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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  
AUGUST 15, 2023  
(COMMENCING AT 7:00 P.M.)

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

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

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1                                   A P P E A R A N C E

2   PLANNING AND ZONING COMMISSION:

3   BILL EVANS, CHAIRMAN

4   TIMOTHY REINHOLD, COMMISSIONER

5   BILL McLAREN, COMMISSIONER

6   DEBBIE WILLETTE, COMMISSIONER

7   JIM GRUTSCH, COMMISSIONER

8   DAN HAIRE, COMMISSIONER

9   MIKE KLENKE, COMMISSIONER

10  KARL MITTLER, COMMISSIONER

11  DAVE LARAMORE, COMMISSIONER

12  DENNIS HARTMANN, COMMISSIONER

13  PLANNING AND ZONING STAFF:

14  SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING

15  CRYSTAL HOLDMEIER, PLANNING ASSISTANT

16  LEGAL COUNSEL:

17  MARK PIONTEK, COUNTY ATTORNEY

18  COMPLETE REPORTING SERVICES:

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24

25

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

2 (AUGUST 15, 2023)

3 CHAIRMAN EVANS: I'd like to  
4 call to order the August 15th meeting of the  
5 Franklin 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 COMMISSION GRUTSCH: Here.

11 MS. EAGAN: Dan Haire?

12 COMMISSIONER HAIRE: Here.

13 MS. EAGAN: Dennis Hartmann?

14 COMMISSIONER HARTMANN: Here.

15 MS. EAGAN: Mike Klenke?

16 COMMISSIONER KLENKE: (Not  
17 present -- arrived later.)

18 MS. EAGAN: Dave Laramore?

19 COMMISSIONER LARAMORE: Here.

20 MS. EAGAN: Bill McLaren?

21 COMMISSIONER McLAREN: Here.

22 MS. EAGAN: Karl Mittler?

23 COMMISSIONER MITTLER: Here.

24 MS. EAGAN: Tim Reinhold?

25 COMMISSIONER REINHOLD: Here.

1 MS. EAGAN: Stan Voss?

2 COMMISSIONER VOSS: (Not  
3 present.)

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:

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

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



1 on the sign-in sheet provided, and then be sworn in.

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

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

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

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

19 CHAIRMAN EVANS: Thank you.

20 All Commissioners should have received a  
21 copy of the July 18th meeting minutes. If there are  
22 no corrections or additions, the Chair would  
23 entertain a motion to approve.

24 (NONE)

25 COMMISSIONER McLAREN: So

1 moved.

2 COMMISSIONER WILLETTE:

3 Second.

4 CHAIRMAN EVANS: We have a  
5 motion and second to approve the July 18th minutes.  
6 All in favor signify by saying aye.

7 COMMISSIONER REINHOLD: Aye.

8 COMMISSIONER McLAREN: Aye.

9 COMMISSIONER WILLETTE: Aye.

10 COMMISSIONER GRUTSCH: Aye.

11 CHAIRMAN EVANS: Aye.

12 COMMISSIONER HAIRE: Aye.

13 COMMISSIONER MITTLER: Aye.

14 COMMISSIONER HARTMANN: Aye.

15 CHAIRMAN EVANS: Opposed?

16 (NONE)

17 The motion is carried, and the minutes  
18 are approved.

19 Communications and Visitors Comments.

20 Anyone present wishing to address the Commission?

21 (NONE)

22 If note, we will move onto Unfinished  
23 Business. We have none.

24 New Business. File 130030, Robert Dix.

25 Scottie, will you please give us the

1 details.

2 MS. EAGAN: This is File  
3 130030 for Robert Dix.

4 The applicant is requesting to amend  
5 their Conditional Use Permit for a shooting/archery  
6 range in the W Zoning District.

7 The property is located at 4273 Highway  
8 47, approximately one mile northwest of Berlage Road  
9 in Prairie Township.

10 FACTS: The applicant received a  
11 Conditional Use Permit in 2013 with 15 conditions.

12 The applicant requested an amendment in  
13 2017 to remove the condition regarding no alcohol  
14 sales on the property. The amendment was granted in  
15 February 2017.

16 The applicant requested an amendment in  
17 2020 to allow for sales of firearms to club members.  
18 The amendment was granted in August 2020.

19 The applicant is currently requesting  
20 two amendments to their most revised CUP.

21 The applicant would like to amend  
22 Condition 4 to increase the membership from 250  
23 individual and/or family memberships to 500  
24 individual and/or family memberships.

25 And finally, the applicant would like to

1 remove Condition Number 14, which states, "No fully  
2 automatic weapons shall be allowed on the property  
3 at any time."

4 I know it's a little confusing because  
5 the application said Condition 15, but that was  
6 prior to 2017 when the condition got removed and it  
7 moved everything up. So it's actually Condition 14.

8 And then we have received multiple  
9 e-mails both in favor and opposed that we forwarded  
10 to you.

11 And then before we move on, I'd like to  
12 have something marked as an exhibit.

13 (THEREUPON, EVIDENCE WAS  
14 MARKED FOR IDENTIFICATION AS  
15 APPLICANT EXHIBIT 1.)

16 And the exhibit is marked Applicant  
17 Number 1, and it's been passed out to you.

18 CHAIRMAN EVANS: All right.  
19 Thank you.

20 Is the applicant present?

21 MR. STANLEY DIX: Yes.

22 CHAIRMAN EVANS: Can you step  
23 forward. State your name and address and sign in,  
24 please.

25 MR. DIX: Sure.

1           My name is Stanley Dix. 4273 Highway  
2 47, Lonedale, Missouri. I'm with Top Gun  
3 Sportsman's Club.

4           Okay.

5                           (THEREUPON, THE WITNESS WAS  
6                           SWORN.)

7                           CHAIRMAN EVANS: Can you  
8 please tell us what you're proposing.

9                           MR. DIX: Sure.

10                          When we appeared before the Planning and  
11 Zoning Commission back in 2013 with the concept, we  
12 presented what we were trying to build in Lonedale.

13                          We had -- there was obviously opposition  
14 to it. We invited the, I believe it was, the Review  
15 Committee out to the property to view the place.  
16 After we talked to them, they said our original  
17 presentation we were planning on being open to the  
18 public for the ranges and fishing and things of that  
19 nature.

20                          The Review Committee asked if we would  
21 consider making it a members-only club and limiting  
22 the membership, and they suggested a cap of 250  
23 members. The main reason for that is because they  
24 did not know what that would turn into in a daily  
25 usage of the facility.

1           So we've been operating now for nine  
2 years. With the 250 membership cap, we're averaging  
3 six customers to -- or six members to the facility  
4 per day on weekdays, and we've averaging 18 on  
5 weekends.

6           So whenever members come on the  
7 property, they come up to our pro shop. They check  
8 in with the manager, they sign a waiver, and we've  
9 been tracking those waivers just to see where our  
10 volume was.

11           We had 47 days in the last year where we  
12 had no members on the property at all. So what  
13 we're hoping is after nine years of operation and to  
14 our understanding we haven't had a single complaint  
15 filed with the Planning and Zoning Department. So  
16 we would like to have that membership number  
17 increased, and that's what we're asking for.

18           The second part of this that we  
19 mentioned on there is the use of full-auto firearms  
20 on the property.

21           Full autos are a highly regulated type  
22 of firearms. They're not available to the general  
23 public. They're very stringent rules you have to go  
24 through applying with the Sheriff's Department, with  
25 the ATF, there's background checks, all of that

1 nature.

2 My father and I are the owners. We  
3 personally have about eight of them that we legally  
4 own and operate with our indoor shooting range in  
5 Arnold. We have never brought these firearms onto  
6 the property, never fired them.

7 One of the things I'm requesting is as  
8 part of our operations we're allowed to do corporate  
9 events, fundraisers, and things of that nature. So  
10 I was requesting at the very back of the property,  
11 if I were to build a base specifically for this, if  
12 we could utilize the full autos in use of that for  
13 corporate events and fundraisers.

14 CHAIRMAN EVANS: Any questions  
15 from the Commission?

16 COMMISSIONER McLAREN: Mr.  
17 Chairman. I'm glad you mentioned the corporate  
18 events. I think that you were granted this before I  
19 came onboard, so I have not read what corporate  
20 events. Okay. I thought that I was on the Board  
21 when we increased or allowed for the alcohol sales  
22 and the sales to members for guns on site.

23 MR. DIX: Right.

24 COMMISSIONER McLAREN: But  
25 I've not read any place that has the ability to have

1 corporate events.

2 MR. DIX: In our original  
3 presentation, there were three specific things we  
4 were asking for. One was for the use -- to use it  
5 for training.

6 The second would be for corporate  
7 events, large corporate events, and fundraisers.

8 And the third would be for memberships.  
9 The initial use, the restrictions they put on us  
10 were strictly for memberships. So we're not open to  
11 the general public, but we do have -- in the packets  
12 I gave you, we've had organizations such as  
13 Backstoppers, NV Said Foundation (ph.), Toys 4  
14 Tots --

15 COMMISSIONER McLAREN: And I  
16 think it's a great thing that you --

17 MR. DIX: Sure.

18 COMMISSIONER McLAREN: -- you  
19 support them, but consequently do the numbers that  
20 you've given us, that you have six people come and  
21 eighteen people come and four people come, does that  
22 mean anything? Or how many corporate events do you  
23 truly have, and how many people attend those?

24 I think that's a more critical question  
25 for me.

1 MR. DIX: Sure, sure. So  
2 we've had a variety of programs. As I said, we've  
3 been doing this for nine years. I would say our  
4 average -- and I have our manager here, but I would  
5 say our average runs in the 30 to 40 range.

6 And for the corporate events, I would  
7 say 95 percent of the are strictly for the sporting  
8 clays course. So in -- I guess it would be in  
9 comparison to like a golf tournament.

10 COMMISSIONER McLAREN: And I'm  
11 sorry. I understand like the St. Louis Skeet Club  
12 down here, does corporate events and does stuff for  
13 the Home Builders, and I've been to those.

14 So -- but you didn't answer my question.  
15 You said 30 to 40.

16 MR. DIX: Sure.

17 COMMISSIONER McLAREN: I don't  
18 know if that's 30 to 40 people coming or 30 to 40  
19 corporate events a year or 30 to 40 corporate events  
20 you've had since inception.

21 MR. DIX: Sure. I would say  
22 our average right now is around 10 to 15 actual  
23 events per year. The 30 to 40 would be an average  
24 for the number of shooters coming to those events.

25 We've had like, for example, Toys 4

1 Tots, we had 60 shooters there, which, you know,  
2 across 14, 15 stations, we have, you know, a team of  
3 four at each one, with only one person shooting at a  
4 time.

5 The largest event that we've had for  
6 years is held every March. It's for the NV Said  
7 Foundation (ph.), which is a veterans group. In  
8 that event, we have 120 shooters in that day, but we  
9 do that in two flights of 60.

10 So the main thing I'd like to share with  
11 you is the sporting clay course is much like a golf  
12 course. If you have 18 holes on a golf course, you  
13 could have 400 people there. There's only 18 people  
14 on the tees at a time. So when we have a 14-station  
15 sporting clay course, there's only 14, whether  
16 there's 60 people on the course at a time, there's  
17 only 14 people in the shoot house at a time.

18 COMMISSIONER McLAREN: Mr.  
19 Chairman, I want to try it one more time.

20 So once again now. You've confused me.

21 MR. DIX: Okay.

22 COMMISSIONER McLAREN: As I  
23 read through the original thing, it says there's  
24 five bays. Are there multiple shooting stations at  
25 each bay, or if it was five, how do we have 15?

1 MR. DIX: Okay. So there's --  
2 there are a couple of different. There's multiple  
3 different types of shooting disciplines on a course.

4 So like you said, you are familiar with  
5 St. Louis Skeet and Trap. They have skeet and trap,  
6 then they have a sporting clays course.

7 So our rifle and pistol ranges, there  
8 are a total of five bays. We have a rim fire range.  
9 We have a 14-stations sporting clays course, and a  
10 tract field. So we do have different shooting  
11 disciplines on the course.

12 When we are talking about corporate  
13 events and things like that, then they are our  
14 sporting clays only. So there's 14 sporting clays  
15 stations.

16 COMMISSIONER McLAREN: So how  
17 many rim fire stations do you have?

18 MR. DIX: We have a rim fire  
19 -- one pavilion that has, I think, five or possibly  
20 six seats to it.

21 COMMISSIONER McLAREN: Okay.  
22 So is half of them -- you have how many center fire?

23 MR. DIX: Center fire pistol  
24 we have two bays. They are just individual bays  
25 with a pavilion, just with a bench that's not

1 specific to a number of people. Generally there's  
2 one person per bay, unless they're sitting at the  
3 bench because they can shoot, you know, you can  
4 shoot two or three at a time.

5           And then the rifle range, I believe, has  
6 -- off the top of my head, I think there's five  
7 benches down there, one pavilion with five  
8 individual benches.

