

1 FRANKLIN COUNTY PLANNING AND ZONING  
2 PLANNING AND ZONING COMMISSION  
3 FRANKLIN COUNTY GOVERNMENT CENTER  
4 SECOND FLOOR COMMISSION CHAMBERS  
5 400 EAST LOCUST STREET  
6 UNION, MISSOURI 63084

7  
8  
9 TRANSCRIPT OF PROCEEDINGS  
10 AUGUST 21, 2018  
11 (COMMENCING AT 7:00 P.M.)

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

|    |   |      |
|----|---|------|
| 1  | I N D E X                               |      |
| 2  | PROCEEDING                              | PAGE |
| 3  | CALL TO ORDER AND ROLL CALL             | 6    |
| 4  | DECLARATIONS                            | 7    |
| 5  | MEETING PROCEDURES AND EXHIBITS         | 7    |
| 6  | APPROVAL OF MINUTES DATED JUNE 26, 2018 | 10   |
| 7  | APPROVAL OF MINUTES DATED JULY 17, 2018 | 10   |
| 8  | COMMUNICATIONS AND VISITOR COMMENTS     | 12   |
| 9  | P U B L I C H E A R I N G S             |      |
| 10 | OLD BUSINESS - NONE                     |      |
| 11 | NEW BUSINESS:                           |      |
| 12 | FILE 180060 - HOPE RANCH OF MISSOURI:   |      |
| 13 | PRESENTATION BY MS. EAGAN               | 12   |
| 14 | PRESENTATION BY APPLICANT               | 14   |
| 15 | DISCUSSION                              | 19   |
| 16 | MOVED TO OLD BUSINESS                   | 21   |
| 17 | VOTE                                    | 32   |
| 18 | FILE 180192 - PLANNING AND ZONING:      |      |
| 19 | PRESENTATION BY MS. EAGAN/DISCUSSION    | 21   |
| 20 | MOVED TO OLD BUSINESS                   | 31   |
| 21 | VOTE                                    | 33   |
| 22 |   |      |
| 23 |   |      |
| 24 |   |      |
| 25 |   |      |

|    |  |      |
|----|--|------|
| 1  | I N D E X                                      |      |
| 2  | (CONTINUED)                                    |      |
| 3  | PROCEEDING                                     | PAGE |
| 4  | PRELIMINARY PLAT:                              |      |
| 5  | FILE 180172 - WUNDERLICH SURVEYING/KRAKOW LAND |      |
| 6  | AND CATTLE:                                    |      |
| 7  | TABLED   | 31   |
| 8  | PLANNING AND ZONING COMMISSION FORUM           | 34   |
| 9  | PLANNING DIRECTOR'S REPORT                     | 35   |
| 10 | ADJOURNMENT                                    | 37   |
| 11 | CERTIFICATE OF REPORTER                        | 38   |
| 12 |  |      |
| 13 |  |      |
| 14 |  |      |
| 15 |  |      |
| 16 |  |      |
| 17 |  |      |
| 18 |  |      |
| 19 |  |      |
| 20 |  |      |
| 21 |  |      |
| 22 |  |      |
| 23 |  |      |
| 24 |  |      |
| 25 |  |      |

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

1                                   A P P E A R A N C E  
2    PLANNING AND ZONING COMMISSION:  
3    BILL EVANS, CHAIRMAN  
4    JAY SCHULTEHENRICH, VICE CHAIR  
5    TIMOTHY REINHOLD, COMMISSIONER  
6    STANLEY VOSS, COMMISSIONER  
7    DEBBIE WILLETTE, COMMISSIONER  
8    RON WILLIAMS, COMMISSIONER  
9    TODD BOLAND, COMMISSIONER  
10   TOM TOBBEN, COMMISSIONER  
11   PLANNING AND ZONING STAFF:  
12   SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING  
13   NICHOLE ZIELKE, COUNTY PLANNER  
14   COUNTY LEGAL COUNSEL:  
15   MARK PIONTEK, COUNTY ATTORNEY  
16   ALARIS LITIGATION SERVICES:  
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25

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

2 (AUGUST 21, 2018)

3 CHAIRMAN EVANS: I'd like to  
4 go ahead and call to order the August 21st meeting of  
5 the 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: Jay  
10 Schulteheinrich?

11 COMMISSIONER SCHULTEHENRICH:

12 Here.

13 MS. EAGAN: Todd Boland?

14 COMMISSIONER BOLAND: Here.

15 MS. EAGAN: Tim Reinhold?

16 COMMISSIONER REINHOLD: Here.

17 MS. EAGAN: Debbie Willette?

18 COMMISSIONER WILLETTE: Here.

19 MS. EAGAN: Tom Tobben?

20 COMMISSIONER TOBBEN: Here.

21 MS. EAGAN: Bill McLaren?

22 COMMISSIONER McLAREN: (Not  
23 present.)

24 MS. EAGAN: Stan Voss?

25 COMMISSIONER VOSS: Here.

1 MS. EAGAN: Dan Haire?

2 COMMISSIONER HAIRE: (Not  
3 present.)

4 MS. EAGAN: Russell McCreary?

5 COMMISSIONER McCREARY: (Not  
6 present.)

7 MS. EAGAN: And, Ron Williams?

8 COMMISSIONER WILLIAMS: Here.

9 MS. EAGAN: Okay. We have a  
10 quorum.

11 CHAIRMAN EVANS: Thank you.

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

17 (NONE)

18 If there's no declarations, Scottie,  
19 will you please give us a presentation of the meeting  
20 procedures and exhibits.

