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

TRANSCRIPT OF PROCEEDINGS
JUNE 27, 2019
(COMMENCING AT 1:30 P.M.)

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

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

2 (JUNE 27, 2019)

3 CHAIRMAN BRINKER: All right.

4 Let's call today's meeting to order.

5 Scottie, give us the hearing procedures.

6 MS. EAGAN: All right.

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

13 (Thereupon, evidence was
14 marked for identification and
15 submitted for the record as
16 Exhibits A, B, C, and D.)

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

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

25 When it is your turn to speak, you will

1 come to the front of the room to address the
2 Commission and only the Commission, not anyone in the
3 audience, with any questions or comments.

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

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

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

16 *****

17 P U B L I C H E A R I N G

18 This is File 190097, Franklin County
19 Planning and Zoning.

20 The applicant is seeking to amend the
21 2001 Unified Land Use Regulations of Franklin County.
22 The proposal includes amendments to Article 14,
23 Amendments. A full copy of the proposed amendments
24 may be obtained from the Planning and Zoning
25 Department.

1 The change we're requesting to make to
2 Article 14 is on page 142, under Section 325, County
3 Commission Action on Amendments.

4 We don't have any written code for
5 citizen initiated amendments. So what we did is we --
6 in Letter C we have changed to refer to citizens
7 initiating rezoning:

8 "With respect to map
9 amendments, initiated by a
10 citizen, the planning staff
11 shall publish a notice of
12 the public hearing, at least
13 15 days prior to the public
14 hearing, in a newspaper
15 having general circulation in
16 the area. This notice shall
17 also be posted, at least 15
18 days in advance, in one or
19 more public areas of the
20 courthouse of the county."

21 We do the same thing to notify any
22 property owners within 600 feet. Then we added Letter
23 D:

24 "With respect to map
25 amendments, initiated by Franklin

1 County, the planning staff
2 shall publish a notice of the
3 public hearing, at least 15
4 calendar days prior to the
5 public hearing, in a newspaper
6 having general circulation
7 in the area. This notice
8 shall also be posted, at
9 least 15 days in advance,
10 in one or more public areas
11 of the courthouse of the
12 county."

13 We took that directly out of the state
14 statute.

15 So that's the only changes we're
16 proposing to Article 14.

17 CHAIRMAN BRINKER: Whereas
18 before, action by the Commission -- Planning and
19 Zoning Commission, would not have been done that way?

20 MS. EAGAN: Before we changed
21 anything in the code, we have to notify anyone within
22 600 feet. That could be up to 77,000 properties.

23 CHAIRMAN BRINKER: H'm.
24 Any questions from the Commission?

25 COMMISSIONER HINSON: I have

1 none.

2 COMMISSIONER BOLAND: No.

3 CHAIRMAN BRINKER: That being
4 said and nothing more for the record, there are no
5 attendees for the public, I need a motion to adjourn.

6 COMMISSIONER HINTON: Move to
7 adjourn.

8 COMMISSIONER BOLAND: Second.

9 CHAIRMAN BRINKER: All in favor
10 say aye. Aye.

11 COMMISSIONER HINTON: Aye.

12 COMMISSIONER BOLAND: Aye.

13 CHAIRMAN BRINKER: The meeting
14 is concluded.

15 (THEREUPON, THE PROCEEDINGS
16 CONCLUDED AT 1:36 P.M.)

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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

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