9                           COMMISSIONER McLAREN: And  
10 there's one of those?

11                           MR. DIX: Yes.

12                           COMMISSIONER McLAREN: So  
13 there's one rim fire?

14                           MR. DIX: Yes.

15                           COMMISSIONER McLAREN: One  
16 center fire?

17                           MR. DIX: Rifle. One center  
18 fire rifle, one center fire pistol.

19                           COMMISSIONER McLAREN: Okay.  
20 So then the other two in here that it speaks of, and  
21 you have never used those?

22                           MR. DIX: Right.

23                           COMMISSIONER McLAREN: In the  
24 original -- what I have to read in the original  
25 thing, it said you could have five bays.

1                   MR. DIX: Yes, five rim fire  
2 and pistol -- I'm sorry. Five pistol and rifles  
3 bays .

4                   COMMISSIONER McLAREN: Okay.  
5 I'm confused.

6                   MR. DIX: I'm sorry. It's --

7                   COMMISSIONER McLAREN: I'll  
8 give somebody else a chance.

9                   CHAIRMAN EVANS: I would feel  
10 I too would say, using the averages, again if you  
11 want to use the analogy of the golf course, you  
12 know, closed on Monday, a few on the weekdays and a  
13 lot more on weekends, and that's for members. And  
14 those averages would not include those that are  
15 included in the corporate events?

16                   MR. DIX: No, strictly for  
17 members.

18                   CHAIRMAN EVANS: So I'd say  
19 the averages are, I think, a little misleading.

20                   MR. DIX: For members, that's  
21 what we have. For example, today we had five people  
22 on the property the entire day. And to give you an  
23 example, like our facility is on 214 acres. Our  
24 closest competitor is Arnold Rifle and Pistol.  
25 That's in the packet. They're in Jefferson County.

1                   They have 1,500 members, and they're  
2 about 20 percent of the size of us. So we're not  
3 looking to -- you know, we're not a high-volume  
4 facility. When I first stood before you guys ten  
5 years ago, I was talking about our range in Arnold  
6 is 18 lanes, and we were running about 52,000  
7 shooters a year through there because it's open to  
8 the public. It's a high volume. This is not to be  
9 this. This is more, you know, it's kind of more of  
10 a country club environment, where, you know, it's  
11 akin to a golf course.

12                   But with 250 members, we're just not --  
13 it's not very -- it's not profitable for us, and  
14 it's also -- I have to have somebody staffed in the  
15 pro shop. I have to have somebody -- you know, a  
16 facility's crew to take care of the place, and with  
17 five people coming through a day, we're nowhere  
18 near, you know, what the facility can handle.

19                   So...

20                                   CHAIRMAN EVANS: Commissioner  
21 Grutsch?

22                                   COMMISSIONER GRUTSCH: You say  
23 you have 250 members presently that's your limit.

24                                   MR. DIX: Right.

25                                   COMMISSIONER GRUTSCH: And you

1 want to go to 500. How many guests are allowed per  
2 member?

3 MR. DIX: We have -- I don't  
4 have the specific rule on guest. We generally have  
5 one to two per. I think we had 500 guests for the  
6 entire year last year, if I remember correctly.

7 I don't have that stat in front of me,  
8 ut I believe that's what it was.

9 COMMISSIONER GRUTSCH: Okay.  
10 Just giving you a possible scenario.

11 If a guy was going to get married and he  
12 was going to have a bachelor party and was going to  
13 take the guys down there to shoot for a Saturday  
14 afternoon because they're going to go out drinking  
15 Saturday night.

16 MR. DIX: Uh-huh.

17 COMMISSIONER GRUTSCH: Could  
18 he bring ten guests with him?

19 MR. DIX: If it was booked as  
20 an event, yes.

21 COMMISSIONER GRUTSCH: Okay.  
22 So then we --

23 MR. DIX: Now we have --  
24 that's something that we've -- I guess that has been  
25 under corporate events and fundraisers and things of

1 that nature. And I would ask the Committee what  
2 their thoughts are, but I mean, we -- when we did  
3 present it, that wasn't what we said. It was for  
4 events, training and for memberships. So...

5 COMMISSIONER GRUTSCH: Okay.

6 And moving on to the automatic --

7 MR. DIX: Firearms.

8 COMMISSIONER GRUTSCH: --  
9 firearms. Are you looking to have those available  
10 for rent?

11 MR. DIX: No, absolutely not.

12 COMMISSIONER GRUTSCH: It's  
13 you're only going to allow automatic weapons if one  
14 of your members brings them in, you'll furnish the  
15 area where they can use them?

16 MR. DIX: It would be very  
17 limited. If the members would want to bring in  
18 their own, which I said is very limited that they  
19 would, yes, they would do that.

20 If it was for a corporate event or  
21 something like that, it would be something where our  
22 instructor or manager would be with them, and we  
23 would go back to the bay and allow them to shoot  
24 those. So it's --

25 COMMISSIONER GRUTSCH: But

1 would those be firearms that you furnish them?

2 MR. DIX: It would be our  
3 firearms that we would be back there with an  
4 instructor and allow that guest to shoot.

5 COMMISSIONER GRUTSCH: Okay.  
6 Looking at some things just around the country, --

7 MR. DIX: Sure.

8 COMMISSIONER GRUTSCH: -- it's  
9 not a real common thing, but there are areas where  
10 they do have bachelor parties, bachelorette parties,  
11 announcement parties where they'll charge three or  
12 four hundred dollars to go in and shoot --

13 MR. DIX: Correct.

14 COMMISSIONER GRUTSCH: -- a  
15 couple hundred rounds --

16 MR. DIX: Right.

17 COMMISSIONER GRUTSCH: -- for  
18 so many people. You can have ten guests come in for  
19 a \$2,000 package, --

20 MR. DIX: Uh-huh.

21 COMMISSIONER GRUTSCH: -- and  
22 have that done in an hour.

23 MR. DIX: And that's pretty  
24 much what we're looking to do. So it would be  
25 something where they would book as an event. I'd

1 make sure I have additional staff and an instructor  
2 on site. Then we would take them back to that  
3 special bay with the firearms that we have available  
4 and allow them to shoot.

5 COMMISSIONER GRUTSCH: Okay.

6 And from what I'm seeing, most of your automatic  
7 firearms are going to be rifles or --

8 MR. DIX: It will be pistol or  
9 rifle caliber.

10 COMMISSIONER GRUTSCH: Yeah.

11 MR. DIX: So we have some of  
12 the ones that we have, most of them, are 9 mm. We  
13 do have a couple that are 556. We have like a 45  
14 caliber Tommy gun like the original 1927 Tommy gun.  
15 So things like that.

16 COMMISSIONER GRUTSCH: And  
17 they're shooting 30 rounds in a 3 to 6 second  
18 period?

19 MR. DIX: Yes, sir.

20 COMMISSIONER GRUTSCH: If they  
21 shoot them all?

22 MR. DIX: Yes.

23 COMMISSIONER GRUTSCH: Okay.  
24 One other question I have. Are you allowing any of  
25 your members or your staff to use exploding targets,

1 tannerite?

2 MR. DIX: No, absolutely not.  
3 Matter of fact, in the packets I gave you, the rules  
4 for our range, we actually have more restrictions  
5 than the council actually implied upon us. So we  
6 have, you'll see in there, there's no exploding  
7 ammunition, no exploding targets.

8 You know, we don't allow 50 caliber or  
9 50 caliber rifles just because of the noise they  
10 generate and also because they're just not pleasant  
11 for other people that are sitting around or other  
12 people shooting just because of the way the muzzle  
13 breaks are and stuff like that, so.

14 But no, we don't allow tannerite on the  
15 property. I know I've heard tannerite around. It  
16 has come up. I talked to our manager today. In  
17 nine years, we've had two people, two members, that  
18 we've -- two separate occasions where we've caught  
19 them shooting tannerite and went down and made them  
20 stop, and told them if it happens again, they'd be  
21 removed from the property and they would not have a  
22 membership there.

23 COMMISSIONER GRUTSCH: That  
24 brings up another question. You heard of one of  
25 your members shooting targets. In your facility,

1 are people allowed to just determine where they  
2 shoot, or are they shooting at a target that they  
3 set up?

4 MR. DIX: So when they come  
5 onto the property, they sign in and they sign a  
6 waiver. They let our manager know where they're  
7 going to be on the property.

8 All the shooting has to take place at  
9 the specified spots. We don't just allow somebody  
10 to set up and shoot wherever.

11 And they are -- I mean, they have to  
12 follow the rules, the safety regulations, and they  
13 have to sign that they agree to those rules and will  
14 abide by them. So...

15 COMMISSIONER GRUTSCH: Do you  
16 have full-time range officers?

17 MR. DIX: We have a full-time  
18 manager. There's at a minimum one person on the  
19 property at all times. Most of the time there's  
20 two. So there's not a dedicated -- because there  
21 are multiple ranges, there's not a dedicated range  
22 officer at every station and every range, and you'd  
23 see how that would be prohibited with five people,  
24 six people a day coming. But we are -- if you look  
25 at other ranges in the area, for example Arnold

1 Rifle and Pistol, they are not a manned or staffed  
2 range. So members have a key code, they go in and  
3 they shoot, and they do what they like for the day.

4 To our west about two to three miles is  
5 Little Indian Creek, which is a conservation range  
6 which is unmanned. And you know, I've looked up  
7 their rules. They don't have any rules as far as,  
8 you know, exploding targets or anything like that.

9 So you know, we're actually -- honestly,  
10 in the area, we are the most prohibited -- as far as  
11 firearms go, the most prohibited, I mean, people in  
12 the area that shoot any time of day. We're limited  
13 from 9:00 to 5:30. They can shoot exploding  
14 targets, and we prohibit our members.

15 So we -- you know, we -- you have to  
16 understand we're not only under the terms of the  
17 Conditional Use Permit, but I also have liability  
18 insurance and I have people have to answer for and  
19 make sure. So we run a professional place, and  
20 that's why after nine years in business, you know,  
21 no injuries or complaints. You know, we've built it  
22 the way that we said we were going to do, and we've  
23 adhered to all the regulations.

24 I do want to make one real quick change  
25 though. When we went before the Board last time and

1 requested that alcohol be allowed on the premises,  
2 we are not selling alcohol on the premises. We had  
3 -- for several of the corporate events we had, I  
4 think the one that we had was Bloomsdale Bank. They  
5 canceled on us on year because what they wanted to  
6 do was come out, allow their customers shoot around  
7 the sporting clays and then sit around the docks or  
8 the deck and have a beer, and we couldn't allow  
9 that. So that's one of the reasons I asked that  
10 just alcohol be allowed on the premises.

11 And from the rules that I handed out to  
12 you guys at the beginning, you'll see that we have  
13 very strict regulations. Firearms have to be done  
14 for the day and put away, and they're not allowed to  
15 touch firearms once they've touched alcohol.

16 COMMISSIONER GRUTSCH: That's  
17 all the questions I have at this time.

18 COMMISSIONER WILLETTE: Mr.  
19 Chairman.

20 CHAIRMAN EVANS: Yes.

21 COMMISSIONER WILLETTE: You  
22 had, as far as the full auto proposal goes, I  
23 believe you worded it that a special bay would be  
24 built.

25 MR. DIX: That was one of the

1 things, and it doesn't have to be necessarily built.

2 What I was thinking is going to the very  
3 back of the property and have a special section used  
4 strictly for that with a backstop.

5 I can use one of the existing bays. My  
6 purpose was to get it separate and away from the  
7 other members to where we would just have one  
8 instructor with that group and nobody else on there.

9 COMMISSIONER WILLETTE: So it  
10 wouldn't necessarily be a new thing that's going to  
11 be constructed in a special way?

12 MR. DIX: It could be. I  
13 would leave that up to the Commission. The reason I  
14 was suggesting is one, is I could put it toward the  
15 very back of the property where it wouldn't be used.  
16 It wouldn't be used by other members. It would just  
17 be for -- strictly for that group and the instructor  
18 for that use at the time with no one else around.

19 COMMISSIONER WILLETTE: Okay.

20 CHAIRMAN EVANS: And would  
21 that also be the fact that if you're shooting a  
22 Class 3 weapon, it's much harder to control if  
23 you've never shot one before, muzzle rise and  
24 everything else.

25 MR. DIX: They do tend to rise

1 just because they're firing rapidly. They have the  
2 same calibers as the guns that they'd be shooting on  
3 the rest of the property.

4 CHAIRMAN EVANS: Right, but  
5 there's a difference between --

6 MR. DIX: Yeah.

7 CHAIRMAN EVANS: -- shooting a  
8 semi-automatic and shooting a Class 3.

9 MR. DIX: Correct, and that's  
10 why we'd have the instructors right with them.  
11 We've had full auto rentals at our indoor range.  
12 We've been in operation going on 19 years now, and  
13 we've offered them the whole time we've been in  
14 business and never had a single incident with them.

15 COMMISSIONER KLENKE: I have a  
16 question. Your corporate events?

17 MR. DIX: Yes.

18 COMMISSIONER KLENKE: Weekdays  
19 predominantly, weekends?

20 MR. DIX: For corporate  
21 events, predominantly weekdays. Like we have  
22 several unions and carpentry, you know, a lot of  
23 trades. We use it for customer's banks, Dell  
24 Computers and things like that. They've rented them  
25 out primarily Monday through Friday.

