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

TRANSCRIPT OF PROCEEDINGS
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS
JUNE 27, 2023
(COMMENCING AT 7:00 P.M.)

REPORTED BY:
PATSY A. MAYBERRY, C. R.
COMPLETE REPORTING SERVICES

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COMPLETE REPORTING SERVICES
19 BROOKMOORE DRIVE
UNION, MISSOURI 63084
(636)221-0418

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A P P E A R A N C E

PLANNING AND ZONING COMMISSION:

BILL EVANS, CHAIRMAN

TIMOTHY REINHOLD, COMMISSIONER

STANLEY VOSS, COMMISSIONER

BILL McLAREN, COMMISSIONER

DEBBIE WILLETTE, COMMISSIONER

JIM GRUTSCH, COMMISSIONER

DAN HAIRE, COMMISSIONER

KARL MITTLER, COMMISSIONER

DAVE LARAMORE, COMMISSIONER

PLANNING AND ZONING STAFF:

SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING

CRYSTAL HOLDMEIER, PLANNING ASSISTANT

COMPLETE REPORTING SERVICES:

PATSY A. MAYBERRY, C. R.

19 BROOKMOORE DRIVE

UNION, MISSOURI 63084

(636)221-0418/pamayberrygm1@gmail.com

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

2 (JUNE 27, 2023)

3 CHAIRMAN EVANS: I'd like to
4 call to order the June 27th meeting of Franklin
5 County Planning and Zoning Commission.

6 Scottie, will you please take roll.

7 MS. EAGAN: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. EAGAN: Jim Grutsch?

10 COMMISSIONER GRUTSCH: Here.

11 MS. EAGAN: Dan Haire?

12 COMMISSIONER HAIRE: Here.

13 MS. EAGAN: Dennis Hartmann?

14 COMMISSIONER HARTMANN: (Not
15 present.)

16 MS. EAGAN: Mike Klenke?

17 COMMISSIONER KLENKE: (Not
18 present.)

19 MS. EAGAN: Dave Laramore?

20 COMMISSIONER LARAMORE: Here.

21 MS. EAGAN: Bill McLaren?

22 COMMISSIONER McLAREN: Here.

23 MS. EAGAN: Karl Mittler?

24 COMMISSIONER MITTLER: Here.

25 MS. EAGAN: Tim Reinhold?

1 COMMISSIONER REINHOLD: Here.

2 MS. EAGAN: Stan Voss?

3 COMMISSIONER VOSS: Here.

4 MS. EAGAN: And, Debbie

5 Willette?

6 COMMISSIONER WILLETTE: Here.

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

9 CHAIRMAN EVANS: Thank you.

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

15 (NONE)

16 If there are no declarations, Scottie,
17 will you please give us the presentation of the
18 meeting procedures and exhibits.

19 MS. EAGAN: Tonight's Planning
20 Commission meeting is governed by the Franklin County
21 Unified Land Use Regulations.

22 Some matters on the agenda may be for
23 action by the Planning and Zoning Commission. These
24 matters do not involve public hearings.

25 Other matters on the agenda require

1 public hearings under Missouri law. If a matter
2 involves a public hearing, all individuals who desire
3 to testify will be given an opportunity to do so.

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

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

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

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

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

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

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

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

16 CHAIRMAN EVANS: Thank you.

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

21 COMMISSIONER GRUTSCH: Mr.
22 Chairman, I'd like to make a motion to approve the
23 minutes as submitted.

24 COMMISSIONER HAIRE: I'll
25 second

1 CHAIRMAN EVANS: We have a
2 motion and a second to approve the April 18th minutes.
3 All in favor signify by saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER WILLETTE: Aye.

8 COMMISSIONER GRUTSCH: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER HAIRE: Aye.

11 COMMISSIONER MITTLER: Aye.

12 COMMISSIONER LARAMORE: Aye.

13 CHAIRMAN EVANS: Opposed?

14 (NONE)

15 The minutes are approved.

16 Communications and Visitors Comments.

17 Anyone present wishing to address the Commission?

18 (NONE)

19 If not, we'll move on to Unfinished
20 Business. We have none.

21 Moving on to New Business, File 230139.
22 Scottie, will you please give us the details.

23 MS. EAGAN: This is File
24 230139. The applicant is Robert Bunge, Richard
25 Bunge, Becky Inman.

1 The applicants request to rezone one
2 parcel from the W Zoning District to the B Zoning
3 District.

4 The property is located at 4271 Highway
5 KK, just south of the intersection of Bucklick School
6 Road and Highway KK, in the Lyon Township.

7 THE FACTS: The total area for the
8 rezoning is approximately 5.4 acres.

9 The zoning of this property, as of
10 January 14, 2022, is W. The applicant would like to
11 rezone to the B District.

12 The properties around the proposed site
13 are zoned W.

14 The properties around the proposed site
15 are primarily low-density residential properties and
16 agricultural properties.