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

24 Some matters on the agenda may be for  
25 action by the Planning and Zoning Commission. These

1 matters do not involve public hearings.

2 Other matters on the agenda will require  
3 public hearings under Missouri law. If a matter  
4 involves a public hearing, all individuals who desire  
5 to testify will be given an opportunity to do so.

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

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

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

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

23 Then if anyone in the audience would  
24 like to speak or comment on a file that is part of  
25 the public hearing, they must first print their name

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

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

8 It is possible for the Planning  
9 Commission to decide to move a New Business issue to  
10 Old Business and vote on it the same night.

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

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

20 CHAIRMAN EVANS: Thank you.

21 The Commissioners should have received a  
22 copy of the July 17th meeting minutes and also the  
23 June 26th minutes that they received at the last  
24 meeting, and there was not enough time to give a  
25 thorough review. So we decided to keep those minutes

1 to this evening.

2 So we'll go ahead and start with the  
3 June 26th meeting minutes. Are there any additions,  
4 corrections?

5 (NONE)

6 If not, the Chair would entertain a  
7 motion to approve.

8 COMMISSIONER BOLAND: I make a  
9 motion to approve.

10 COMMISSIONER TOBBEN: Second.

11 CHAIRMAN EVANS: We have a  
12 motion and second to approve the June 26th meeting  
13 minutes. All in favor signify by saying aye.

14 COMMISSIONER REINHOLD: Aye.

15 COMMISSIONER VOSS: Aye.

16 COMMISSIONER WILLETTE: Aye.

17 COMMISSIONER WILLIAMS: Aye.

18 CHAIRMAN EVANS: Aye.

19 COMMISSIONER BOLAND: Aye.

20 COMMISSIONER TOBBEN: Aye.

21 COMMISSIONER SCHULTEHENRICH:

22 Aye.

23 CHAIRMAN EVANS: Opposed?

24 (NONE)

25 Motion is carried.



1 The motion is carried.

2 Communications and Visitor's Comments.

3 Anyone present wishing to address the Commission?

4 (NONE)

5 If not, we'll move on to Old Business.

6 We have none.

7 So we'll move on to New Business File

8 180060, Hope Ranch of Missouri. This is a public

9 hearing.

10 Scottie, will you give us the details?

11 MS. EAGAN: This is File

12 180060.

13 The applicant is Cameron Lueken for Hope  
14 Ranch of Missouri.

15 The applicant wishes to create a Planned  
16 Unit Development in the Residential Development and  
17 Non-Urban and Agricultural zoning districts.

18 The property is located on Highway JJ,  
19 approximately one mile west of Interstate 44, in  
20 Meramec Township.

21 The Facts: The request involves three  
22 parcels totaling approximately 195 acres.

23 This Planned Unit Development provides a  
24 range of residential units and educational facilities  
25 for the youth of Franklin County.



1 Is the applicant present?

2 I would remind the Commission that we  
3 did the preliminary approval in our June meeting.

4 State your name and sign in, please.

5 (Thereupon, the witness was  
6 sworn.)

7 Again, Cameron, before you start, I  
8 would remind everyone that they are limited to five  
9 minutes.

10 CAMERON LUEKEN: Okay.

11 Good evening. My name is Cameron Lueken  
12 with Wunderlich Survey and Engineering. I'm here  
13 representing Hope Ranch tonight.

14 This is basically the same presentations  
15 that I did originally. I guess I'm just going to  
16 kind of give a brief summary of it with a little  
17 background. Jennifer is not going to present  
18 tonight, kind of save you guys some time and whatnot.

19 So Jennifer's -- Jennifer Hope, she's  
20 been working this for about eight years. They formed  
21 the board about four years ago. They engaged me  
22 about a year ago. We met with Scottie and Mark  
23 Vincent about eight, nine months ago, something like  
24 that. That led us to the PUD submission on this  
25 tract and ground.

1                   So that's kind of the brief history  
2     about it.

3                   I guess you guys have seen this before.  
4     This is all kind of a review. Do you have any  
5     questions for me regarding this? Or do you want me  
6     to just keep repeating the same thing, Bill?

7                   CHAIRMAN EVANS: Well, are  
8     there any questions from the Commissioners?

9                   MR. LUEKEN: I guess what I'm  
10    asking is there anything -- because I only had five  
11    minutes before on the particulars of things, I know  
12    Jay had some questions and he asked some questions  
13    about it. I guess I'd like to focus on those  
14    particulars rather than going through the overview  
15    again.