1                   For fundraisers, like we've had them for  
2 Lonedale School District and a variety. Christian  
3 School, you know, or Cross Point, and they're  
4 generally on Saturdays and Sundays.

5                   COMMISSIONER MITTLER: So  
6 regarding the corporate events, I understand there's  
7 only a certain amount of people are going to be  
8 shooting at one time.

9                   How many people in theory will be on the  
10 property at one time? Like if I were to bring 500  
11 people onto the property and do different sessions,  
12 is it possible?

13                   MR. DIX: I would not say for  
14 -- I don't think we'd allow a group that size to be  
15 honest with you. But the thing about the corporate  
16 events is corporate events and fundraisers, that is  
17 something where we're competing with golf ranges  
18 generally.

19                   So that is mainly a sporting clays  
20 event. I can only think -- I think the only time  
21 where we've ever had a fundraiser where they used  
22 anything other than sporting clays was actually with  
23 the Franklin County Sheriff's Department where they  
24 had a World War II veterans group where they were  
25 shooting some of the same firearms that they shot

1 back then.

2 But other than that, everything has been  
3 a sporting clays course. So that's -- we have 14  
4 stations that where we have 7 for that. So even --  
5 in your example you said it was a 500-person group,  
6 there would be 14 people actively shooting sporting  
7 clays at a time.

8 COMMISSIONER MITTLER: And  
9 then you kind of mentioned it regarding the alcohol  
10 part. Could a group, in essences, finish shooting,  
11 go off to the docks, start cracking beers open,  
12 having drinks while others are still shooting, or do  
13 all firearms have to cease before that happens?

14 MR. DIX: Because I mentioned  
15 where we do have clients because if it's a larger  
16 group, we can only handle 14 people shooting at a  
17 time.

18 So that the way that that generally  
19 works is when the flight is done. So for example,  
20 we'll have people come in and they'll sign waivers  
21 they'll enter into for the day, and they'll have a  
22 safety briefing, and then that group will go out on  
23 the course and shoot.

24 Generally the second flight will be  
25 eating lunch and getting ready to go and getting

1 signed up and getting their safety briefing. And  
2 then they'll switch, and then what happens after  
3 that second flight is out, the first flight is back  
4 in, then that's when they'll generally -- the guys  
5 will have coolers of beer or something like that.

6           Honestly it's -- the alcohol is not what  
7 we do. It's not a huge part of it, but we do, you  
8 know, we have had corporate events and fundraisers  
9 and stuff like, especially veteran organizations and  
10 things like that, where they want to get done and  
11 the property is -- you know, it's obviously a  
12 beautiful property, and they want to sit on the deck  
13 overlooking the lake and they have a beer when  
14 they're done.

15                           COMMISSIONER MITTLER: What's  
16 the smallest amount of people you consider an event?

17                           MR. DIX: We've had, I would  
18 say, around 10 to 12 is what I would like to see it  
19 as, and that is more for corporate outings.

20                           One of the things, with us being  
21 limited, you know, when you're trying to sell  
22 memberships, having the volume of people come  
23 through is how you can sell memberships. And with  
24 us being as remote as we are, one of the things I'd  
25 like to do is have these, you know, more corporate

1 outings where people could come out with a group of  
2 10 and shoot, see the place, and then experience it,  
3 and then try to sell them a membership.

4 But it's pretty hard when you're, you  
5 know, 45 minutes from St. Louis an as remote as we  
6 are to just market people to drive out there to sell  
7 them a membership without them getting to experience  
8 it first.

9 And I think, you know, at one time in  
10 working with the Board, you know, we had tried to  
11 like a group experience where people come out there  
12 one time and get to see the place, and the Board  
13 asked us not to do that anymore. That was just  
14 strictly for marketing. It wasn't for revenue. It  
15 was just to get people out to see the place.

16 So what I'd like -- you know, these  
17 corporate events, we make it to where it's at least  
18 10 to 12 people. They can come out, and even at  
19 that, generally, that's is sporting clays. We  
20 really keep the other ranges available for our  
21 members.

22 COMMISSION MITTLER: Thank  
23 you.

24 CHAIRMAN EVANS: Mark, I guess  
25 I have a question for you, not to open a can of

1 worms. But I'm looking at the conditions. We don't  
2 specifically address corporate events.

3 COUNTY ATTORNEY PIONTEK:  
4 Correct.

5 CHAIRMAN EVANS: So is that  
6 allowed?

7 COUNTY ATTORNEY PIONTEK: I  
8 would argue it's not because it wasn't included as a  
9 condition on the Conditional Use Permit.

10 CHAIRMAN EVANS: Okay.

11 MS. EAGAN: Can I interject.  
12 It was mentioned at their first meeting back in  
13 2013. This was prior to any change in our code  
14 where we required all these different permits.

15 It wasn't addressed in it because we  
16 issued it as a club that then does corporate events.  
17 So it was testified to in 2013 before all the  
18 changes happened. I don't know if that makes a  
19 difference or not, but that is what part of the  
20 permit is for.

21 CHAIRMAN EVANS: Okay.

22 COMMISSIONER HAIRE: I do  
23 remember having that conversation. It was inferred.  
24 The alcohol was a different situation.

25 MS. EAGAN: Correct.

1 COMMISSIONER HAIRE: I do have  
2 a question on that. You do not provide the alcohol?

3 MR. DIX: No.

4 COMMISSIONER HAIRE: The  
5 corporate events bring it in?

6 MR. DIX: Correct.

7 COMMISSIONER HAIRE: You can  
8 draw it by bracelets. Most of the shoots I've been,  
9 there's a bracelet involved, and once you get the  
10 bracelet on, you can't shoot anymore. So...

11 MR. DIX: I have not  
12 implemented anything like that, but honestly we  
13 haven't had any issue like that. If that's  
14 something that you guys think we would, you know,  
15 that we would need to implement, we could.

16 But you know, we make everybody sign the  
17 waivers, sign the rules, and also we've never had an  
18 issue with it.

19 COMMISSIONER HAIRE: Okay.

20 MS. EAGAN: And, Mark, just to  
21 clarify real quick, it says that this is an  
22 application to open and operate -- this is in the  
23 Conditional Use Permit.

24 COUNTY ATTORNEY PIONTEK:  
25 Okay.

1 MS. EAGAN: -- "... open and  
2 operate a shooting range, an archery range, members  
3 club, including corporate events."

4 COUNTY ATTORNEY PIONTEK:  
5 Okay. Well, that's --

6 MS. EAGAN: So it's not a  
7 condition, but it's stated in the purpose of the  
8 request.

9 COUNTY ATTORNEY PIONTEK:  
10 Yeah, that would change my opinion then.

11 CHAIRMAN EVANS: Okay. I just  
12 wanted to clarify that.

13 COMMISSIONER HARTMANN: Okay,  
14 yeah.

15 You had mentioned that you kind of tract  
16 maybe five or ten people coming in. Are you able to  
17 track the members and how often they're coming in?  
18 Because I'm assuming it's probably a certain amount  
19 of repeats and then probably some of your members  
20 probably hardly ever come in.

21 MR. DIX: That's true. I  
22 don't have -- the only way that we do is to go,  
23 because they play through waivers. We're getting  
24 ready to upload an electronic waiver system that  
25 we'd be able to track them.

1                   I can tell you Herb is our manager.  
2 He's there Monday through Friday, and you know, I  
3 would say if there were 25 people there throughout  
4 the week, the same 25 would be there the following  
5 week. We have a very regular crowd of retired guys  
6 that are there Monday through Friday. Some of them  
7 come in, they hang around, have a cup of coffee,  
8 stay an hour and leave.

9                   So it is very repeat on the weekdays.

10                  The weekends, I have members that  
11 haven't been there I know for three or four months,  
12 and so it's just kind of hit or miss on what they  
13 want to do.

14                                   COMMISSIONER HARTMANN: So if  
15 you increased members, it'd probably be the same  
16 kind of scenario?

17                                   MR. DIX: It would be the same  
18 thing, yeah.

19                                   COMMISSIONER HARTMANN: Yeah.

20                                   MR. DIX: That's how I would  
21 see it. I mean, we've -- like I said, we've been  
22 doing it nine years. We've got a pretty good track  
23 record. We kind of know what we're doing at this  
24 point, so yeah. I feel pretty comfortable saying  
25 that.

1 COMMISSIONER HARTMANN: Thank  
2 you.

3 CHAIRMAN EVANS: Any other  
4 questions?

5 COMMISSIONER McLAREN: Mr.  
6 Chairman, I have two more.

7 One is my son-in-law is a competitive  
8 shooter, and so he shoots a lot at the thousand  
9 yards. How long are your ranges?

10 MR. DIX: We have a 300-yard  
11 rifle range, and then the other ranges, the pistol  
12 ranges and the rifles, are more on the, I'd say, 25-  
13 to 40-yard range. The 300 is our longest. And  
14 that's a -- if you look at the top of the -- I'm  
15 sorry.

16 COMMISSIONER McLAREN: Last  
17 question, and I promise this. I read that you have  
18 A-frames and cabin rentals. How many -- I don't  
19 know that it pertains to this, but I'm curious. How  
20 many?

21 MR. DIX: Sure. We have one  
22 A-frame. If you look on the lake, you'll see the  
23 dock, the floating dock there. There's one A-frame  
24 that was on the property when we first bought it.

25 And then in the members clubhouse up

1 there, where you see the bigger parking lot right in  
2 the middle, there's a two-bedroom apartment that's  
3 off to the side of that. And we originally built  
4 that for us to stay on the property when we have the  
5 corporate events and like that.

6           You know, getting everything set up,  
7 we'd stay the night before and be ready to go in the  
8 morning. Our members enjoy staying in the cabin so  
9 much it was getting book so often that we ended up  
10 allowing them to stay in there.

11                   CHAIRMAN EVANS: Any other  
12 questions?

13                           (NONE)

14           Thank you.

15                   MR. DIX: Thank you.

16                   CHAIRMAN EVANS: Anyone else  
17 wishing to speak in favor of this file? In favor.

18                           (NONE)

19                   Anyone present wishing to speak in  
20 opposition?

21                   All right. If someone would like to  
22 step forward. Everyone will have three minutes.  
23 State your name and address and sign in, please.

24                           MS. GWEN STEIN: Okay. I'm  
25 Gwen Stein. I live at 4260 Highway 47, and I do

1 have some signatures from multiple neighbors as well  
2 that I'd like to put into the record.

3 (THEREUPON, EVIDENCE WAS  
4 MARKED FOR IDENTIFICATION AS  
5 OPPOSITION EXHIBIT 1.)

6 Thank you for listening.

7 MS. REPORTER: Just a moment.  
8 I need to swear you in.

9 (THEREUPON, THE WITNESS WAS  
10 SWORN.)

11 MS. STEIN: What I ask you  
12 this evening is how would you vote if you were a  
13 40-year resident of our community, if you lived a  
14 thousand feet from the gunfire of Top Gun 9:00 to  
15 5:00 and 365 days a year, and holidays as well.

16 I personally don't think that the last  
17 few weeks have been a fair representation of the  
18 level of noise that usually goes on at the gun  
19 range. It's been wonderful the last ten days.

20 For me personally and for a lot of  
21 others, it's an auditory assault way too often.  
22 It's opposite of the natural sound scape.

23 The noise is abrupt, unpredictable, and  
24 very annoying.

25 I am no in any way against responsible

1 firearm ownership or use. This is about our right  
2 to a degree of tolerable auditory privacy.

3 I am very concerned with 500 members and  
4 more corporate events that the noise is going to  
5 reach an intolerable level for a lot of people. And  
6 for the people who live in Soaring Hawk, Rocky Road  
7 and the adjacent areas of Top Gun, I don't know how  
8 they tolerate it every day.

9 It's bad enough for us where we live,  
10 which is further.

11 But what choice do they have? These are  
12 their homes, and even if they decided to sell, I  
13 don't know who would want to buy a home next to a  
14 gun range. I would not, and I don't know if any of  
15 you would either.

16 So again, please vote as if you also had  
17 to live along side it. If you decide to pass it,  
18 then I'm asking that there will be, at the very  
19 least, some written restrictions on how many  
20 individuals can be on the firing ranges at once and  
21 to prohibit the use of tannerite completely in  
22 writing.

23 Thank you.

24 CHAIRMAN EVANS: Thank you.

25 I would point out that we have a legal

1 opinion, and tannerite is not restricted by state  
2 law and anyone could use it, but that Top Gun has  
3 restricted the use of it.

4 Am I correct in that, Mark?

5 COUNTY ATTORNEY PIONTEK:

6 That's right.

7 CHAIRMAN EVANS: Anyone else  
8 wishing to speak in opposition?

9 If you'd state your name and address and  
10 sign in, please.

11 MR. JOSEPH KAISER: My name is  
12 Joseph Kaiser. I live at 12115 West Wick Place. I  
13 live in St. Louis, Missouri.

14 (THEREUPON, THE WITNESS WAS  
15 SWORN.)