17 This property is a part of a one-lot
18 subdivision, "Oakbrink Subdivision Plat 18".

19 This property does have access to
20 Highway KK. This is a State-maintained road.

21 STAFF COMMENTS: Rezoning are allowed
22 in our regulations due to the ever-changing
23 conditions that exist in the county and elsewhere.
24 According to Article 14, Section 321, any such change
25 must promote the health, safety, morals, comfort, and

1 general welfare of Franklin County by conserving and
2 protecting property and building values, by securing
3 the most economical use of land and facilitating the
4 adequate provision of public improvement in
5 accordance with the Master Plan adopted by Franklin
6 County.

7 CHAIRMAN EVANS: Thank you.

8 Is the applicant present? Could you
9 please step forward. State your name and address and
10 sign in, please.

11 And since this is a rezoning, the
12 Planning and Zoning Commission makes a recommendation
13 to the County Commission, who will in turn also have
14 a public hearing and the make the final decision.

15 So what we do tonight is a
16 recommendation to the Commission. Also procedurally,
17 the applicant will have up to 15 minutes to present
18 what his intentions are.

19 Anyone else wishing to speak in favor of
20 it will have three minutes. After that, anyone
21 wishing to speak in opposition will have three
22 minutes.

23 (THEREUPON, THE WITNESS WAS

24 SWORN.)

25 MR. ROBERT BUNGE: Robert

1 Bunge. I live at 4071 Highway KK, New Haven,
2 Missouri.

3 I'd like to rezone this land so that I
4 can put parking for trailers and campers and stuff on
5 the back side hill.

6 And that map you see the line there
7 through the map looks like a fence line there.

8 MS. HOLDMEIER: Is this here?

9 MR. ROBERT BUNGE: No, right
10 there.

11 MS. HOLDMEIER: Oh, here.

12 MR. ROBERT BUNGE: Now, that
13 back side I want to flatten out and put a parking lot
14 there to store campers and trailers and boats or
15 whatever.

16 CHAIRMAN EVANS: How many
17 units are you looking to store there?

18 MR. ROBERT BUNGE: I am not
19 sure. It depends on how it's laid out when we do the
20 actual construction of it.

21 CHAIRMAN EVANS: I also notice
22 that you have campers, boats, and trailers and other
23 big things. That's not really --

24 MR. ROBERT BUNGE: Like buses.

25 CHAIRMAN EVANS: Do the

1 Commissioner have any questions?

2 COMMISSIONER GRUTSCH: You had
3 mentioned over the hill was where you're going to --

4 MR. ROBERT BUNGE: That back
5 side slopes way down, and you can't see if from the
6 road.

7 COMMISSIONER GRUTSCH: Would
8 you see any of the big things, the buses or equipment,
9 campers, any -- would you be able to see that from
10 Highway KK as you drive by?

11 MR. ROBERT BUNGE: Not easily.

12 COMMISSIONER GRUTSCH: But it
13 possibly could be?

14 MR. ROBERT BUNGE: You might
15 see a roof or two of something depending on where
16 it's parked at.

17 COMMISSIONER GRUTSCH: And
18 would this be -- are you proposing to surface this
19 with pavement or what?

20 MR. ROBERT BUNGE: First it
21 will be gravel, hard-packed gravel, and then at some
22 point, I plan on putting a roof over it so that they
23 could have enclosed facilities there.

24 And then I could concrete it or asphalt.

25 COMMISSIONER McLAREN: Mr.

1 Chairman.

2 CHAIRMAN EVANS: Commissioner
3 McLaren.

4 COMMISSIONER McLAREN: I have
5 a couple of questions, and they're -- first of all,
6 you need to understand or I want you to understand, I
7 hope you understand, that when we look at a rezoning,
8 it's just not what you want to do, what you say you
9 want to do. We have to look at every other thing
10 once that rezoned that could happen there.

11 So just when you're saying you want to
12 do one thing, we also have to look at everything else
13 that that zoning allows to be changed in that process.

14 But the most important thing to me is
15 when we look at this, in order to change zoning, you
16 know, it says every specifically we must promote the
17 health, the safety, the morals, the comfort or the
18 general welfare of the county and citizens.

19 Can you tell me what rezoning your
20 property will do to promote the welfare and better
21 Franklin County.

22 MR. ROBERT BUNGE: Well, a lot
23 of people that live in the county and stuff would be
24 placing -- store their stuff.

25 COMMISSIONER McLAREN: We're

1 having trouble hearing you. Can you speak a little
2 closer to the microphone, please.

3 MR. ROBERT BUNGE: A lot of
4 people like in town have stuff that they can't leave
5 on the street and stuff, and they could park it out
6 there to get it off the streets and stuff.

7 And it shouldn't make a whole lot of
8 traffic or anything. You know, when you look at most
9 of the storage places, there's nobody in them all
10 hours.

11 CHAIRMAN EVANS: How are you
12 talking in Union or --

13 MR. ROBERT BUNGE: In any of
14 them. The one in Washington, you look at their
15 storage units, they're -- I go by them all the time
16 and never see anybody in them hardly.