16                  I guess that's my -- that's my proposal  
17    to you guys.

18                  CHAIRMAN EVANS: That's fine.

19                  Jay, if you want to address your  
20    concerns?

21                  COMMISSIONER SCHULTEHENRICH:  
22    Yeah. The only question I was going to ask is, is  
23    what we're looking at here, okay. Is there any  
24    significant changes that you've made on there from  
25    the one that you presented to us in June at our June

1 meeting?

2 MR. LUEKEN: No, Basically the  
3 changes that we made, I guess in the parens, is just  
4 basically road naming. That's kind of really all  
5 that changed was the road naming. So that's  
6 basically it, the road names.

7 COMMISSIONER SCHULTEHENRICH:  
8 All right. Thank you.

9 CHAIRMAN EVANS: Scottie?

10 MS. EAGAN: Did anything with  
11 your stormwater placement change after Ron reviewed  
12 your plans?

13 MR. LUEKEN: No, the  
14 stormwater -- the stormwater is still in the same  
15 spot to the south like it was, yes.

16 MS. EAGAN: All right.

17 CHAIRMAN EVANS: Jay?

18 COMMISSIONER SCHULTEHENRICH:  
19 One other question.

20 MR. LUEKEN: Yes.

21 COMMISSIONER SCHULTEHENRICH:  
22 And under staff comments, it says that it appears  
23 this development is proposing a well and private  
24 sewer system. Is that what you are proposing?

25 MR. LUEKEN: Yes. Yes. So

1 there's no public sewer or public water in that area.  
2 So it'd be basically County approved, DNR approved  
3 water and sewer.

4 COMMISSIONER SCHULTEHENRICH:  
5 Okay. Thank you.

6 MR. LUEKEN: Yeah. And I'll  
7 just back up. I want to add something to it. I  
8 skipped one step we did.

9 Prior to the public hearing last time,  
10 we did contact -- Jennifer and her organization did  
11 contact as many homeowners as they could in that  
12 area, and we had a public hearing, informal public  
13 hearing, at the Meramec Caverns on two occasions  
14 about two weeks apart, just to invite the community  
15 in to make sure that they understood.

16 It's hard to grasp what they're doing.  
17 It takes about 45 minutes to an hour to let someone  
18 speak to about what they're doing, the goal, to get  
19 it figure out. And we -- as part of that product,  
20 that was -- there was actually a neighborhood  
21 advisory board that was formed and any of the  
22 neighbors are obviously welcome to be on that board.

23 And Connie, with the organization, has  
24 been e-mailing the neighbors about that as any  
25 progress has started on that. So that's been working

1 out pretty good.

2 CHAIRMAN EVANS: Okay.

3 COMMISSIONER BOLAND: Bill, I  
4 have a question.

5 CHAIRMAN EVANS: Todd.

6 COMMISSIONER BOLAND: Cameron,  
7 I guess the sewer and the water is just going to be  
8 for this --

9 MR. LUEKEN: Correct.

10 COMMISSIONER BOLAND: --  
11 particular -- I mean, it's not -- obviously it's a  
12 big project, but you're not going to source out  
13 anything?

14 MR. LUEKEN: No, there's no  
15 annexation of -- there's no centralization of any  
16 adjoining properties for any hookups, any additional  
17 hookups. It's just to service this facility is all.

18 COMMISSIONER BOLAND: Okay.

19 CHAIRMAN EVANS: All right.

20 Thank you.

21 MR. LUEKEN: Thank you.

22 CHAIRMAN EVANS: Anyone else  
23 wishing to speak in support of this file?

24 (NONE)

25 Anyone present wishing to speak in

1 opposition?

2 (NONE)

3 Okay. If not, is there any discussion  
4 or questions from the Commissioners? Jay?

5 COMMISSIONER SCHULTEHENRICH:  
6 Got a question for Scottie on there.

7 That is, these are going to be done in  
8 phases, and do we have a schedule of what those years  
9 are for each of the phases to be started or --

10 MS. EAGAN: Yes, everything  
11 was submitted at the June meeting for the phasing.

12 COMMISSIONER SCHULTEHENRICH:  
13 So that's still -- that still is...

14 MS. EAGAN: Nothing of that  
15 has changed.

16 COMMISSIONER SCHULTEHENRICH:  
17 That schedule is still what they're talking about --

18 MS. EAGAN: Uh-huh.

19 COMMISSIONER SCHULTEHENRICH:  
20 -- even at tonight's meeting?

21 MS. EAGAN: That's correct.

22 COMMISSIONER SCHULTEHENRICH:  
23 Okay. Thank you.

24 CHAIRMAN EVANS: So basically  
25 everything we got in June was done and all the

1 additional requirements have been met, and nothing  
2 has changed?

3 MS. EAGAN: Correct.

4 CHAIRMAN EVANS: Okay.

5 COMMISSIONER WILLIAMS:

6 Scottie, what would happen if that schedule did  
7 change? Would they have to come back through and  
8 notify us?

9 MS. EAGAN: It just depends on  
10 what type of change it is. We do allow minor changes  
11 with PUDs. There is a threshold that if it goes  
12 over, then they have to come back and redo the whole  
13 process and amend their PUD.

