 6:13 2019 1:10 5:2 2022 42:18 22 6:12 23 2:5 25 1:10 5:2 26 42:18 <hr/>3 314 4:14 34 2:15 39 2:16 <hr/>4 40 14:18 15:9 16:15 29:20 31:9 33:14 34:5 40-foot 12:15 16:6 20:5,6,8 20:15 22:8,16 23:11 24:14 25:20 26:19 29:7,17 400 1:5 41 2:17 42 2:18 45 22:3 <hr/>5 5 2:3,4 40:6 50 12:7 14:18 15:10 36:15 50-foot 12:19 15:22 16:11,17 16:23 20:19</p>	<p>22:19 25:17,18 26:5 27:23,25 29:6,10 30:1 30:22,25 34:4 34:6 36:19 <hr/>6 6 2:5 17:19,24 19:10,12 23:17 24:10,17 25:7 25:7 26:9 27:9 28:4 30:15 37:21 37:23 38:9,20 63084 1:6 63101 4:13 644-2191 4:14 <hr/>7 7 2:6 17:20,24 19:2,10,12 23:17 24:10,17 25:7,7 26:9 27:9 28:4 30:15 37:21 37:23 38:9,21 7- 15:6 7.8 37:6 7:00 1:11 7:36 41:2 70s 20:13 22:10 711 4:12 <hr/>8 8 2:7 11:13 8- 29:24 800 12:16 80s 20:13 22:10 <hr/>9 9 2:8 9- 15:12 9.6 37:6</p>
--	--	---	--	--