17 CHAIRMAN EVANS: And you're
18 about what, maybe 10 miles from Washington?

19 MR. ROBERT BUNGE: Yeah.

20 CHAIRMAN EVANS: And New Haven,
21 maybe five or six?

22 MR. ROBERT BUNGE: Five miles
23 from the fire house in New Haven.

24 CHAIRMAN EVANS: I'm sorry,
25 Bill.

1 COMMISSIONER McLAREN: That's
2 right. That's my question, is what -- how's this
3 help the welfare of the county?

4 CHAIRMAN EVANS: Scotty, are
5 there any other -- you said most of them was W. Is
6 there any other B zoning?

7 MS. EAGAN: I believe the
8 closest B zoning would be along 100 just outside New
9 Haven and I think the C that comes down. That's the
10 closest B.

11 CHAIRMAN EVANS: Okay. So
12 you're looking at storage, but you we don't really
13 have a timeline when you'd like to covered storage or
14 climate-controlled concrete or anything?

15 MR. ROBERT BUNGE: Whenever I
16 find the financing for it.

17 CHAIRMAN EVANS: Okay. As
18 Commissioner McLaren said that when we look at this,
19 it's not just what you might do. It's every other
20 permanent use in B because you could -- we could
21 recommend yes, and you could change your mind
22 tomorrow and do anything in that B zoning district.

23 Let's see. Any other questions from the
24 Commission?

25 (NONE)

1 Okay. Thank you.

2 MR. ROBERT BUNGE: All right.
3 Thank you.

4 CHAIRMAN EVANS: Scotty, do
5 you have anything?

6 MS. EAGAN: No.

7 CHAIRMAN EVANS: Anyone else
8 present wishing to speak in support of this file?
9 Step forward please. State your name
10 and address and sign in, please.

11 MR. ROBERT BUNGE II: Hello. I
12 am Robert Bunge II.

13 (THEREUPON, THE WITNESS WAS
14 SWORN.)

15 I would like to also point out that it
16 will have security cameras. Therefore, we also had
17 some issues in the past from other people who have
18 had things stolen from them or something that had
19 heard.

20 With security cameras, there is a
21 possibility of extra security being able to see the
22 highway so we can be able to narrow down certain
23 crimes or certain instances that have occurred in the
24 past.

25 I would also like to state that it will

1 also help decongest people's lifestyles around the
2 area and have a nice space to park something that
3 they have that they need room for. And this will
4 also help them by clearing out more space and being
5 able to store it in one security spot.

6 COMMISSIONER GRUTSCH: You
7 mentioned security cameras and the people that stored
8 things there would have a safe environment for their
9 goods.

10 Is the property going to be -- in your
11 proposal, are you going to fence the private property
12 with a secure fence?

13 MR. ROBERT BUNGE II: Yes,
14 there will be a six-foot chain-link fence around the
15 property line. Well, not the property line, but
16 around the parking lot.

17 COMMISSIONER GRUTSCH: So are
18 you closing everything being stored would be within
19 the six-foot fence?

20 MR. ROBERT BUNGE II: Correct,
21 and there will be a gate for security.

22 CHAIRMAN EVANS: Any other
23 questions?

24 (NONE)

25 Thank you.

1 MR. ROBERT BUNGE II: Thank
2 you.

3 CHAIRMAN EVANS: And I think
4 you statement this is a State highway, right?

5 COMMISSIONER GRUTSCH: Uh-huh.

6 CHAIRMAN EVANS: So MoDOT
7 would have to approve?

8 COMMISSIONER GRUTSCH: Yes.

9 CHAIRMAN EVANS: Anyone else
10 present wishing to speak in support of this file?

11 (NONE)

12 Anyone wishing to speak in opposition?

13 Start in front. If you would state your
14 name and address and sign in, please.

15 MR. MARK NEAL: My name is
16 Mark Neal. I live at 306 Red Cypress Lane. I also
17 own five acres on 4396 Highway KK, right down -- the
18 next house from that one on the right there.

19 (THEREUPON, THE WITNESS WAS
20 SWORN.)

21 CHAIRMAN EVANS: Go ahead.

22 MR. NEAL: Well, I have some
23 concerns. One, about safety. Two, about light
24 pollution. Three, people will be coming, you know,
25 that we don't know, the public in general. And it's

1 going to increase traffic on KK.

2 There is no shoulder on KK. If they
3 miss the turn, it'll be illegal getting turned around
4 with a 35-foot camper or something like that.

5 Not only that, you know, the -- there
6 isn't any other B zoning close to us. Most of us
7 have lived there or purchased the property, you know,
8 in the immediate vicinity with the expectation that
9 it would be -- remain zoned the way it is.

10 You know, I know that we can always have
11 changes occur. There isn't anything else like this
12 for miles around, as you've already noted.