16 Good evening. I'm here addressing you  
17 because directly north of Top Gun's property off of  
18 Soaring Hawk is a not-for-profit camp for kids. The  
19 camp has been there for 30 years. I happen to be  
20 not the founder but one of the main people involved  
21 in the camp.

22 I have a camp once every three weeks.  
23 The camp is open to youth under the proper  
24 supervision of adults. Okay.

25 These are a couple of points that I want

1 to make. When the Top Gun Sportsman Club applied for  
2 the original conditional permits, there were  
3 provisions regarding the operation of the facility.

4 At that time, Top Gun Sportsman Club  
5 stated no automatic weapons would be allowed at the  
6 facility. I was here at that presentation. I  
7 stated at that presentation that we have  
8 approximately 600 people that use our camp  
9 throughout the entire year. They're there primarily  
10 on the weekends, but again they are 8- through  
11 18-year-old people. They're schooled on where our  
12 property is and where they should be and not be.

13 Now the Top Gun is asking the Commission  
14 to override this very important provision in the  
15 original Conditional Use Permit. The provision was  
16 important then, and the provision is still very much  
17 important today.

18 I'm here because, yes, I'm very  
19 concerned about the safety of now almost a thousand  
20 people who will visit our property. The need by the  
21 Top Gun Sportsman Club for possibly increasing  
22 membership indicates that the current provisions of  
23 the approved Conditional Use Permit is not hindering  
24 their continued operation.

25 The fact that they are not allowed to

1 use high-volume magazine or clip weapons isn't  
2 infringing on their operation.

3 CHAIRMAN EVANS: I would wrap  
4 it up, please.

5 MR. KAISER: Okay. The  
6 request to increase the membership basis is even  
7 more noise that there is now. High-volume magazines  
8 and clips create a lot of noise when used.  
9 Permitting the use of these weapons will only  
10 increase the noise disturbance to all citizens  
11 around the community.

12 I would ask that the Committee  
13 specifically in writing have the area where this pit  
14 would be that they would use -- is that only going  
15 to be someplace within that diagonal, because we're  
16 right across the road from Soaring Hawk?

17 I will point out the fact that along  
18 Soaring Hawk, which is the border of their property,  
19 they have some signs that say no trespassing, but at  
20 no point in time do those signs say Top Gun  
21 Sportsman Park -- or Sportsman Club, pardon me, keep  
22 out.

23 I would really appreciate your  
24 consideration for that, and quite frankly on a  
25 personal standpoint --

1 CHAIRMAN EVANS: You're going  
2 to have to wrap it up please.

3 MR. KAISER: Right now?

4 CHAIRMAN EVANS: Yes.

5 MR. KAISER: High-volume  
6 magazines and clips is really kind of counter to  
7 what the sport of hunting is about. The sport of  
8 hunting is on the basis of --

9 CHAIRMAN EVANS: Sir, I hate  
10 to cut you off, but everyone is limited to three  
11 minutes. We're not going to discriminate against  
12 the other people here.

13 MR. KAISER: Okay.

14 COMMISSIONER McLAREN: Mr.  
15 Chairman, can I ask a question?

16 MR. KAISER: I would say  
17 please consider it.

18 CHAIRMAN EVANS: You can ask  
19 your question, yes, sir.

20 COMMISSIONER McLAREN: Where  
21 is your property at?

22 MR. KAISER: Okay. If you  
23 look at Soaring Hawk Road coming in right off of  
24 Highway 47, okay. It comes down, and then Soaring  
25 Hawk splits at Vance Road. All of the property

1 along Soaring Hawk belongs to the Sportsman Club.

2 Our camp, if you go down Soaring Hawk,  
3 you'll see there is a white spot. That is a cabin.  
4 There are cabins there. There are a lake so there's  
5 fishing, there's canoeing. The young people are  
6 allowed to obviously walk on trails and things.

7 You go a little further down on Soaring  
8 Hawk, you'll see there's another cabin right -- just  
9 right off of the lake that we built there.

10 COMMISSIONER McLAREN: So your  
11 property is where that cul de sac or that circle is  
12 down by the lake?

13 MR. KAISER: That's one of  
14 them.

15 COMMISSIONER McLAREN: In the  
16 right-hand corner?

17 MR. KAISER: That's one of  
18 them, but the other one is further up Soaring Hawk  
19 towards Highway 47.

20 (AUDIENCE COMMENTS)

21 CHAIRMAN EVANS: Please.

22 MR. KAISER: We're right where  
23 the lake is.

24 COMMISSIONER McLAREN: Thank  
25 you.

1 MR. KAISER: Okay.

2 CHAIRMAN EVANS: Okay. Thank  
3 you.

4 MR. KAISER: Okay.

5 CHAIRMAN EVANS: I would say  
6 the original condition 10 showed it had a quick  
7 signage along Soaring Hawk Trail that read private  
8 property and no trespassing or something similar.

9 And I think, Scottie, the applicant has  
10 met that condition. So --

11 MS. EAGAN: As far as we are  
12 aware.

13 CHAIRMAN EVANS: Yeah.

14 Anyone else wishing to speak in  
15 opposition?

16 Please come forward. State your name  
17 and address and sign in.

18 MR. ANTHONY DILL: Anthony  
19 Dill, 7818 Tanager -- that's T-A-N-A-G-E-R --  
20 Tanager Court, St. Louis 63119.

21 (THEREUPON, EVIDENCE WAS  
22 MARKED FOR IDENTIFICATION AS  
23 OPPOSITION EXHIBIT 2.

24 THEREUPON, THE WITNESS WAS  
25 SWORN.)

1           Mr. Evans, if I may first ask a question  
2 and Mr. Dix may respond.

3           Is the activity he's proposing here  
4 restricted to the area that's outlined in the bright  
5 lines on the map here, or does it include all of the  
6 property owned by the gun club which comes down to  
7 Soaring Hawk Trail?

8                           CHAIRMAN EVANS: Correct me if  
9 I'm wrong. It's the 40 acres?

10                          MS. EAGAN: It includes all  
11 four parcels.

12                          CHAIRMAN EVANS: All four  
13 parcels.

14                          MS. EAGAN: So the original  
15 application that's what it includes. We can only  
16 highlight one at a time. So she's just highlighting  
17 the bigger one, but it does include the triangle to  
18 the south, and then the two right by the number 13.  
19 They also own that.

20                          MR. DIX: Would you guys mind  
21 if I came up and showed you on the map so everybody  
22 would under- --

23                          CHAIRMAN EVANS: No.

24                          MR. DILL: Mr. Chairman,  
25 should I proceed?

1 CHAIRMAN EVANS: No, there  
2 will be a moment to address that later.

3 MR. DIX: Okay.

4 MR. DILL: Mr. Chairman,  
5 Commissioners, I am the founder or originator of  
6 this Youth Benefit Corporation, which we've been  
7 developing over the last 35 years for either camping  
8 and we have youngsters out here primarily on  
9 weekends year round, and we certainly hear the  
10 gunshots when we're out there when the activities of  
11 the gun club are going.

12 But also there's also always the  
13 possibility that shots being fired are done errantly  
14 and can come down across the property onto adjoining  
15 properties, including ours. And we just don't feel  
16 that anybody in this area should be exposed to the  
17 possibility of being injured by errant gunshots.

18 One other item, there's a -- talk about  
19 alcohol here. It's a given alcohol and motor  
20 vehicles don't mix. Alcohol and shooting weapons  
21 don't mix either, and if there's drinking going on,  
22 there's a distinct possibility of mishandling of  
23 weapons and injuries to both members, guests, as  
24 well as neighbors. And I think anything you can do  
25 to restrict alcohol consumption and availability at

1 the gun club and this property would be beneficial  
2 for all concerned.

3 Thank you very much for your  
4 consideration.

5 CHAIRMAN EVANS: Thank you.  
6 Do you have a question?

7 COMMISSIONER KLENKE: Yeah, I  
8 have a question.

9 CHAIRMAN EVANS: Sir, we have  
10 a question for you.

11 MR. DILL: Yes, sir.

12 COMMISSIONER KLENKE: You've  
13 mentioned you've been with that camp for a long  
14 time.

15 MR. DILL: Yes, sir.

16 COMMISSIONER KLENKE: And I'm  
17 fairly new to the Board so I wasn't here when this  
18 was approved, but that's okay.

19 Has your attendance gone down since that  
20 has opened? I mean, outside of the pandemic, which  
21 nobody can really tell, but it's been there for nine  
22 years now.

23 So has there been a marked drop in your  
24 attendance that you feel is caused by the gun range?

25 MR. DIX: I don't think

1 there's been any change in attendance caused by the  
2 gun range. Most of our users are Boy Scouts and Cub  
3 Scouts and these days, unfortunately, there's not as  
4 many youngsters involved in the scouting program as  
5 were when I grew up or you good folks grew up  
6 possibly being scouts as well.

7 But anyway, we do have a goodly  
8 attendance most weekends, especially September  
9 through May every year. We have every weekend we've  
10 got people out there.

11 Thank you.

12 COMMISSIONER KLENKE: Thank  
13 you.

14 CHAIRMAN EVANS: Thank you.

15 MS. EAGAN: Bill, would you  
16 like for me to have Crystal to show you the parcels  
17 so you know which ones they are?

18 CHAIRMAN EVANS: I was going  
19 to have Mr. Dix do it on rebuttal, but Crystal can  
20 go ahead and do it now.

21 COMMISSIONER MITTLER: The  
22 property is shown in the handout?

23 CHAIRMAN EVANS: Yeah, but  
24 Crystal can show it because the other people here  
25 can't -- don't have the same handout.

1 MS. EAGAN: Crystal, you can  
2 just put your mouse down. So that one that she's  
3 clicking on -- not that one, go over -- that one and  
4 then the triangle to the left.

5 Oh, I'm sorry. Go to the left. So those  
6 are the three other ones besides the large one.

7 COMMISSIONER HARTMANN: And  
8 where is the camp? Do we know?

9 MS. EAGAN: The camp, I'm not  
10 sure where that is.

11 MR. DILL: May I come up and  
12 point on the map where we are?

13 CHAIRMAN EVANS: No, thank  
14 you. We know exactly where it's at.

15 Anyone else wishing to speak in  
16 opposition?

17 Will you please state your name and  
18 address and sign in.

19 MS. JUDY NEWMAN: Yes. My  
20 name is Judy Newman. I live at 8925 Rye Creek Road,  
21 Prairie Township.

22 (THEREUPON, THE WITNESS WAS  
23 SWORN.)

24 Thank you for this opportunity to state  
25 opinions in this public hearing.

1                   My name is Judy Newman. I live three  
2 miles from Top Gun. I've driven it to see exactly  
3 how far it is. That being said, I do hear gunfire  
4 from Top Gun. For me it is in a southeasterly  
5 direction. My husband verifies this.

6                   I base my assertion that I hear the  
7 noise from Top Gun, being three miles away, I  
8 identify it coming from there based on the  
9 following facts: Hearing multiple weapons firing  
10 all at once repeatedly, multiple overlap, extended  
11 periods of time. What I have termed a barrage of  
12 gunfire.

13                   A different pattern but also present  
14 consists of bursts of multiple weapon fire for  
15 shorter periods. I call these blasts of gunfire.

16                   I am not anti-gun, quite the opposite.  
17 I was born and raised in that southeastern corner of  
18 Franklin County. All my ancestors are there, some  
19 above ground some below.

20                   Both patterns I suggested and described  
21 are, of course, more impactful to everyone,  
22 especially the people that live close by. I wish to  
23 speak for them, and I'm not even next to them.

24                   Those patterns are completely different  
25 from the random gunfire patterns typical of a

1 neighbor shooting on his own land and even regular  
2 gunfire from people target shooting on their own  
3 land.

4 I hear this. I expect to hear it seeing  
5 how we live in the country. I stress to you the  
6 difference and use up all my three minutes about  
7 what I can hear three miles from Top Gun to  
8 encourage you, the Commission, to consider what my  
9 neighbors closer, many of whom were there long  
10 before Top Gun ever existed, decades ago, what these  
11 people who live -- it's a shame that you can't  
12 highlight the entire area so we could get a better  
13 idea of the space we're talking about, but that's  
14 the limits of technology -- what my neighbors are  
15 forced to listen to, the negative effects on their  
16 lives based on noise alone.

17 It's likely these same negatively  
18 affected homeowners shoot on their own land, but  
19 there's no comparison that you can draw from that if  
20 that is the case.

21 There's a vast difference between that  
22 activity and people shooting on their own land  
23 target shooting, hunting, whatever.

24 If Top Gun is allowed to double its  
25 membership to 500 members and allows full automatic

1 weapons to be brought in, I see no positive aspect  
2 for any neighbor within earshot, even me miles away.

3 Nor do I see any positive aspect for the  
4 community. I am not away, but I fully understand  
5 that maybe I've just not been made aware of any good  
6 that Top Gun has brought to the community. For the  
7 many people that --

8 CHAIRMAN EVANS: I would ask  
9 that you wrap it up, please.

10 MS. NEWMAN: I am. I'm almost  
11 done, but thank you.

12 For the many people most immediately and  
13 severely impacted, Top Gun will not become a better  
14 neighbor if you Commissioners allow these changes to  
15 their Conditional Use Permit.