14 COMMISSIONER WILLIAMS: Okay.

15 Thank you.

16 CHAIRMAN EVANS: Any other  
17 questions?

18 (NONE)

19 If not, the Chair would entertain a  
20 motion to move this to Old Business.

21 COMMISSIONER REINHOLD: I make  
22 a motion to move it to Old Business.

23 COMMISSIONER BOLAND: Second.

24 CHAIRMAN EVANS: We have a  
25 motion and a second to move File 180060 to Old

1 Business. All in favor signify by saying aye.

2 COMMISSIONER REINHOLD: Aye.

3 COMMISSIONER VOSS: Aye.

4 COMMISSIONER WILLETTE: Aye.

5 COMMISSIONER WILLIAMS: Aye.

6 CHAIRMAN EVANS: Aye.

7 COMMISSIONER BOLAND: Aye.

8 COMMISSIONER TOBBEN: Aye.

9 COMMISSIONER SCHULTEHENRICH:

10 Aye.

11 CHAIRMAN EVANS: Opposed?

12 (NONE)

13 The motion is carried.

14 File 180192, Planning and Zoning. This  
15 also is a public hearing.

16 Scottie, will you please give us the  
17 details.

18 MS. EAGAN: Okay. This change  
19 in Article 4 is because of our conversation last  
20 month about the timeframe. So the only changes in  
21 this Article is actually on page 4.6.

22 I'm not sure why page 4.9 shows that  
23 there's changes, but I guarantee you there's not on  
24 4.9. It's just on 4.6.

25 So the first change on 4.6 we realized

1 under Conditional Use Permit Section 91(c), it says,  
2 "Even if the Planning and Zoning Commission finds  
3 that the application complies with other provisions  
4 of the regulations", you may still deny the permit if  
5 it concludes on, blah, blah, blah, "for the following  
6 requirements."

7 Number 3, we left out the word "not".  
8 So now it says the use will not be compatible with  
9 the plan for the area in question and will not comply  
10 with the zoning standards and regulations.

11 So we kind of were contradicting  
12 ourselves in that statement.

13 And then the big change is under Section  
14 92, letter C, so now it's going to read:

15 "The Planning and Zoning  
16 Commission will allow up to 15  
17 minutes for the presenter of  
18 the application and up to 5  
19 minutes per witness on the  
20 presentation of evidence and  
21 arguments, not including  
22 questions posed by the Planning  
23 and Zoning Commission.

24 "The Planning and Zoning  
25 Commission will then allow a

1 3- to 5-minute rebuttal of the  
2 presenter.

3 "The Planning and Zoning  
4 commission reserves the right  
5 to modify the time perimeters.  
6 If the time perimeters are  
7 to be modified, such will be  
8 set forth in the Notice of  
9 Hearing."

10 And so that is in accord with what you  
11 guys talked about last month. So that's the only  
12 changes to Article 4.

13 CHAIRMAN EVANS: Okay. But I  
14 may have crossed this off by accident. But the very  
15 first word is "the"?

16 MS. EAGAN: Is "the" yeah.

17 CHAIRMAN EVANS: And also on  
18 the very last line, "...will allow a 3- to 5-minute  
19 rebuttal should..." Should that be "by the  
20 presenter" instead of "of the presenter"?

21 MS. EAGAN: Sure.

22 CHAIRMAN EVANS: And not to  
23 get into semantics, but we usually refer to them as  
24 -- the presenter as the applicant. Is there any  
25 special reason you went to presenter?

1 MS. EAGAN: The reason why I  
2 went with presenter is because I didn't want people  
3 to be confused if they weren't necessarily the person  
4 who applied for the permit, but they're here on  
5 behalf of them. So that's why I just went with the  
6 presenter of the application instead of the  
7 applicant.

8 CHAIRMAN EVANS: Okay. Any  
9 discussion on this? And I would point out because  
10 there's been some discussion that we were changing  
11 our by-laws. We're really not changing the by-laws.  
12 We're actually going to request the change and for  
13 the Land Use Regulations. So this has to go to the  
14 Franklin County Commission, and they have to approve  
15 it.

16 So once they get it, they can accept the  
17 limit or they can go ahead and change it to whatever  
18 they wish to do.

19 And, Mark, I would assume and I don't  
20 know that, the Franklin County Commission would  
21 probably use the same rules that we would be using  
22 then, once it's decided whatever they are?

23 COUNTY ATTORNEY PIONTEK: That  
24 really hasn't been -- that hasn't been discussed yet  
25 to my knowledge, but my recommendation would be to

1 follow the same rule and same time limites when it  
2 gets to the public hearing of the Commission.

3 CHAIRMAN EVANS: And looking  
4 through the minutes, it looks pretty much that the 15  
5 minutes -- limiting to 15 minutes would make it more  
6 fair and also would be legally defendable, but  
7 anything more than that could become an issue?

8 COUNTY ATTORNEY PIONTEK:  
9 Well, it's -- there's no clearcut guidelines on what  
10 you can and can't do, but I think it's at least  
11 defensible to make a reasonable argument that  
12 everybody -- unlike what happened in the past,  
13 everybody is being given an opportunity to speak  
14 whether you're for it or against it.