13 So I don't have much else to say. I
14 think there's plenty of other people here that want
15 to have an opinion about whether they'd like to see
16 this in our neighborhood.

17 Thank you very much.

18 CHAIRMAN EVANS: Thank you.

19 COMMISSIONER GRUTSCH: One
20 moment. One moment, sir.

21 MR. NEAL: Yes.

22 COMMISSIONER GRUTSCH: Do you
23 feel that this proposed zoning would be a detriment
24 to your property values?

25 MR. NEAL: Absolutely. Yes.

1 COMMISSIONER GRUTSCH: Thank
2 you.

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

5 Will you please state your name and
6 address and sign in, please.

7 MS. MONIQUE GUIGNON: My name
8 is Monique Guignon. My address is 4264 Highway KK.

9 (THEREUPON, THE WITNESS WAS
10 SWORN.)

11 So I guess I have, you know, concerns
12 and questions. So the first would be that it is the
13 only property zoned differently. I live directly
14 across the street. I have 30 acres.

15 And that's kind of what I know as to be
16 referred to as spot zoning, and I think that is
17 detrimental.

18 The other concern I have is that when
19 it's rezoned, it's not just the lone use that it's
20 rezoned for. It's anyone that they sell it to.

21 So that's my understanding. So even if
22 they're saying well, I'm going to put up storage
23 units, and I have just barely looked at the rules,
24 that also means it could have a nightclub or a
25 restaurant, hotel, a used car lot. Utility waste can

1 be dumped there. Billboards can be put up there.

2 I mean, it really changes what the
3 property could be used for, and so it's not just what
4 the Bunges are doing with it. It's what can be done
5 with it in the future.

6 And that to me is worrisome and scary,
7 and I don't know everything. I just know a few of
8 the things it can be used for when it changes from
9 White.

10 So I think those are my concerns. I
11 know that there's no other B zoning within five miles.
12 So -- and am I correct that that zoning, once it's
13 changed, it's changed on the property and it travels
14 with the property?

15 CHAIRMAN EVANS: It's
16 provincial. So it's not just what the Bunges could
17 they sell it to. They themselves could decide
18 tomorrow to use it for something else.

19 MS. GUIGNON: Right, and
20 that's why I said -- I mean, some of it I think I
21 understand, but I'm not positive I understand. So
22 that was kind of the question that once the zoning is
23 changed, anything that Blue zoning says is okay can
24 be done with the property?

25 CHAIRMAN EVANS: Or any one of

1 43 permitted uses in that zoning district.

2 MS. GUIGNON: So that's -- you
3 know, that's very different than the community we
4 live in now. So that is my concern.

5 CHAIRMAN EVANS: All right.
6 Thank you.

7 Any questions?

8 (NONE)

9 Thank you.

10 MS. GUIGNON: Thank you.

11 CHAIRMAN EVANS: Anyone else
12 wishing to speak in opposition?

13 Please state your name and address and
14 sign in.

15 MR. GREGG BIGOGNE: My name is
16 Gregg Bigogne, and I live at 4395 Bucklick School
17 Road.

18 (THEREUPON, THE WITNESS WAS
19 SWORN.)

20 Probably some of the stuff I'm going to
21 say is somewhat repetitive, but I think you can see
22 the crowd of people you have here tonight that are --
23 have true concerns about what's going in here.

24 A lot of us that have -- I've only been
25 out there for about three years now, but moved out

1 there for the reason of the peacefulness and that.

2 And I think with this property, you
3 know, people are going to be able to access this
4 property day or night anytime they want to and stuff
5 like that. So along light -- with the light
6 pollution, you would think that, you know, we just
7 don't want that kind of traffic coming in day or
8 night at any time.

9 But the young lady that owns that silver
10 house -- you can see it in the lower right-hand
11 corner that has the roof, the silver roof there.
12 Yeah, right -- yeah, right next to the yellow 70 or
13 is that 70.

14 MS. HOLDMEIER: Twenty-nine.

15 MR. BIGOGNE: But anyway, the
16 view out of her front door and stuff like that, her
17 porch is of the whole field where Mr. Bunge is
18 talking about putting this. So her vision of, if
19 this happens, is going to be nothing but campers and
20 trailers and whatever. And I'm sure she didn't buy
21 and build there just a few years ago with that intent
22 in mind in that.

23 So like I said, I'm probably being
24 somewhat repetitive, but I do feel you can see the
25 crowd of people that are here tonight, and a lot of

1 us feel strongly about this.

2 So that's all I have to say.

3 CHAIRMAN EVANS: All right.

4 Thank you.

5 No applause, please.

6 Anyone wishing to speak in opposition?

7 Please come forward. State your name and
8 address and sign in.

9 MS. KELLY ROY: My name is
10 Kelly Roy. I live at 4237 Highway KK in the house
11 he's talking about.

12 (THEREUPON, THE WITNESS WAS
13 SWORN.)

14 Okay. So as he stated, I just built a
15 custom home right there on property that I bought
16 from Robert Bunge, Sr. God bless him. He was a
17 great man.