16 Thank you.

17 CHAIRMAN EVANS: Thank you.

18 Anyone else present wishing to speak in  
19 opposition?

20 If you would state your name and address  
21 and sign in, please.

22 MS. SARAH HOLTMEYER: I'm  
23 Sarah Holtmeyer, 274 Cedar Valley Drive -- or sorry,  
24 274 Soaking Hawk.

25 (THEREUPON, THE WITNESS WAS

1 SWORN.)

2 I will make this really simple and  
3 sweet. I live directly south of them, like I am the  
4 first neighbor directly underneath them.

5 And all day long all I hear is pop, pop,  
6 pop, pop, pop, pop, pop, pop. I have a homestead, I  
7 have children. The noise gets ridiculous on some  
8 days where it can go from literally 8:00 in the  
9 morning till 4 o'clock nonstop gunfire.

10 You can hear it. It sounds like --  
11 sometimes it sounds like fully automatic. You'll  
12 hear multiples. You hear their -- I guess they have  
13 metal plates. So you hear the pittoone every time  
14 they shoot them. I could hear it inside my house,  
15 inside my kitchen, every day.

16 And I worry that if they bump them --  
17 they're already only supposed to have the 250  
18 members, and they have lots of events. There are --  
19 there has been cars and cars and cars come through  
20 on the traffic on 47 stopping to pull in during  
21 their events. And during those events, you will  
22 hear all day long not a piece of quite, not a single  
23 minute of silence.

24 And then about three weeks before rifle  
25 season starts for deer hunting, all day long,

1 nonstop and even during deer hunting. Like my whole  
2 family comes. We're homesteaders. We have animals.  
3 They hunt every single year, bow hunting, rifles,  
4 everything, and we have not had deer come through in  
5 about five years now because every -- every opening  
6 day there will be people at the gun range blowing up  
7 the gun range every single day.

8           And I just -- I really do not want them  
9 to have more people. It's already loud enough.  
10 With the tannerite, they say they've only had two. I  
11 have called Top Gun at least twice a year because  
12 they have exploded tannerite on their property. And  
13 when I call, they say I am sorry, we look into it  
14 and thank you, and they hang up the phone.

15           I have been living out there for seven  
16 years. I have told them about the tannerite thing,  
17 and they have apologized before and said it would  
18 never happen again, but it doesn't stop it.

19           At their thing, apparently, anyone can  
20 bring stuff and just blow stuff up, and that worries  
21 me as well. And with them wanting to bring in fully  
22 automatic weapons, my house is directly north -- or  
23 directly south of them.

24           If people are drinking and they have  
25 guns, what's going to prevent them from turning

1 around and shooting in the opposite direction to  
2 where they're supposed to shoot?

3 So those are my concerns.

4 CHAIRMAN EVANS: All right.  
5 Thank you.

6 MS. HOLTMEYER: Thank you.

7 CHAIRMAN EVANS: Anyone else  
8 wishing to speak in opposition?

9 If you would state your name and address  
10 and sign in, please.

11 MS. TERRI WALTER: My name is  
12 Terri Walter. I live at 4197 Highway 47, which is  
13 actually Rocky Road. That's one of my neighbors  
14 named it.

15 (THEREUPON, THE WITNESS WAS  
16 SWORN.)

17 We have lived in our house for almost 40  
18 years, and we came to the first meeting of all this  
19 started, and like she said, she said it's nonstop  
20 shooting.

21 On Saturday mornings, you get up at 7  
22 o'clock, you're going to start hearing fire all the  
23 way till 5 o'clock. It's supposed to be over at  
24 4:30 or 4 o'clock. It goes longer.

25 And I can hear it in my house because

1 our property lines up with their property. I don't  
2 know. I can't tell what's on that map, but we have  
3 33 acres. We were trying to sell 20 of it which is  
4 highway frontage. People would come and look at it.  
5 Oh, it's such a beautiful place. What about the gun  
6 range?

7 Well, you're going to hear all of it.

8 There's hardly any quiet time, but I've  
9 even heard them shoot in the rain. So you know,  
10 it's ridiculous. And for six months we've been  
11 trying to sell that property. We had lots of people  
12 come look. What about that gun range? Oh, we're  
13 not interested then.

14 So it's not a favor to anybody to have  
15 it out there, and having more people come out there  
16 is ridiculous. They don't need any more than 250  
17 people on how many acres do they have, 40. That's  
18 plenty.

19 Thank you.

20 CHAIRMAN EVANS: Thank you.

21 Anyone else wishing to speak in  
22 opposition?

23 If you would please state your name and  
24 address and sign in.

25 MR. JUD GOODELL: My name is

1 Jud Goodell, 4556 Highway 47. I -- my property is  
2 in the description of theirs. The one mile at  
3 Berlage Road, that's my property.

4 (THEREUPON, THE WITNESS WAS  
5 SWORN.)

6 So I understand they got a business. In  
7 today's world, anybody that can make money in a  
8 business, I'm all for it.

9 However, we've all got young kids out  
10 there. All of us are trying to make a family. With  
11 that said, Bill, you actually brought up the muzzle  
12 rates. It was described, well, we've been in Arnold  
13 indoor gun range with no incidents.

14 In a metal box, you're not going to have  
15 an incident. Out in the country, you're going to  
16 have a rise, and that things going to fly for miles.

17 It was also put to this day as a  
18 comparison to a golf course. Have you ever seen a  
19 three or four thousand feet a second golf ball? I  
20 haven't.

21 There's no comparison to a golf course.  
22 I'm not about -- I'm not any way saying they don't  
23 need their rights, they don't need their business.  
24 They do, but he said I'm going to put it on the back  
25 corner of the property. Well, is it the back corner

1 to him, or is it the other lady's front porch? What  
2 is the back corner?

3           You can't just say well, I'm going to  
4 let an open -- an open full automatic gun shoot into  
5 any cavity that I have on that range that's designed  
6 for a pistol or designed for a hunting rifle, which  
7 will put out one every three seconds.

8           You're putting out 60 in a 20 to 30  
9 every three seconds. So there needs to be a set  
10 place to fire that that has a securement because  
11 he's going to let untrained people fire that gun on  
12 his big events. They're going to fire that gun  
13 unknowing how to operate that, and it's -- now  
14 you've got bullet spray.

15           We don't live in a city for a reason.  
16 We bought in the country to stay in the country.  
17 They've got a lot of open gray areas in this  
18 automatic. And why would you raise it to 500  
19 people? They can fill the 250. Five hundred people  
20 as a membership he gets 30 a day or whatever it is,  
21 well, then why grant him the extra? He doesn't need  
22 it obviously.

23           That's just my thought of it. Thank  
24 you.

25   CHAIRMAN EVANS: Thank you.

1                   Anyone else wishing to speak in  
2 opposition?

3                   If you would state your name and address  
4 and sign in, please.

5                                   MR. DUSTIN HOLTMEYER: My name  
6 is Dustin Holtmeyer. I live at 274 Soaring Hawk  
7 Trail.

8   (THEREUPON, THE WITNESS WAS  
9 SWORN.)

10                   Ladies and gentlemen, I grew up on a  
11 small farm. Unfortunately, that farm had to be sold  
12 at one point, but that's another story.

13                   Ever since that moment, I've wanted my  
14 own little piece of property to own piece of quiet  
15 and solitude.

16                   I live on that picture. My house is  
17 right there. From the moment I get up till the  
18 moment I go to bed, it is gunfire. They say 9:00 to  
19 5:00. I understand it. I get 9:00 to 5:00, and  
20 that works.

21                   I swear I've heard fully automatic fire  
22 there already. It might have been in the form of  
23 thumb stocks, binary triggers, this and that. I  
24 don't know.

25                   My peace and quiet has been destroyed.

1 I no longer have my solitude. That is why I moved  
2 out there in the first place. The noise pollution,  
3 the real thing, ladies and gentlemen, most states  
4 have noise ordinances.

5 We don't seem to need to have those  
6 because no one expects this. I bought this property  
7 16 years ago. I was never notified of the first  
8 time when these guys were going to put this in, and  
9 my property, as I said, is on that map.

10 I'm kind of curious as to why that  
11 happened in the first place, but another story.

12 I have children. They complain about  
13 hearing gunfire. I can hear it inside my residence  
14 all day long. The steel plates that they fire at  
15 all day long, pow, ping, pow, ping. And I love the  
16 analogy of the golf course, because there ain't  
17 nothing better when you're trying to putt and  
18 somebody going fore.

19 Nothing is better than that on a golf  
20 course. You all have families and full automatic  
21 fire.

22 Has anybody ever seen the shooting range  
23 of the Franklin County Police Department? Has  
24 anybody ever seen their shooting range?

25 They have a 20-foot tall concrete

1 barricade, 40 yards shooting range is their max.  
2 There's a building behind that 20 more feet up.  
3 There's holes in the eave, and that's from the cops.

4 Thank you.

5 CHAIRMAN EVANS: Thank you.

6 Anyone else wishing to speak in  
7 opposition?

8 If not -- if you'd state your name and  
9 address and sign in, please.

10 MR. MIKE CRANE: My name is  
11 Mike Crane. I live at 4260 Highway 47.

12 (THEREUPON, THE WITNESS WAS  
13 SWORN.)

14 I'll keep this short. Everybody here is  
15 pretty much right. I work the farm all day long, and  
16 it's constant gunfire from basically sunup to  
17 sundown.

18 And I swear sometimes, like the  
19 gentleman said, there is automatic weapons being  
20 shot down there or stock weapons, but you know, if  
21 he raises the 250 to 500, that's just going to be  
22 more shooting. And I'm already walking around  
23 taking care of the cows wearing earplugs because  
24 that's all I can hear is gunshots.

25 And that's pretty much what I have to

1 say. I hope you vote against it.

2 CHAIRMAN EVANS: Thank you.

3 Anyone else wishing to speak in  
4 opposition?

5 (NONE)

6 If not, Mr. Dix, do you have any  
7 rebuttal?

8 MR. DIX: Yes.

9 CHAIRMAN EVANS: First of all,  
10 will you show on the map exactly where your bays are  
11 positioned.

12 MR. DIX: As the printout that  
13 I showed you guys, all of the ranges are on about a  
14 40-acre section. We're here and the sporting clays  
15 course right through here.

16 All -- let's see. This piece of parcel  
17 is ours. This up in here there's nothing. This up  
18 in here there's nothing. There's an archery range  
19 right here. We own this whole parcel right here.

20 And then there is nothing from here all  
21 the way to 47. Of course, everything is on a  
22 40-acre plot right in there.

23 CHAIRMAN EVANS: Okay.

24 MR. DIX: One of the things I  
25 would, if I'm permitted to, what I would do is go

1 back in this -- back in this section of the property  
2 back in here. It is one of the things I thought we  
3 have.

4 Right in here we have a rifle bay  
5 already. I could use one of those bays. One of the  
6 things I was thinking was going on the back section  
7 of the property to where, like I said, it would be  
8 specifically for that with an instructor with that  
9 group.

10 COMMISSIONER HAIRE: Is there  
11 any topographic that would have a natural berm to  
12 it?

13 MR. DIX: Yeah, several of  
14 them. There's the -- one of the challenges we faced  
15 when we were putting it in is there's so many hills  
16 and natural berms to it. It's just not flat.

17 COMMISSIONER HAIRE: Okay.

18 MR. DIX: So a couple of  
19 things that were brought up, people saying it's from  
20 sunup to sundown, getting up at 7:00 a.m. and  
21 hearing gunfire.

22 The club's open from 9:00 a.m. to 5:30  
23 p.m. There is no shooting permitted outside of  
24 those hours ever. Even in -- during the winter when  
25 it gets dark earlier, we close at 4:30. So you

1 know, we follow daylight savings time with that. So  
2 I have no doubt there's shooting in the area before  
3 those hours and after those hours. It's not coming  
4 from our property.

5 Little Indian Creek is open from dusk  
6 till dawn -- or from dawn till dusk.

7 COMMISSIONER REINHOLD: I have  
8 a question. How far is that from your place?

9 MR. DIX: It's between two to  
10 three miles as the crow flies or less. Like I said,  
11 that's an unmanned conservation range.

12 You know, I was talking to one of the  
13 neighbors one day. She had called over. We were  
14 actually discussing business other than this. So  
15 she said, "Boy, you guys were shooting like crazy  
16 last night."

17 I said, "You know, I stayed on the  
18 property last night. It wasn't us." You know.

19 So there's -- like I said, we're the  
20 most regulated piece of property in the area as far  
21 as shooting goes.

22 As far as the Youth Benefit Corp where  
23 they're talking about the Boy Scouts and stuff like  
24 that, one of the things they failed to mention is  
25 that they have a rifle range on their property.

1 I've got a printout of their website where it --  
2 they have a picture of it, and their website  
3 specifically says rifle range available for properly  
4 supervised target shooting.

5 And there's a picture of it, and he  
6 talks about errant rounds flying off. The picture  
7 of it shows them shooting into a brush pile.