15 Obviously the presenter, I think, would  
16 require a little more time to just kind of  
17 familiarize the Commission with what the process is,  
18 what the application is. And I think it makes some  
19 sense to limit the comments after that to five  
20 minutes each.

21 CHAIRMAN EVANS: Okay. But  
22 the 15 you think is a good threshold, and again, just  
23 picking up what I was reading in the minutes --

24 COUNTY ATTORNEY PIONTEK: I  
25 do.

1 CHAIRMAN EVANS: -- that that  
2 would be the threshold that you'd seen in other...

3 COUNTY ATTORNEY PIONTEK:  
4 Yeah, I've seen it in -- in other counties with their  
5 planning and zoning commission, and in some cases  
6 their county council where they allowed the same sort  
7 of timeframe, 15 minutes and 5 and 2 or 3, whatever  
8 it is. So...

9 CHAIRMAN EVANS: And again, we  
10 have in there for the normal communications and  
11 visitors comments, would they have to be the same as  
12 the limited in the public hearing, or can that be  
13 different?

14 COUNTY ATTORNEY PIONTEK: That  
15 can be different. A lot of boards that i represent  
16 have a -- if they have a public comment part of their  
17 meeting which is generally comments on something  
18 that's not on that night's agenda, they typically  
19 limit those comments to anywhere from three to five  
20 minutes. That would not fall under this.

21 CHAIRMAN EVANS: Okay. Which  
22 is what we do, and I just --

23 COUNTY ATTORNEY PIONTEK:  
24 Right.

25 CHAIRMAN EVANS: -- wanted to

1 make sure that was still applicable.

2 COUNTY ATTORNEY PIONTEK:

3 Right.

4 CHAIRMAN EVANS: Okay. Thank  
5 you.

6 COUNTY ATTORNEY PIONTEK: You  
7 bet.

8 CHAIRMAN EVANS: And again,  
9 whatever we send up to the Commission would require a  
10 public hearing for them. So any changes we want to  
11 make would probably be a good idea to pass something  
12 up to them. Again, whatever they get, they can  
13 accept it at face value or change.

14 Any discussion?

15 COMMISSIONER WILLIAMS: I have  
16 one. Can I go back to Article 91.

17 Because that's -- I understand the  
18 change of putting a "not" in there, but there is an  
19 "and" in there as well. Does it have to meet both of  
20 those requirements, or should that be an "or"?

21 MS. EAGAN: It should probably  
22 be "or". I would agree with an "or".

23 COMMISSIONER WILLIAMS: Okay.  
24 I just wanted to make sure I was reading that right,  
25 because I didn't see a difficulty in meeting both of

1 those, but I can see --

2 MS. EAGAN: Right.

3 COMMISSIONER WILLIAMS: --

4 where they -- we'd have one or the other and not meet  
5 one of those in that sentence.

6 CHAIRMAN EVANS: Any other  
7 discussion on that Article 4?

8 COMMISSIONER WILLETTE: I  
9 have.

10 CHAIRMAN EVANS: Debbie?

11 COMMISSIONER WILLETTE: Okay.

12 Back on Section 92 and going over that, I'd like to  
13 maybe have that last sentence clarified that is  
14 proposing to change the one about the rebuttal. So  
15 this is for the presenter to be given three to five  
16 minutes in rebuttal; is that correct?

17 MS. EAGAN: Correct.

18 COMMISSIONER WILLETTE: Okay.

19 Well, I do agree with Bill, maybe the wording could  
20 be changed just a little bit, either what he -- what  
21 he suggested or maybe the Planning and Zoning  
22 Commission will then allow the presenter a three- to  
23 five-minute rebuttal. But just something to clarify  
24 that it's the presenter that is being given the  
25 minutes to rebut.

1 CHAIRMAN EVANS: And again,  
2 does anybody have a -- getting back to the presenter,  
3 of course, is the applicant. Any preference by the  
4 Commission?

5 COMMISSIONER BOLAND: In my  
6 opinion, I think Scottie clarified that. So...

7 CHAIRMAN EVANS: Okay.

8 Again, so, Debbie, how would you change  
9 that last sentence?

10 COMMISSIONER SCHULTEHENRICH:  
11 Not the last sentence.

12 COMMISSIONER WILLETTE: My  
13 suggestion was the "Planning and Zoning Commission  
14 will then allow the presenter a three- to five-minute  
15 rebuttal."

16 CHAIRMAN EVANS: I think that  
17 probably is a little smoother.

18 Any other discussion?

19 (NONE)

20 If not, the Chair would entertain a  
21 motion to move this to Old Business with the changes.

22 I'm sorry. Is there anyone else present  
23 wishing to speak in favor of Article 4?

24 (NONE)

25 Anyone present wishing to speak in

1 opposition to Article 4? It's a very interesting  
2 article.

3 (NONE)

4 Okay. Now the Chair would entertain a  
5 motion to move this to Old Business.

6 COMMISSIONER SCHULTEHENRICH:  
7 Mr. Chairman, I'll make a motion on File 180192 be  
8 moved to Old Business with the changes as so  
9 presented.