18 I have nothing personally against the
19 Bunges. I think they're good people, but I do not
20 want a storage facility when I look out from my deck
21 and look up the hill right there. And I really am
22 fearful of the way it's going to affect my property
23 values. I just built a brand new house right there
24 on the lot.

25 I do not want a storage facility on that

1 hill that I can look at every day. So I just think
2 it's a ridiculous idea in our neighborhood, and we
3 don't need the traffic. We don't need people coming
4 and going at all hours of the day and night.

5 My husband works at UPS in Union, and
6 works right next to a self-service storage facility,
7 and he said you should see the people coming and
8 going at all hours of the night.

9 We do not want that in our neighborhood.
10 Please don't do it. I worked really hard to build
11 that house, and I don't want my property values to
12 tank because everybody's junk is on the hill right
13 across the way from me. I'll never be able to sell
14 it for what it's worth if that happens when I'm ready
15 to sell.

16 So thank you.

17 COMMISSIONER GRUTSCH: So you
18 do say that it's detrimental to your property
19 value --

20 MS. ROY: Absolutely.

21 COMMISSIONER GRUTSCH: -- since
22 rezoning?

23 MS. ROY: I do not want the
24 rezoning. I like the Bunges a lot personally.
25 They've never done anything to get in our way or been

1 in our space, but they have a lot of junk up there
2 already. And I just feel like it would turn into
3 more junk up there if they have a license to put more
4 junk up there.

5 So I just -- I strongly oppose it. I'm
6 sorry, guys, but I strongly oppose it.

7 CHAIRMAN EVANS: All right.
8 Thank you.

9 MS. ROY: Thank you.

10 CHAIRMAN EVANS: Commissioner
11 McLaren?

12 COMMISSIONER McLAREN: How
13 long ago did you buy your property?

14 MS. ROY: We bought out
15 property from Mr. Bunge back in 2017, and built our
16 house -- Bob Durling (ph.) built our house for us in
17 2020, and 2021 we moved in. So we've been there a
18 little over two years.

19 COMMISSIONER McLAREN: So the
20 petitioner -- you bought the property from the
21 petitioner?

22 MS. ROY: Yes.

23 COMMISSIONER McLAREN: Your
24 property from the petitioner?

25 MS. ROY: Yeah, and I like

1 them personally, but not --

2 COMMISSIONER McLAREN: That's
3 fine.

4 MS. ROY: Yeah.

5 COMMISSIONER McLAREN: But was
6 it just acres, five acres also?

7 MS. ROY: I have a little over
8 seven acres on that --

9 COMMISSIONER McLAREN: Okay.
10 And you may not be able to answer my question, and it
11 may not be a fair question. But was there a bigger
12 piece of tract that was divided into several --

13 MS. ROY: Yes.

14 COMMISSIONER McLAREN: --
15 five-acre lots or 12-acre --

16 MS. ROY: Yes, and originally.
17 Yes. And Mr. Eckelkamp bought the ten-acre strip
18 behind me, that long strip, the same time we bought
19 the seven. And we restructured. We bought seven
20 point something acres rather than five when we bought
21 that from Mr. Bunge.

22 COMMISSIONER McLAREN: Thank
23 you.

24 MS. ROY: And then they
25 absorbed the other three from the other five next to

1 us into the farm because there's a big gully right
2 there next to us that you couldn't really do much
3 with. So we didn't really want that little chunk
4 right there.

5 But my husband grew up in this
6 neighborhood and lived in the Bucklick school house
7 for most of his life.

8 I've been in this neighborhood with my
9 husband for 30 years probably. So I don't think a
10 commercial use property is appropriate for that
11 neighborhood.

12 COMMISSIONER McLAREN: I just
13 wanted a little bit of history of --

14 MS. ROY: Oh, absolutely.

15 COMMISSIONER McLAREN: -- of
16 the division of the property.

17 MS. ROY: Yeah, it was
18 supposed to be five, but he let us do seven, and then
19 Mr. Eckelkamp did the two behind us, and he absorbed
20 the other three.

21 CHAIRMAN EVANS: All right.
22 Thank you.

23 MS. ROY: Thank you.

24 CHAIRMAN EVANS: Anyone else
25 present wishing to speak in opposition?

1 Please state your name and address and
2 sign in.

3 MR. JAMES GUIGNON: James
4 Guignon, 4264 Highway KK, New Haven, and we're the
5 horse farm. I'm the husband of Monique who was up
6 here.

7 (THEREUPON, THE WITNESS WAS
8 SWORN.)

9 I think the biggest issue for everybody
10 is first off it surprise everybody.

11 And two things is -- the first thing is
12 the traffic. Everybody is concerned about that, all
13 the safety issues and the rezoning that goes on.

14 But the lack of information that
15 everybody has at the same time, no one knows.

16 At the present time, our understanding
17 the way the plats come is that from KK down to the
18 corner, it's going to be conditional. Now from what
19 the description is, he wants to put a fence line over
20 and to the back section so that you can see that fence
21 line that everybody is talking about.