8 You know, we've owned and operated  
9 shooting ranges for 18 years. I worked in them for  
10 six years prior to that. We do things right. We  
11 build the proper berms. You know, everything is  
12 constructed, like I said, it's not just having to  
13 make sure that we're abiding by the rules you guys  
14 present. I have liability insurance that I have to  
15 carry. I have a responsibility to my staff and my,  
16 you know, my members to make sure their safe.

17 So as far as like errant rounds and  
18 stuff like that, I mean, there's people shooting on  
19 their pieces of property that might be five or ten  
20 acres. You know, if they're not shooting into a  
21 proper berm like that, yeah, there's a possibility  
22 of that.

23 At my facility, we've built everything  
24 for this reason, and we limit where people are going  
25 to shoot.

1           As far as deer hunting, there's one  
2 group that deer hunts on this property, and that's  
3 myself and my four children. We generally get a  
4 deer every year. We've had -- we've had to stop the  
5 shooting range, you know, multiple times, you know  
6 -- I was just talking to my manager -- to allow deer  
7 to clear off the property.

8           So you know, to say that, you know,  
9 we're chasing off all wildlife, I know years ago  
10 before you people said, you know, cattle would be  
11 stressed, they wouldn't be able to produce, all this  
12 kind of stuff. It's absolutely ridiculous.

13           I mean, our -- the closest from our  
14 shooting ranges to the property lines are more than  
15 a thousand feet. I think they're actually closer to  
16 2,000. I don't have it in front of me.

17           On the south portion of the property  
18 there where you see Soaring Hawk, I believe Soaring  
19 Hawk is where you see the red writing on there, we  
20 actually based on the -- when we stood here ten  
21 years before you and they said, you know, scouts  
22 were in that area, that's why we put our archery  
23 ranges there.

24           So the council we had to actually  
25 provide a diagram of where everything was going to

1 be on the property, and we built it to that specs.  
2 So there -- outside of that area that I just point  
3 out, there is no shooting. It's archery. It's  
4 hiking. It's fishing. Which is exactly what Camp  
5 LaFossen (ph.) Youth Benefit Corp, that's what their  
6 -- that's what they do. So...

7           Let's see, as far as shooting in this  
8 area, I mean, a lot of people said they've moved out  
9 to this area and, you know, a lot of people do that  
10 so they can shoot on their property, they can hunt  
11 on their property. I just want to state, you know,  
12 that we are in the proper zoning district to operate  
13 this business. I mean, we -- for a piece of -- for  
14 a gun range, you have to have a piece of property  
15 this size, or a lot of them operate on smaller ones.

16           We've chosen to buy this much land for  
17 safety and to create a barrier around us. As far as  
18 on Soaring Hawk, there are signs up. They do say  
19 trespassing. There's purple paint, and there's also  
20 signs that say shooting range. And that was request  
21 by the Commission when we started nine years ago.

22           That's all I can really think about. I  
23 mean, we have tried to do everything right. As far  
24 as people saying that they're wearing earplugs when  
25 they're taking care of their cattle, you know, ten

1 years ago when we were building this we hired an  
2 acoustical company. They came in. They met with  
3 members of the review committee, and actually  
4 visited the property. And they took acoustic  
5 samples from both the north and south side of the  
6 property. That was all presented to the Commission,  
7 and I believe the highest decibel reading we had was  
8 65 decibels, which at that time, they said it's  
9 equivalent to being like within 40 to 50 feet of a  
10 car driving by or an air-conditioner running.

11 I don't have that acoustical study with  
12 me, but it was all presented to the Commission back  
13 when we did it, and the Commission -- members of  
14 the Commission actually attended that acoustical  
15 test.

16 So we have tried to do everything right.  
17 We've -- you know, we've built it first class. I'd  
18 say we're one of the finer gun clubs in the state,  
19 and I hope you guys take and consider that we're  
20 doing this right. We're in the right zoning  
21 district for it. We have the Conditional Use  
22 Permit, and we're abiding by the Conditional Use  
23 Permit.

24 So that's all.

25 CHAIRMAN EVANS: Thank you.

1                   Any other questions from the Commission  
2 before we end the public hearing?

3                   COMMISSIONER KLENKE: Yeah,  
4 Bill, I got one.

5                   CHAIRMAN EVANS: Mike.

6                   COMMISSIONER KLENKE: Multiple  
7 times you're referencing the golf course, operation  
8 of a golf course.

9                   Do you ever foresee, like golf, it's a  
10 beautiful day in March whenever it gets, if you  
11 don't have a tee time, you can't come?

12                  MR. DIX: No, I don't. And  
13 the reference to the golf course, I know it gets  
14 twisted around, but sporting clays is one of the  
15 fastest shooting disciplines in the nation, and it's  
16 referred to as golf with a gun.

17                  It's very similar. You get in a golf  
18 cart. You drive to the first tee, you get out and  
19 shoot and you get done, and you move to the second  
20 station, and you get out and you shoot. It's very  
21 similar to golf in that manner.

22                  And like I said, of the sporting clays  
23 is, honestly, unless there's an event going on, it's  
24 one of the least used sections on the property.

25                  COMMISSIONER KLENKE: Sure.

1 MR. DIX: But it's also  
2 because if you have a group of four, once again on  
3 that back 40 acres with 14 stations, even if you  
4 have a group of four, there's one person shooting at  
5 a time. The other three are generally standing  
6 around maybe watching the guy shooting.

7 COMMISSIONER KLENKE: Yeah,  
8 I'm familiar with that. I'm just saying 500 people  
9 or an extra 250 members, you know, is that a  
10 possibility that you say okay, we're only going to  
11 let 50 members here today or 75 members here today  
12 or whatever that number is?

13 MR. DIX: So with the request  
14 to go to 500, the reason that I have a -- an  
15 experience to provide to my customers.

16 COMMISSIONER KLENKE: Okay.

17 MR. DIX: So if they're coming  
18 out there and they can't get on a range because it's  
19 too full, they're not going to rejoin. So one of  
20 the things like we've done with self-governing  
21 ourselves with tannerite and things like that, and  
22 even though we're allowed to stay until 5:30, we're  
23 closing early during the winter hours and stuff like  
24 that. You know, if I see where the membership  
25 experience is being, you know, inhibited by the

1 amount of people that we have, I'll self-govern that  
2 myself.

3           What I don't want to do is ask to go up  
4 a hundred and then be back before you a year or two  
5 from now. So --

6                           COMMISSIONER KLENKE: I  
7 respect that.

8           MR. DIX: Like I said, the --  
9 it's not the amount of members. It's the amount of  
10 shooting positions and stuff like that.

11                   So if I have 500 members and I had a  
12 boat dock and additional boats for members to fish,  
13 they're not going to be shooting. You know what I  
14 mean?

15                   So the property limits itself as to how  
16 many will actually be using firearms at a time, and  
17 I still have members that just purchase for fishing,  
18 I have members that purchase just for archery, some  
19 for lodging and things of that nature.

20                   So but that's the reason I'm requesting  
21 to go up to that number. I don't want -- you know,  
22 this is not a pleasant experience as a business  
23 owner. It's really not. I've tried to do  
24 everything right. I've followed all of your  
25 recommendations. I've come before you at times when

1 requests were made, and I followed those  
2 recommendations to a Tee. So that's all.

3 COMMISSIONER MITTLER: I have  
4 a quick question. On your letter, it mentions that  
5 you sold out at the 250 and you have a waiting list.  
6 How many people are on that waiting list?

7 MR. DIX: Right now it's -- I  
8 think we have around five or six on the list. It's  
9 been up to around 30. We had a price increase that  
10 we did a couple of -- about four or five months ago,  
11 and that price increase we did have some members  
12 leave because of the price increase. So that  
13 drained it down a little bit.

14 But yeah, we actually -- I would say  
15 between one to two people per week join the list of  
16 250. And also we haven't been able to market or  
17 anything like that. We're literally capped at the  
18 income we can make, and with the rising prices of  
19 fuel and gravel and you know, everything, insurance,  
20 taxes, everything has gone up in this economy.

21 So we are capped at what we can do, you  
22 know, without requesting something like this.

23 COMMISSIONER HAIRE: How did  
24 you do your analysis, how you came up with the  
25 request for 500?

1                   MR. DIX: We actually spent  
2 some time really looking at the amount of people  
3 coming in each day, and we are able to do that by  
4 waivers. We kept track of it.

5                   And honestly when I'm looking at  
6 competitors that have 1,500 on smaller pieces of  
7 property, you know, I feel like I could go much more  
8 to be like them, but I also, like I said, we are  
9 more an exclusive club. It's a higher priced club  
10 to be a part of it because we are spread out so far.  
11 Where as a lot of clubs around 40 acres, they've got  
12 a very small section where you come and you shoot  
13 and leave.

14                   With us having spread out so much, as  
15 far as that, we have to have -- we use golf carts  
16 and we use side-by-sides for the members to shoot  
17 rounds of clays and stuff like that.

18                   So we had to look at, you know, what we  
19 could afford as far as the vehicles to get them back  
20 to the courses and stuff like that, and also like I  
21 said, I think 500 is a number that I can comfortably  
22 say that, you know, the ranges are going to be  
23 available for our members. I'm not going to have  
24 people waiting to get on there and stuff like that.

25                   So that's why we came up with that

1 number. I honestly -- if I felt that I could do it  
2 without making the experience for the members not as  
3 well, I would like to go higher. But I feel like  
4 this would be a comfortable number where we'd still  
5 be able to provide the same service to them and make  
6 a comfortable living with my business.

7 CHAIRMAN EVANS: On your  
8 memberships, so those are all inclusive?

9 MR. DIX: Yeah.

10 CHAIRMAN EVANS: So once you  
11 get on there, you can shoot, archery, fish, or you  
12 only have one membership?

13 MR. DIX: Yes.

14 CHAIRMAN EVANS: Thank you.  
15 Any other questions?

16 COMMISSIONER McLAREN: I  
17 watched St. Louis Skeet and Track and the St. Louis  
18 County Police do lead recovery on their sites.

19 How long will it be before you have to  
20 do something like that there?

21 MR. DIX: Honestly with the  
22 volume that we shoot, it's -- I really don't know.  
23 It's going to be quite a bit of time. I don't have  
24 any numbers for that. I know with everything going  
25 into specific berms, I can tell you that it's not

1 any time soon though. I'm not sure.

2 COMMISSIONER REINHOLD: I just  
3 want to make sure.

4 MR. DIX: Can I speak to that  
5 real quick. So like with St. Louis Skeet and Trap,  
6 there's a lot of shotgun shot to -- you know, with  
7 them being specifically a trap range.

8 For example, I think the last stats that  
9 I saw St. Louis Skeet and Trap posted something that  
10 they had over a million rounds of fire in one year  
11 because they have the Lindenwood Skeet and Trap  
12 teams that practice out there.

13 They are open to the public. They are a  
14 much, much higher volume range. They, for example,  
15 their sporting clays course and their skeet and trap  
16 fields, I mean, they're buying sporting clays by the  
17 container load. I'm buying it by the pallets.  
18 Sometimes picking up 20 to 30 cases from Academy  
19 Sports just to make sure we have enough for our  
20 shoots.

21 So apples and oranges as far as the  
22 volume of shooting that they do there.

23 COMMISSIONER REINHOLD: I just  
24 wanted to ask you to make sure I understood before.  
25 There's a public gun range within two and a half

1 miles from your range, right?

2 MR. DIX: Yes, Little Indian  
3 Creek. It's a conservation range.

4 COMMISSIONER REINHOLD: Okay.  
5 And it's not manned or anything?

6 MR. DIX: It's not manned.  
7 It's not staffed. I looked and I actually have  
8 their brochure with me. It's not the -- there's no  
9 restrictions as far as anything that I could find  
10 posted saying full autos or shooting tannerite or  
11 anything of that nature.

12 COMMISSIONER REINHOLD: Okay.

13 CHAIRMAN EVANS: Any other  
14 questions for the applicant before we close the  
15 public hearing and start discussion?

16 (NONE)

17 All right. Thank you.

18 MR. DIX: Thank you.

19 CHAIRMAN EVANS: Any  
20 discussion? I should mention first of all there  
21 were a couple of us that were actually here for the  
22 original CUP. And since it is a permitted use in  
23 that zoning district, it was permitted with  
24 conditions.

25 And I will have to say this -- looking

1 at CUPs, this has 14, 15 conditions, which is 2, 3,  
2 4 times the number of conditions that we normally  
3 have on a Conditional Use Permit.

4 And so it's we went to extraordinary, I  
5 think, extent to control what was happening out  
6 there.

7 Any discussion?

8 COMMISSIONER MITTLER: Just a  
9 quick question I have. The way this is written, the  
10 request, is it approving both the membership  
11 increase and full auto, or can we do one or the  
12 other?

13 CHAIRMAN EVANS: We can do  
14 whatever we want. We can do or both or neither. So  
15 two separate issues.

16 COMMISSIONER HAIRE: I would  
17 recommend that we have a discussion on each one of  
18 the amendments because I can see where one is a  
19 little more troublesome for me than the other one.