10 COMMISSIONER TOBBEN: I'll  
11 second that.

12 CHAIRMAN EVANS: We have a  
13 motion and a second to move File 180192 to Old  
14 Business. All in favor signify by saying aye.

15 COMMISSIONER REINHOLD: Aye.

16 COMMISSIONER VOSS: Aye.

17 COMMISSIONER WILLETTE: Aye.

18 COMMISSIONER WILLIAMS: Aye.

19 CHAIRMAN EVANS: Aye.

20 COMMISSIONER BOLAND: Aye.

21 COMMISSIONER TOBBEN: Aye.

22 COMMISSIONER SCHULTEHENRICH:

23 Aye.

24 CHAIRMAN EVANS: Opposed?

25 (NONE)

1 Motion is carried.

2 The Preliminary Plat File 180172 won't  
3 be addressed tonight. We probably need a motion to  
4 table that.

5 MS. EAGAN: We did receive an  
6 e-mail requesting tabling from the applicant.

7 CHAIRMAN EVANS: Correct. I  
8 think we all should have got that, so if could just  
9 have a motion to put it on the table, and we'll leave  
10 it there until we get further information.

11 COMMISSIONER BOLAND: I'll  
12 make a motion that File 180172 be tabled.

13 COMMISSIONER TOBBEN: I'll  
14 second Commissioner Boland's first.

15 CHAIRMAN EVANS: We have a  
16 motion and a second to table File 180172. All in  
17 favor signify by saying aye.

18

19 COMMISSIONER REINHOLD: Aye.

20 COMMISSIONER VOSS: Aye.

21 COMMISSIONER WILLETTE: Aye.

22 COMMISSIONER WILLIAMS: Aye.

23 CHAIRMAN EVANS: Aye.

24 COMMISSIONER BOLAND: Aye.

25 COMMISSIONER TOBBEN: Aye.

1 COMMISSIONER SCHULTEHENRICH:

2 Aye.

3 CHAIRMAN EVANS: Opposed?

4 (NONE)

5 Motion is carried.

6 Moving back to Old Business. File

7 180060, Hope Ranch of Missouri.

8 Is there any further discussion?

9 (NONE)

10 If not, the Chair would entertain a

11 motion to approve.

12 COMMISSIONER BOLAND: I'll

13 make a motion to approve File 180060.

14 COMMISSIONER REINHOLD: And

15 I'll second it.

16 CHAIRMAN EVANS: We have a

17 motion and a second to approve File 180060. All in

18 favor signify by saying aye.

19

20 COMMISSIONER REINHOLD: Aye.

21 COMMISSIONER VOSS: Aye.

22 COMMISSIONER WILLETTE: Aye.

23 COMMISSIONER WILLIAMS: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER BOLAND: Aye.

1 COMMISSIONER TOBBEN: Aye.

2 COMMISSIONER SCHULTEHENRICH:

3 Aye.

4 CHAIRMAN EVANS: Opposed?

5 (NONE)

6 Motion is carried.

7 Moving down to File 180182, Planning and  
8 Zoning. Any further discussion?

9 (NONE)

10 If not, the Chair would entertain a  
11 motion to approve this and send it on to the  
12 Commission.

13 COMMISSIONER BOLAND: I'll  
14 make a motion to approve File 180192.

15 CHAIRMAN EVANS: With  
16 amendments.

17 COMMISSIONER BOLAND: With the  
18 amendment.

19 COMMISSIONER WILLIAMS: I'll  
20 second that.

21 CHAIRMAN EVANS: We have a  
22 motion and a second to approve File 180192 with  
23 recommended changes. All in favor signify by saying  
24 aye.

25 COMMISSIONER REINHOLD: Aye.

1 COMMISSIONER VOSS: Aye.

2 COMMISSIONER WILLETTE: Aye.

3 COMMISSIONER WILLIAMS: Aye.

4 CHAIRMAN EVANS: Aye.

5 COMMISSIONER BOLAND: Aye.

6 COMMISSIONER TOBBEN: Aye.

7 COMMISSIONER SCHULTEHENRICH:

8 Aye.

9 CHAIRMAN EVANS: Opposed?

10 (NONE)

11 Motion is carried.

12 Moving on down to Planning and Zoning  
13 Commission Forum. First, I think everyone would like  
14 to welcome our new Commissioner.

15 And also thank Ray Cunio for his years  
16 of dedicated service. Was it 23, 24. Ray was always  
17 -- I know when I came on, Ray was always a great  
18 resource, and he gave a lot of years, and we really  
19 appreciate that, his efforts.

20 Anything else Commissioners would like  
21 to discuss?

22 (NONE)

23 If not, move on to the Planning  
24 Director's Report.

25 MS. EAGAN: Okay. I gave all

1 of you guys ahead of the meeting a map of your  
2 township by parcel. You actually have two of them.  
3 One of them I actually went ahead and highlighted and  
4 wrote road names on it so you know where it is. And  
5 the other one is just blank in case you make mistakes  
6 on the first one.

7 But I want you to go ahead and look at  
8 your township. Put out what you think your township  
9 zoning should be. I did put some colors that we're  
10 using here in the office. If you don't have those,  
11 if you don't find those, make up your own colors.  
12 Just make sure you label what the zoning districts  
13 are when you turn it in.