22 Well, then no one is going to be see at
23 the edge of KK. It still doesn't really change a
24 lot, but all of us have a little more understanding
25 is that everybody is still going to agree and say no

1 at the present time because of the ramifications of
2 it possibly being moved from one issue to another, a
3 bar, whatever, you know, just a car lot.

4 We're the green and white horse farm
5 across the street. None of us want to tell anybody
6 what to do with their land, but at the same time, as
7 a community, we all have to ask together, stand here
8 together and say is this something that is wanted.

9 And it seems that everybody is kind of
10 saying this is not something that's going to fit this
11 area, meaning that right now it's nothing but
12 tractors and hay wagons running up and down the road,
13 and then it's going to be side-by-sides running up
14 and down the road, and it's going to be people
15 walking their dogs and pushing their children up and
16 down the road.

17 I think everybody is concerned about of
18 what that's going to change not just the property
19 values plummeting. But what's that going to do to
20 our land. And I think that's a huge issue as a
21 community everybody wants to stand together and have
22 a yea or nay in that the greater good is going to
23 work because everybody is a collective whole.

24 I guess that's it.

25 CHAIRMAN EVANS: Thank you.

1 Anyone else wishing to speak in
2 opposition?

3 (NONE)

4 Anyone else wishing to speak in
5 opposition?

6 Please state your name and address and
7 sign in.

8 MS. DEBIE MALLORY: Debie
9 Mallory, 4195 Highway KK.

10 (THEREUPON, THE WITNESS WAS
11 SWORN.)

12 I just wanted to agree with everything
13 that's been said tonight, and I don't know. I hope
14 this is a reiteration of somebody's, but my big
15 concern is it sets a precedent, that it gets a
16 foothold in there for a more possible rezoning.

17 And like people have said, we bought in
18 that area for a reason. It's beautiful out there.
19 It's quiet out there.

20 I did want to comment on the comment
21 about it being safer with it there. I really don't
22 understand how that works. And if it's built down
23 lower, how are those cameras seeing Highway KK?

24 We're obviously seeing something higher
25 up, and there is an eyesore possible there.

1 I just think campers out there would
2 just cause possibly more people coming out there to
3 cause mischief. And I walk that road for exercise,
4 and so I'm not happy about that either. So...

5 CHAIRMAN EVANS: All right.
6 Thank you.

7 Anyone else present wishing to speak in
8 opposition?

9 (NONE)

10 Anyone else present wishing to speak in
11 opposition?

12 (NONE)

13 If not, Mr. Bunge, do you have any
14 rebuttal or anything you'd like to say further?

15 MR. ROBERT BUNGE: As far as
16 Kelly with her being able to see it, she will not be
17 able to see it from where it's at because there's a
18 pretty good size hill between her house and that
19 particular lot. She couldn't even see the back side
20 of it where it's at.

21 And we might try and keep it to where
22 people can't use it after certain hours at night,
23 that they can't get in there or something without
24 special permission or something.

25 And as far as the traffic, we got a lot

1 of traffic going up and down that road already,
2 semi-trucks all the time. So dump trucks, they
3 constantly go up and down the road. Traffic is not
4 going to make too much difference, I don't think.

5 That's about it.

6 CHAIRMAN EVANS: All right.

7 Any questions?

8 COMMISSIONER MITTLER: Quick
9 question for you. Is that your person home on the
10 lower part of the property?

11 MR. ROBERT BUNGE: No. It
12 used to be my grandparents' home, and my dad's home is
13 the one on the other side of the road there.

14 COMMISSIONER MITTLER: So you
15 guys don't actually -- you don't live on the
16 property?

17 MR. ROBERT BUNGE: No, I live
18 what used to be part of the property. I live up the
19 road.

20 COMMISSIONER MITTLER: Okay.

21 And where --

22 MR. ROBERT BUNGE: About
23 three-quarters of a mile.

24 COMMISSIONER MITTLER: Where
25 on the five acres do you propose the main entrance

1 would be for the campers and buses and whatever to
2 pull in there?

3 MR. ROBERT BUNGE: Well, you
4 see the building there that's on the bottom of the
5 property there?

6 COMMISSIONER MITTLER: Yes.

7 MR. ROBERT BUNGE: That's
8 gone. We've take it almost completely out of it.
9 And the other building back there is going to be
10 moved, and the road will come in right there.
11 There's already an existing driveway right there. It
12 just needs to be widened up.

13 COMMISSIONER MITTLER: And
14 forgive me. I'm not super familiar with the area.
15 Is it relatively flat, or is there an incline/decline
16 in that area?

17 MR. ROBERT BUNGE: Well, when
18 you get off the road there, you'll have to go up the
19 hill a little bit. Not a real steep one, but up.