20 CHAIRMAN EVANS: I would  
21 assume you would be talking about the automatic  
22 weapons?

23 COMMISSIONER HAIRE: Yes.

24 CHAIRMAN EVANS: Which was  
25 included specifically in the original use --

1 Conditional Use Permit as a condition that there be  
2 no automatic weapons.

3 So I'm not sure what conditions have  
4 changed except for 14.

5 COMMISSIONER KLENKE: Fully  
6 automatic weapons or no semi-automatic at all?

7 CHAIRMAN EVANS: No, fully  
8 automatic.

9 COMMISSIONER HAIRE: No.

10 CHAIRMAN EVANS: Class 3 fully  
11 automatic.

12 COMMISSIONER McLAREN: So,  
13 Chairman, he -- Mr. Dix has emphasized that they do  
14 a very good classy job of doing this. I heard that  
15 multiple times, but the CUP would follow the  
16 property and not the property owner. Is that  
17 correct?

18 CHAIRMAN EVANS: Correct.

19 COMMISSIONER McLAREN: So if  
20 they chose to sell the property, whatever we decide  
21 is going to follow the property and not the property  
22 owner?

23 CHAIRMAN EVANS: Correct.

24 MS. EAGAN: Sometimes you put  
25 that condition on. So we have limited Conditional

1 Use Permits to specific things on the property. For  
2 instance, a Conditional Use Permit for start putting  
3 up a sign was specific to, you know, that event  
4 only.

5 We've had them where it's specific for  
6 only a certain period of time. So you can add it to  
7 it, but if you don't, then yes, it goes with the  
8 property.

9 CHAIRMAN EVANS: Scottie, then  
10 I guess that brings up the point would we be able to  
11 add that condition now since the CUP is already out  
12 there? Like I know we probably couldn't put a --  
13 you know, a sunset on it and say it goes away in  
14 five years?

15 MS. EAGAN: Not for the whole  
16 permit. I'm talking for the specific conditions  
17 that he's requesting.

18 CHAIRMAN EVANS: Okay. So we  
19 could put that on for specific conditions that we're  
20 adding?

21 MS. EAGAN: Correct.

22 CHAIRMAN EVANS: Okay.

23 MS. EAGAN: Not the whole  
24 permit.

25 CHAIRMAN EVANS: Okay.

1 MS. EAGAN: Yes.

2 CHAIRMAN EVANS: Any other  
3 discussion?

4 COMMISSIONER REINHOLD: I got  
5 something to say. The reason why I brought up that  
6 there's a public shooting range two and a half miles  
7 from this location we're going to put a limitation  
8 to them on what they can and can't shoot there, but  
9 they can go two miles up the road and shoot anything  
10 they want. And there's no supervision there, nobody  
11 there.

12 I guess I have my opinion on that.

13 CHAIRMAN EVANS: Any other  
14 comments?

15 I would say when we did this ten years  
16 ago and put that in there as a condition, that the  
17 Commission at the time felt that it should not be  
18 allowed, but then this is a different request  
19 specifically for it. So...

20 Do the Commissioners see any reason that  
21 we should not alter that condition or remove it as  
22 it was originally put in?

23 COMMISSIONER McLAREN: I guess  
24 I personally don't think there's a reason to alter  
25 15 or remove it. You know, I don't think -- I don't

1 know how much a tax stamp costs now to buy a fully  
2 automatic weapon. I know that there's a lot of  
3 background checks, and I know that there's a -- you  
4 know, there's a couple of different possibilities of  
5 having a fully automatic weapon. You can do it  
6 through a curios or relics probably, depending on  
7 what the gun is.

8           And you can do it on a more modern gun,  
9 but most people -- I'm probably going to disagree  
10 with my Commission partner here, that most people  
11 aren't going to have a tax stamp and have a fully  
12 automatic weapon.

13           So I would suspect that this going to be  
14 more of a rental of a fully automatic weapon for an  
15 event, and I probably will not personally support  
16 having fully automatic weapon change.

17                           CHAIRMAN EVANS: I think  
18 that's probably why we included it at the time, and  
19 I can see why it might be an administrable thing, a  
20 few people might want to shoot. It's also expensive  
21 to do, and I don't think that would affect -- I  
22 would not go to that event not because I couldn't  
23 shoot an automatic weapon.

24                           COMMISSIONER HAIRE: I  
25 remember that during that -- the original one, that

1 was important and a lot of the residents had  
2 mentioned. That's why we included it at that time.

3 I see no real difference in changing  
4 that at this point in time really.

5 CHAIRMAN EVANS: Yeah, I would  
6 mention that Commissioner and Haire and I were both  
7 here at that time. With the Commissioner makeup  
8 that we thought it was important to include that,  
9 that automatic weapons not be allowed.

10 If there's no more discussion on that  
11 point, then the other condition is increasing the  
12 number of memberships from 250 to 500.

13 Again, being here for the original CUP,  
14 there was talked about being public and we more than  
15 suggested that 250. We mandated 250 as the number  
16 of memberships, and the applicant agreed to that.

17 I can see now that he's -- you know,  
18 obviously he's been successful, but it's -- and I  
19 recognize that his expenses are going up, but it's  
20 not our job to make his business profitable.

21 Now whether we want to say 500 is too  
22 high, do you want to compromise and say another 50,  
23 or 100. He doesn't want to come back, you know, and  
24 is throwing out the 500 number. So is there a  
25 compromise where we have some additional, or do we

1 leave it where it's at?

2 So open for discussion.

3 COMMISSIONER MITTLER: My  
4 personal opinion with that is whether it's 50 or we  
5 take it up to 500, and I don't know since there's a  
6 free range a mile down the road, to me that doesn't  
7 -- if I'm going to go shoot, I'm just going to go  
8 down there versus paying the money to shoot at a  
9 range.

10 I don't know that limiting it to 50 or a  
11 hundred is going to really change who is going to be  
12 out there shooting.

13 COMMISSIONER GRUTSCH: Mr.  
14 chairman, the adjoining property owners, neighbors,  
15 people within earshot three miles away, they have  
16 all expressed the impact on their property, their  
17 livelihood, their peace of living in Franklin  
18 County.

19 I'm not trying to sell short the  
20 opportunity that the business man has to make a  
21 living, but I cannot see the need to increase the  
22 membership just to allow more numbers when perhaps  
23 the business model can be re-crafted to give the  
24 business owner what he ultimately wants and can  
25 increase his income by that.

1           An analogy might be we have cattle  
2 ranchers here. They're limited by the amount of  
3 property they have. They would love to have, if you  
4 have 250 cows and all of sudden somebody says well  
5 you can have 500 cows, and they'll still all eat and  
6 they'll all grow. We can't do that. You have to  
7 live with what you have.

8           And right now he's got a piece of  
9 property that his limits are 250 people, and that's  
10 been the story for the past nine years, and I think  
11 we probably ought to stick with that.

12           That's all I have.

13                           COMMISSIONER MITTLER: Well,  
14 my argument to that would be and for the record, I  
15 don't own a gun, I probably counted one time as the  
16 number I've shot a gun. So I'm not unbiased there.

17           But listening to what they said and  
18 reading through their business plan, I feel they've  
19 gone through enough safety measures, they bought  
20 more than enough adequate land, and looking at some  
21 of the shooting ranges that I have been to, they are  
22 well justified to handle that number of members that  
23 aren't going to be there at any one time.

24           That would be my only argument to that.

25                           COMMISSIONER WILLETTE: Mr.

1 Chairman, I do agree with that. And as Mr. Dix  
2 pointed out, he only has a certain number of places  
3 for shooters to happen in a day's time.

4           Increasing the membership, doubling the  
5 membership, if you're so lucky to be able to do  
6 that, does not mean that you're going to have double  
7 the shooters at any one time.

8           The place can only handle so many, and  
9 as he pointed out as well, many of those members are  
10 going to be fishing and doing archery and, you know,  
11 doing other activities that aren't making the noise.

12           I'd be in favor of increasing the  
13 membership as requested.

14                           COMMISSIONER GRUTSCH: Mr.  
15 Chairman, in response to that, it was presented that  
16 the range owner presently has six to seven clients a  
17 day on average. And I can see where if he doubles  
18 the membership, he'll have 12 members a day, which  
19 there is twice as many gunshots going.

20           He doesn't have enough members now  
21 showing up to justify a full-time range officer, but  
22 if he doubles the membership, he might be able to  
23 put on more range officers.

24           So I don't think it's limited by the  
25 number of people that are out there. If he has 500

1 members, there will be twice as many members showing  
2 up on any given day.

3           The same people that come once every  
4 three months, there are going to be twice as many  
5 people that only come every three months, but  
6 there'll be twice as many people, the old retirees,  
7 the old military guys, that'll come every day, four  
8 days a week just to hang out, have a cup of coffee,  
9 shoot 20 rounds, and go on about their day.

10                   COMMISSIONER MITTLER: But if  
11 the membership levels, he potentially could have  
12 every bay filled 9:00 to 5:00, 7 days a week. So I  
13 mean, the potential is already there that he would  
14 have that because he is limited to the number of  
15 bays that he has.

16           So whether he has a hundred members or a  
17 thousand members, he only has so many gun fires that  
18 could go off at one time. And at any point in time,  
19 that could be 100 percent.

20           So I guess that's where I'm hung. Then  
21 again, I'm looking at it strictly as a business  
22 owner part of it. It doesn't really matter what we  
23 limit it to because at any time, it could be at 100  
24 percent capacity because he already has enough  
25 members to warrant that.

1 COMMISSIONER GRUTSCH: But  
2 then doesn't that impact the surrounding area, the  
3 other side of the equation, where all the property  
4 owners that are trying to sell their property and  
5 the potential buyers won't come on and consider it?

6 COMMISSIONER MITTLER: I  
7 understand that, but I don't know that it's our job  
8 to -- I mean, we've shot down other proposals before  
9 when we've had the other -- the property owners  
10 adjacent to it that were saying similar things, and  
11 it was brought to my attention it really wasn't our  
12 duty to -- I don't want to say respect that, that  
13 logic, but it's just going with strictly what is on  
14 the property. We're not --

15 COMMISSIONER GRUTSCH: I  
16 follow what you're saying, but if that is strictly  
17 on the property, but what they're doing is not  
18 strictly on the property.

19 The noise that is generated goes beyond  
20 the property. It's noise pollution. It's light --  
21 in this case, it's not light pollution. But those  
22 sort of factors, and those we do need to take into  
23 consideration.

24 COMMISSIONER MITTLER:  
25 Correct, but we've already approved this to be a

1 nuisance to the property owners. I mean, I guess  
2 that's where I am. It's already there.

3 COMMISSIONER GRUTSCH: So  
4 we're going to approve --

5 COMMISSIONER MITTLER: There's  
6 another range too down the road. So I just don't  
7 see how we're going to stop it or reduce it any by  
8 limiting for this.

9 COMMISSIONER WILLETTE: Mr.  
10 Chairman. I see your point because in this zoning  
11 district this is an allowed usage, and we've already  
12 allowed it. We've already -- it's already there.  
13 So I'm seeing your point.

14 CHAIRMAN EVANS: I think one  
15 of the things we do have to consider is it will not  
16 substantially injure the value of adjoining or  
17 abutting property, in harmony with the area,  
18 generally will conform to the Master Plan.

19 So those things are things that do have  
20 to be considered, but again, it is an allowed use in  
21 that. So --

22 COMMISSIONER McLAREN: Mr.  
23 Chairman, I don't want to put you on the spot  
24 personally, but I'm going to. I can't help myself.

25 CHAIRMAN EVANS: Go ahead,

1 okay.

2 COMMISSIONER McLAREN: As I  
3 look around, there's three people on the Commission  
4 have more seniority than me, and I wasn't here when  
5 we did this.

6 So as I look at people that I thought  
7 were surprised that -- I don't -- I think we're  
8 talking about something I think the great elephant  
9 in the room that we're not talking about is probably  
10 the corporate events. And that's where the vast  
11 probably most noise pollution event stuff is coming  
12 from, is from the events.

13 And obviously I think you were surprised  
14 that I was surprised as I read this it didn't say  
15 events anywhere in the CUP and Scottie had to  
16 clarify it for us.

17 I really think that is the elephant in  
18 the room here. That's where the most impact is  
19 coming from, is from the events. And I don't know  
20 if there's a way to correct part of that in the  
21 process of granting more memberships.

22 Is there a trade-off that we can do and  
23 go back and ask to limit the number of events or  
24 limit the events to certain days of the week and do  
25 a little horse trading here.

1                   CHAIRMAN EVANS: The way the  
2 CUPs are written, we cannot go back and restrict  
3 anything in an existing CUP. So we can't do  
4 anything about it. After Scottie clarified that, it  
5 did come back to me. So that was the understanding  
6 when it was originally done, an we can't go back and  
7 restrict it because you can't go back on a CUP and  
8 take a condition or an understanding and say, oh, we  
9 changed our mind.

10                   So I hope -- you put me on the spot, but  
11 my answer is no, we can't.

12                   COMMISSIONER KLENKE: Bill, to  
13 what you said, corporate events, I mean, the events.  
14 Then increasing his membership shouldn't be a  
15 problem.