14 And we ask that you turn it in to -- at  
15 the October or November meeting at the latest so we  
16 can take it and start incorporating that into the  
17 maps that we're working on in the office.

18 And if you have any questions, feel free  
19 to call us any time with it. So that's all.

20 CHAIRMAN EVANS: Do we have to  
21 use our own Crayons?

22 MS. EAGAN: If you don't have  
23 any, let me know. I think we have some in the office  
24 we can let you use.

25 CHAIRMAN EVANS: Okay.

1 MS. EAGAN: I think we have at  
2 least two pairs that the County Commission didn't  
3 use.

4 And then Landvatter will be on for next  
5 month. They were just missing some information,  
6 didn't get it to us this time for this meeting.  
7 So...

8 CHAIRMAN EVANS: All right.

9 If there is no other business, the Chair  
10 would entertain a motion to adjourn.

11 COMMISSIONER BOLAND: I make a  
12 motion to adjourn.

13 COMMISSIONER SCHULTEHENRICH:  
14 Second, Mr. Chairman.

15 CHAIRMAN EVANS: We have a  
16 motion and a second to adjourn. All in favor signify  
17 by saying aye.

18

19 COMMISSIONER REINHOLD: Aye.

20 COMMISSIONER VOSS: Aye.

21 COMMISSIONER WILLETTE: Aye.

22 COMMISSIONER WILLIAMS: Aye.

23 CHAIRMAN EVANS: Aye.

24 COMMISSIONER BOLAND: Aye.

25 COMMISSIONER TOBBEN: Aye.

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COMMISSIONER SCHULTEHENRICH:

Aye.

CHAIRMAN EVANS: Opposed?

(NONE)

We are adjourned.

(Thereupon, the proceedings  
were concluded at 7:30 p.m.)

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CERTIFICATE OF REPORTER

I, PATSY A. HERTWECK, 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 proceedings were taken down in stenographic notes by me and transcribed by me, or under my supervision, to the best of my ability; and that the aforementioned represents a true and accurate transcript of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Patsy A. Hertweck, Court Reporter  
Notary Public, State of Missouri

My Commission Expires:  
August 26, 2018

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|          |   |   |  |   |
|----------|---|---|--|---|
| <b>A</b> | <p>amendment 33:18</p> <p>amendments 33:16</p> <p>annexation 18:15</p> <p>anybody 29:2</p> <p>apart 17:14</p> <p>appeal 9:17</p> <p>appealed 9:15</p> <p>appears 13:7,14 16:22</p> <p>applicable 27:1</p> <p>applicant 2:14 12:13,15 13:23 14:1 23:24 24:7 29:3 31:6</p> <p>application 22:3,18 24:6 25:18</p> <p>Applications 9:17</p> <p>applied 24:4</p> <p>appreciate 34:19</p> <p>approval 2:6,7 13:16 14:3</p> <p>approve 10:7,9 10:12 11:7,9,13 24:14 32:11,13 32:17 33:11,14 33:22</p> <p>approved 17:2 17:2</p> <p>approximately 12:19,22</p> <p>area 17:1,12 22:9</p> <p>argument 25:11</p> <p>arguments 22:21</p> <p>article 21:19,21 23:12 27:16 28:7 29:23 30:1,2</p> <p>asked 15:12</p> <p>asking 15:10</p> | <p>assume 24:19</p> <p>ATTACHED 4:9</p> <p>ATTORNEY 5:15 24:23 25:8,24 26:3 26:14,23 27:2 27:6</p> <p>audience 8:23 9:6</p> <p>August 1:10 6:2 6:4 38:19</p> <p>aye 10:13,14,15 10:16,17,18,19 10:20,22 11:14 11:15,16,17,18 11:19,20,21,23 21:1,2,3,4,5,6 21:7,8,10 30:14,15,16,17 30:18,19,20,21 30:23 31:17,19 31:20,21,22 31:23,24,25 32:2,18,20,21 32:22,23,24 32:25 33:1,3 33:24,25 34:1 34:2,3,4,5,6,8 36:17,19,20,21 36:22,23,24 36:25 37:2</p> | <p>bet 27:7</p> <p>big 18:12 22:13</p> <p>Bill 5:3 6:7,21 15:6 18:3 28:19</p> <p>bit 28:20</p> <p>blah 22:5,5,5</p> <p>blank 35:5</p> <p>board 9:15 14:21 17:21,22</p> <p>boards 26:15</p> <p>Boland 5:9 6:13 6:14 10:8,19 11:8,20 18:3,6 18:10,18 20:23 21:7 29:5 30:20 31:11,24 32:12,25 33:13,17 34:5 36:11,24</p> <p>Boland's 31:14</p> <p>brief 14:16 15:1</p> <p>business 2:10,11 2:16,20 8:16 8:17,19 9:9,10 9:19 12:5,7 20:20,22 21:1 29:21 30:5,8 30:14 32:6 36:9</p> <p>by-laws 24:11,11</p> | <p>cases 4:6 8:10 26:5</p> <p>CATTLE 3:6</p> <p>Caverns 17:13</p> <p>CENTER 1:3</p> <p>centralization 18:15</p> <p>CERTIFICATE 3:11 38:1</p> <p>Chair 5:4 10:6 11:6 20:19 29:20 30:4 32:10 33:10 36:9</p> <p>Chairman 5:3 6:3,8 7:11 9:2 9:20 10:11,18 10:23 11:12,19 11:24 13:25 15:7,18 16:9,17 18:2,5,19,22 19:24 20:4,16 20:24 21:6,11 23:13,17,22 24:8 25:3,21 26:1,9,21,25 27:4,8 28:6,10 29:1,7,16 30:7 30:12,19,24 31:7,15,23 32:3,16,24 33:4,15,21 34:4,9 35:20 35:25 36:8,14 36:15,23 37:3</p> <p>CHAMBERS 1:4</p> <p>chance 11:3</p> <p>change 16:11 20:7,10 21:18 21:25 22:13 24:12,17 27:13 27:18 28:14 29:8</p> <p>changed 16:5 19:15 20:2 28:20</p> <p>changes 15:24</p> |
|          |   | <b>B</b>  | <b>C</b>   |   |
|          |   | <p>B 2:9 4:1,4 8:8 8:15</p> <p>back 17:7 20:7 20:12 27:16 28:12 29:2 32:6</p> <p>background 14:17</p> <p>based 13:17</p> <p>basically 14:14 16:2,4,6 17:2 19:24</p> <p>behalf 24:5</p> <p>best 38:9</p>   | <p>C 1:19 2:9 4:5 5:1,17 6:1 8:9 8:15 22:14</p> <p>call 2:3,3 6:4 35:19</p> <p>Cameron 12:13 14:7,10,11 18:6</p> <p>care 8:18</p> <p>carried 10:25 12:1 21:13 31:1 32:5 33:6 34:11</p> <p>case 8:9,9,20 9:12 35:5</p>  |   |