20 COMMISSIONER MITTLER: All
21 right. Thank you.

22 MR. ROBERT BUNGE: So that's
23 kind of like the highest part around there.

24 COMMISSIONER McLAREN: Mr.
25 Chairman.

1 So this was your grandfather's farm;
2 this was a family farm?

3 MR. ROBERT BUNGE: Yeah.

4 COMMISSIONER McLAREN: So you
5 were the -- you or your father or your grandfather
6 were the three people that divided it up into lots?

7 MR. ROBERT BUNGE: My dad did
8 most of that.

9 COMMISSIONER McLAREN: Okay.
10 How long ago was that?

11 MR. ROBERT BUNGE: Ten, fifteen
12 years probably for the last of it.

13 COMMISSIONER McLAREN: And
14 how --

15 MR. ROBERT BUNGE: Kelly was
16 the last lot that was sold.

17 COMMISSIONER McLAREN: How
18 many lots were divided up at that time?

19 MR. ROBERT BUNGE: Well, I
20 guess there's 17 of them now.

21 COMMISSIONER McLAREN: Okay.

22 MR. ROBERT BUNGE: We had
23 almost 400 acres there, so...

24 CHAIRMAN EVANS: Any other
25 questions?

1 (NONE)

2 Thank you.

3 Does the Commission have a discussion?

4 COMMISSIONER HAIRE: I got one
5 thing. When I looked up in the W zoning district,
6 and in the Conditional Use section, we do allow
7 offices.

8 I'm going to read it: General,
9 professional, medical, dental, independent
10 contractor, construction, business. But in
11 parentheses, we have: No outdoor machinery,
12 equipment or commercial storage.

13 I'm assuming we did that for a purpose.

14 And my second concern in general, I think
15 a couple of people might have mentioned it that spoke
16 earlier, is that I have a problem of us putting these
17 five-acre islands of zoning throughout the county.

18 I mean, to me it would make more sense
19 if we want to look at rezoning districts and add an
20 additional conditional use, that makes more sense.

21 But changing these islands of zoning
22 throughout the county makes no sense, and does keep
23 the integrity of the Master Plan for the area that
24 we're trying to contain, an area in a zoning district
25 zone.

1 Those are my two concerns.

2 COMMISSIONER GRUTSCH: Mr.
3 Chairman, this spot zoning is inconsistent with the
4 County Comprehensive Plan that's been established.

5 While it may benefit the petitioner, it
6 is to the detriment of a vast majority of the
7 adjoining property owners, and those adjoining
8 property owners stretch out three, four, five miles
9 because that's the closest zoning. It's all W zoning
10 out there.

11 People bought or inherited the property
12 over the years, it was generally low-density
13 residential and agricultural. And to rezone to allow
14 the commercialization of an area in the middle of W
15 zoning, I think is quite inappropriate.

16 CHAIRMAN EVANS: Any other
17 discussion?

18 COMMISSIONER WILLETTE: I too
19 have a concern about rezoning to say Zone B so far
20 away from any other B zoning, and as Commissioner
21 McLaren mentioned, we wouldn't just be approving a
22 storage place. We would be approving many, many other
23 uses which could be repair shops, utility waste
24 landfills, hotels, motels, among many other things.
25 And I too don't think it's appropriate for this

1 particular area.

2 CHAIRMAN EVANS: Thank you.

3 I think that seems to be the general
4 concern. It's like obviously any applicant who comes
5 up here is doing something that's going to benefit
6 them.

7 And our job is to make sure that it also
8 benefits the county and the people who live in the
9 area, and general welfare.

10 Was there any other discussion?

11 COMMISSIONER VOSS: I would
12 like to say one thing. And I want to reiterate just
13 so everyone can understand that this is written down,
14 and I want to read it as it's written.

15 "According to Article 14,
16 Sectio 321, any such change must
17 promote the health, safety,
18 morals, comfort and general
19 welfare of Franklin County by
20 conserving and protecting
21 property and building values
22 by securing the most economical
23 use of land and facilitating the
24 adequate provision of public
25 improvements in accordance with

1 the Master Plan adopted by
2 Franklin County."

3 So I think we need to understand that
4 it's not really our call. It's already been written.
5 This is pretty clear.

6 CHAIRMAN EVANS: I agree.

7 Any further discussion?

8 (NONE)

9 If not, the Chair would entertain a
10 motion to move this file to Unfinished Business.

11 COMMISSIONER HAIRE: I move we
12 move File 230139 to Unfinished Business.

13 COMMISSIONER WILLETTE: I'll
14 second that.

15 CHAIRMAN EVANS: We have a
16 motion and a second to move File 230139 to Unfinished
17 Business. All in favor signify by saying aye.