16                   COMMISSIONER McLAREN: It  
17 should be less of a problem. The corporate events  
18 for me is what is going to create the greatest  
19 problem, and what days of the week are that. And I  
20 guess you can't go back. I'd have to ask our  
21 attorney if they were willing to say well, we won't  
22 have corporate events on these days if we can  
23 increase the membership to 500. I don't know.

24                   COMMISSIONER HAIRE: The only  
25 thing I could see, as Bill so eloquently stated, is

1 that if you have more membership, you'd probably  
2 rely on corporate events less, and I agree with you,  
3 corporate events is going to make a lot more  
4 shooting at a given time than individual members.

5 So I think it could lessen it, but right  
6 now they could go, you know, aggressively promoting  
7 corporate events and it would go up significantly,  
8 or more than I think any membership.

9 COMMISSIONER McLAREN: I would  
10 agree with that.

11 COMMISSIONER MITTLER: Which I  
12 agree with that wholeheartedly.

13 COMMISSIONER HAIRE: Right.

14 COMMISSIONER MITTLER: If they  
15 don't get their membership, they're going to seek  
16 more and more groups of ten plus people at a time to  
17 have a corporate event, whether it's a bachelor  
18 party or a company or whatever, and it's going to be  
19 just large groups at any single time versus the  
20 membership that is again hit or miss when they show  
21 up.

22 CHAIRMAN EVANS: And as Mr.  
23 Dix mentioned, that when they do events like that,  
24 it's also a marketing tool for them to get people  
25 out there.

1 COMMISSIONER McLAREN: Well, I  
2 do know I'm comfortable with this there's no doubt  
3 about that personally.

4 I think we're all making a lot of good  
5 points, but I will say that I think it's going to be  
6 important that if we change this and allow 500, it  
7 follows the ownership and not the property.

8 You know, I think there's a lot of  
9 potential that for them to -- potentially at some  
10 point in time sell this, and we've grant it to  
11 somebody that will not be as good of a citizen as  
12 they are.

13 CHAIRMAN EVANS: Any further  
14 discussion?

15 COMMISSIONER MITTLER: I would  
16 agree with that.

17 CHAIRMAN EVANS: I guess --

18 COMMISSIONER GRUTSCH: The  
19 current ownership did state that part of the  
20 marketing strategy would be if he gets the 500, that  
21 will allow him to market more aggressively for  
22 corporate events. So you're going to get more  
23 corporate events and the 500 people.

24 So it's a -- you get both. You won't  
25 just get additional people, members, you'll get a

1 lot more corporate events.

2 The corporate events are going to happen  
3 no matter what.

4 CHAIRMAN EVANS: And the  
5 analogy of the golf course, I've played at golf  
6 courses, not as a member, they had limited to 200 or  
7 250. And that's where they wanted to keep it, and  
8 if the expenses increased, then their membership  
9 increased.

10 And they held it, so you can increase  
11 the number and if there's a waiting list and it is  
12 more of an exclusive club, then you shouldn't have a  
13 problem getting additional members.

14 COMMISSIONER REINHOLD: That's  
15 why a lot of golf courses are bankrupt.

16 CHAIRMAN EVANS: Yeah.

17 COMMISSIONER REINHOLD: And  
18 they're number one in this world.

19 CHAIRMAN EVANS: Yeah, but  
20 most of them aren't private clubs. That's aren't  
21 country clubs. The ones are the ones that go  
22 bankrupt, and the ones that limited membership who  
23 have, you know, will pay for that and for the  
24 upkeep.

25 So and again, I guess part of it is I

1 understand that expenses increase and part of that  
2 is now they want to increase the membership to  
3 increase revenue.

4           So the options are let them have 500,  
5 keep it the way it is, or negotiate a smaller  
6 number. I mean, that's what I'm hearing from  
7 everyone is that three alternatives.

8                           COMMISSIONER REINHOLD: Bill,  
9 can we make a motion to move it over to Old Business  
10 and separate the two things they want to vote on?  
11 One's the membership and one is the automatic  
12 weapons.

13                           CHAIRMAN EVANS: Yes to -- we  
14 can do that.

15                           COMMISSIONER REINHOLD: I'll  
16 make a motion to move it to Old Business and  
17 separate the two items.

18                           COMMISSIONER McLAREN: I don't  
19 know that that's clear enough, but I think we ought  
20 to move it. I'm sorry --

21                           COMMISSIONER REINHOLD: No, I  
22 mean, we can discuss each one by theirselves.

23                           CHAIRMAN EVANS: So we would  
24 just move it to Unfinished Business, and then we can  
25 continue the discussion and take action then.

1 COMMISSIONER McLAREN: Second.

2 CHAIRMAN EVANS: Okay. We  
3 have a motion and a second to move File 130030 to  
4 Unfinished Business. All in favor signify by saying  
5 aye.

6 COMMISSIONER REINHOLD: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER WILLETTE: Aye.

9 COMMISSIONER GRUTSCH: Aye.

10 CHAIRMAN EVANS: Aye.

11 COMMISSIONER KLENKE: Aye.

12 COMMISSIONER HAIRE: Aye.

13 COMMISSIONER MITTLER: Aye.

14 COMMISSIONER LARAMORE: Aye.

15 COMMISSIONER HARTMANN: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 The motion is carried.

19 Moving to Unfinished Business. File  
20 130030. Further discussion?

21 COMMISSIONER McLAREN: Mr.

22 Chairman, since we separated this, I will make a  
23 motion that we do not change Item Number 15, to let  
24 fully automatic weapons be used at this facility.

25 MS. EAGAN: It's Condition 14

1 now.

2 COMMISSIONER McLAREN: I'm  
3 sorry. I did it without looking.

4 COMMISSIONER HAIRE: I'll  
5 second that.

6 CHAIRMAN EVANS: We have a  
7 motion and a second to not remove Condition 14 from  
8 the existing CUP. All in favor signify by saying  
9 aye.

10 COMMISSIONER REINHOLD: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER WILLETTE: Aye.

13 COMMISSIONER GRUTSCH: Aye.

14 CHAIRMAN EVANS: Aye.

15 COMMISSIONER KLENKE: Aye.

16 COMMISSIONER HAIRE: Aye.

17 COMMISSIONER MITTLER: Aye.

18 COMMISSIONER LARAMORE: Aye.

19 COMMISSIONER HARTMANN: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 The motion is carried.

23 That leaves the second request to amend  
24 Condition 4 to increase from 250 individual or  
25 family memberships to 500 individual or family.

1                   And again, obviously several opinions.  
2 We can leave it, we can make it 500, or we could  
3 come up with a different number.

4                   COMMISSIONER REINHOLD: I make  
5 a motion to leave it to the 500 and vote on it.

6                   COMMISSIONER KLENKE: I'll  
7 second it.

8                   MS. EAGAN: You want to  
9 increase it to 500?

10                  COMMISSIONER REINHOLD:  
11 Increase it to 500. Yeah.

12                  COMMISSIONER KLENKE: I  
13 second.

14                  CHAIRMAN EVANS: We have a  
15 motion and a second to amend Condition 4 to increase  
16 membership from 250 to 500.

17                  COMMISSIONER McLAREN: Could I  
18 ask of Commissioner Reinhold if he would be  
19 interested in limiting it to only the property  
20 owners that are there now?

21                  COMMISSIONER REINHOLD: Yes, I  
22 will be okay with that.

23                  CHAIRMAN EVANS: Okay. Would  
24 you accept that in your motion?

25                  COMMISSIONER REINHOLD: Yes.

1 CHAIRMAN EVANS: Would change  
2 your motion.

3 COMMISSIONER KLENKE: Okay.  
4 Let me -- sorry. I'm still fairly new to this.

5 So then this goes back to the 250 so  
6 then the new owners have to cut back to 250?

7 COMMISSIONER REINHOLD: Yes.

8 COMMISSIONER KLENKE: Am I  
9 reading that --

10 CHAIRMAN EVANS: Yes.

11 Back to the original condition.

12 COMMISSIONER KLENKE: And if  
13 they wanted to -- the new owners, then they have to  
14 come back to us?

15 CHAIRMAN EVANS: Correct. So  
16 we have a motion and a second to amend Condition 4  
17 to increase the membership from 250 to 500. All in  
18 favor signify by saying aye.

19 COMMISSIONER McLAREN: Is  
20 there any more discussion before we --

21 CHAIRMAN EVANS: If there's  
22 additional discussion.

23 COMMISSIONER McLAREN: If  
24 we're going to do this, do we need to be very  
25 definitive? I'm sorry. My mouth got ahead of my

1 mind. I apologize. Sorry.

2 CHAIRMAN EVANS: Yeah. So  
3 basically all we're doing is that condition and  
4 changing that number from 250 to 500.

5 COMMISSIONER McLAREN: What I  
6 was going to ask is we are not changing any of the  
7 numbers of stations that existed on the original  
8 application, so there could not be any more in use  
9 at one time?

10 CHAIRMAN EVANS: Yeah.

11 COMMISSIONER WILLETTE: He did  
12 not ask to increase those.

13 COUNTY ATTORNEY PIONTEK: Mr.  
14 Chairman, that condition would be restricted to the  
15 current owners.

16 CHAIRMAN EVANS: Right.

17 COUNTY ATTORNEY PIONTEK: The  
18 change in membership from 250 to 500.

19 CHAIRMAN EVANS: Yes, sir.

20 Okay. We're --

21 COMMISSIONER HAIRE: I got a  
22 question for Scottie.

23 MS. EAGAN: Yeah.

24 COMMISSIONER HAIRE: I don't  
25 remember in the original one where we limited the

1 number of stations that could be there, if I  
2 remember correctly.

3 MS. EAGAN: We limited the  
4 number of shooting bays at the rifle and pistol  
5 range.

6 CHAIRMAN EVANS: Right.

7 COMMISSIONER HAIRE: Yeah,  
8 where they could add another sporting clay section,  
9 the way I understand it.

10 MS. EAGAN: I don't believe we  
11 said anything about that.

12 COMMISSIONER HAIRE: So they  
13 could go to another side and put another sporting  
14 clay course of 14 --

15 MS. EAGAN: No, because it  
16 does -- Condition 12, applicant shall -- no, 13.  
17 Applicant shall develop the property according to  
18 the plan as attached as Exhibit A and provide it to  
19 Planning and Zoning, and that's already a part of  
20 the file.

21 COMMISSIONER HAIRE: Okay. So  
22 it is part of the file, that layout that we have.

23 CHAIRMAN EVANS: Correct.  
24 Because I remember being a part of that. We made  
25 him lay it out exactly --

1 MS. EAGAN: Right.

2 CHAIRMAN EVANS: -- what they  
3 were going to put in and where they were going to  
4 locate it on the property.

5 All right. Any other discussion because  
6 we have a motion and a second to amend Condition 4  
7 to increase membership from 250 to 500, and restrict  
8 that to the existing owner.

9 All in favor signify by saying aye.

10 COMMISSIONER REINHOLD: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER McLAREN: (No  
13 vote.)

14 CHAIRMAN EVANS: Aye.

15 COMMISSIONER KLENKE: Aye.

16 COMMISSIONER HAIRE: Aye.

17 COMMISSIONER MITTLER: Aye.

18 COMMISSIONER LARAMORE: Aye.

19 COMMISSIONER HARTMANN: Aye.

20 CHAIRMAN EVANS: Opposed?

21 COMMISSIONER GRUTSCH: Aye.

22 MS. EAGAN: Seven still voted.

23 CHAIRMAN EVANS: I'm sorry?

24 MS. EAGAN: I said seven still  
25 voted, so you're good.

1                   CHAIRMAN EVANS: Seven still  
2 voted, so we still have a majority. All right.  
3 Then the motion is passed.

4                   Moving on to Preliminary Plats. We have  
5 none.

6                   Planning and Zoning Commission Forum.  
7 Anything to discuss?

8                   Scottie, are we having a meeting next  
9 month?

10                  MS. EAGAN: We do have a  
11 Conditional Use Permit. I can't remember what it's  
12 for right now.

13                  MS. HOLDMEYER: It's an auto  
14 repair shop.

15                  MS. EAGAN: Okay. And then  
16 probably in October I will have new regulations for  
17 you guys for storage containers, and hopefully we'll  
18 get that all done and approved, take it back January  
19 1.

20                  CHAIRMAN EVANS: Okay. I  
21 guess that also constitutes the Planning Director's  
22 report?

23                  MS. EAGAN: Yes, sir.

24                  CHAIRMAN EVANS: Anything  
25 else? If not, the Chair would entertain a motion to

1 adjourn.

2 COMMISSIONER KLENKE: I move  
3 to adjourn.

4 COMMISSIONER WILLETTE:  
5 Second.

6 CHAIRMAN EVANS: Motion and  
7 second to adjourn. All in favor signify by saying  
8 aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER HAIRE: Aye.

16 COMMISSIONER MITTLER: Aye.

17 COMMISSIONER LARAMORE: Aye.

18 COMMISSIONER HARTMANN: Aye.

19 CHAIRMAN EVANS: We are

20 adjourned.

21 (THEREUPON, THE PROCEEDINGS

22 CONCLUDED AT 9:10 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