18 COMMISSIONER REINHOLD: Aye.

19 COMMISSIONER VOSS: Aye.

20 COMMISSIONER McLAREN: Aye.

21 COMMISSIONER WILLETTE: Aye.

22 COMMISSIONER GRUTSCH: Aye.

23 CHAIRMAN EVANS: Aye.

24 COMMISSIONER HAIRE: Aye.

25 COMMISSIONER MITTLER: Aye.

1 COMMISSIONER LARAMORE: Aye.

2 CHAIRMAN EVANS: Opposed?

3 (NONE)

4 The motion is carried.

5 Surprise. Moving on to Unfinished
6 Business. File 230139. Any further discussion?

7 (NONE)

8 And again, anything the Commission
9 decides tonight is a recommendation to the Franklin
10 County Commission, who will in turn have their own
11 public hearing and make the final decision.

12 COMMISSIONER HAIRE: I make a
13 motion to deny.

14 COMMISSIONER McLAREN: Second.

15 CHAIRMAN EVANS: We have a
16 motion and a second to recommend denial of rezoning
17 File 230139 as submitted.

18 All in favor signify by -- I'm sorry.

19 Do we have a second?

20 COMMISSIONER McLAREN: I
21 seconded.

22 CHAIRMAN EVANS: A second, all
23 right. All in favor signify by saying aye.

24 COMMISSIONER REINHOLD: Aye.

25 COMMISSIONER VOSS: Aye.

1 COMMISSIONER McLAREN: Aye.

2 COMMISSIONER WILLETTE: Aye.

3 COMMISSIONER GRUTSCH: Aye.

4 CHAIRMAN EVANS: Aye.

5 COMMISSIONER HAIRE: Aye.

6 COMMISSIONER MITTLER: Aye.

7 COMMISSIONER LARAMORE: Aye.

8 CHAIRMAN EVANS: Opposed?

9 (NONE)

10 The motion is carried. P & Z will
11 recommend denial of rezoning File 230139.

12 Preliminary Plats. We have none.

13 Planning and Zoning Commissioner Forum.
14 Anything the Commissioners wish to discuss?

15 (NONE)

16 If not, Planning Director's Report.
17 Scottie, do you have anything?

18 MS. EAGAN: We do have a
19 meeting next month. It is a preliminary plat for, I
20 think it's for Lake Labadie Plat 5. It's a three-lot
21 subdivision, so it's not too terrible.

22 I don't -- Dan, you mentioned -- I think
23 you mentioned something about potentially changing
24 zoning districts to allow more conditional uses and
25 such as for storage units and this type of stuff.

1 I will say storage units is something
2 the Commission has talked to me about in terms of
3 looking at potentially changing out zoning code, but
4 it wasn't to allow them in more places. It was to
5 restrict them more.

6 So if you guys wanted to consider
7 something, we can always present it to them. Right
8 now, I don't think they're looking to open it up for
9 more. I think they're looking to --

10 COMMISSIONER HAIRE: No, that
11 wasn't really what I was inferring.

12 MS. EAGAN: Okay.

13 COMMISSIONER HAIRE: What I
14 was inferring is instead of us always changing what
15 the zoning district is, we should look at -- if it's
16 something that we're seeing more often because of
17 changes in the ground, then we should look at maybe
18 considering that as a conditional use --

19 MS. EAGAN: Okay.

20 COMMISSIONER HAIRE: -- maybe
21 in some of the other zoning districts if it makes
22 sense.

23 MS. EAGAN: Thank you. Okay.

24 That's all I got.

25 CHAIRMAN EVANS: Okay.

1 If there is nothing else, the Chair would
2 entertain a motion to adjourn.

3 COMMISSIONER McLAREN: Motion
4 to adjourn, Chairman.

5 COMMISSIONER GRUTSCH: Second.

6 CHAIRMAN EVANS: We have a
7 motion and a second to adjourn. All in favor signify
8 by saying aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER VOSS: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER WILLETTE: Aye.

13 COMMISSIONER GRUTSCH: Aye.

14 CHAIRMAN EVANS: Aye.

15 COMMISSIONER HAIRE: Aye.

16 COMMISSIONER MITTLER: Aye.

17 COMMISSIONER LARAMORE: Aye.

18 CHAIRMAN EVANS: Opposed?

19 (NONE)

20 We are adjourned.

21 (THEREUPON, THE PROCEEDINGS

22 CONCLUDED AT 7:45 P.M.)

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CERTIFICATE OF REPORTER

STATE OF MISSOURI)
) SS
COUNTY OF FRANKLIN)

I, PATSY A. MAYBERRY, Professional Court Reporter and Notary Public within and for the State of Missouri, before whom the foregoing proceeding was taken, do hereby swear that: the aforementioned was held at the time and in the place previously described; the witness whose testimony appears in the foregoing transcript was duly sworn by me; the proceedings were taken down in stenographic notes by me and transcribed by me, or under my supervision, to the best of my ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this testimony was taken; further that I am not a relative or employee of any attorney or counsel employed by the parties thereto, nor financially or otherwise interested in the outcome of the action; and that the aforementioned represents a true and accurate transcript of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand.

Patsy A. Mayberry, Court Reporter
Notary Public, State of Missouri
My Commission Expires: September 14, 2026