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|  |  |   |  |   |
|--|--|---|--|---|
| 16:3 20:10<br>21:20,23<br>23:12 27:10<br>29:21 30:8<br>33:23<br><b>changing</b> 24:10<br>24:11<br><b>clarified</b> 28:13<br>29:6<br><b>clarify</b> 28:23<br><b>clearcut</b> 25:9<br><b>colors</b> 35:9,11<br><b>come</b> 9:4,4<br>20:7,12<br><b>COMMENCING</b><br>1:11<br><b>comment</b> 8:24<br>26:16<br><b>comments</b> 2:8<br>9:7,12 12:2<br>13:12 16:22<br>25:19 26:11,17<br>26:19<br><b>commission</b> 1:2<br>1:4 3:8 5:2 6:5<br>7:22,25 8:21<br>9:5,6,9,13,14<br>12:3 14:2 22:2<br>22:16,23,25<br>23:4 24:14,20<br>25:2,17 26:5<br>27:9 28:22<br>29:4,13 33:12<br>34:13 36:2<br>38:18<br><b>Commissioner</b><br>5:5,6,7,8,9,10<br>6:11,14,16,18<br>6:20,22,25<br>7:2,5,8 10:8<br>10:10,14,15,16<br>10:17,19,20,21<br>11:8,10,15,16,17<br>11:18,20,21,22<br>15:21 16:7,18<br>16:21 17:4 18:3<br>18:6,10,18 19:5 | 19:12,16,19,22<br>20:5,14,21,23<br>21:2,3,4,5,7,8<br>21:9 27:15,23<br>28:3,8,11,18<br>29:5,10,12<br>30:6,10,15,16<br>30:17,18,20,21<br>30:22 31:11,13<br>31:14,19,20,21<br>31:22,24,25<br>32:1,12,14,20<br>32:21,22,23<br>32:25 33:1,2<br>33:13,17,19,25<br>34:1,2,3,5,6,7<br>34:14 36:11,13<br>36:19,20,21<br>36:22,24,25<br>37:1<br><b>Commissioners</b><br>7:13 9:21 11:2<br>15:8 19:4<br>34:20<br><b>communication</b><br>7:14<br><b>communicati ...</b><br>2:8 12:2 26:10<br><b>community</b><br>17:14<br><b>compatible</b><br>22:8<br><b>completed</b> 13:6<br><b>complies</b> 22:3<br><b>comply</b> 22:9<br><b>concerning</b><br>9:12,14<br><b>concerns</b> 15:20<br><b>concluded</b> 37:7<br><b>concludes</b> 22:5<br><b>conclusion</b> 9:11<br><b>Conditional</b><br>9:15 22:1<br><b>conflict</b> 7:14<br><b>confused</b> 24:3<br><b>Connie</b> 17:23<br><b>consider</b> 7:16 | <b>contact</b> 17:10,11<br><b>CONTINUED</b><br>3:2<br><b>contradicting</b><br>22:11<br><b>conversation</b><br>21:19<br><b>copy</b> 9:22<br><b>correct</b> 18:9<br>19:21 20:3<br>28:16,17 31:7<br><b>corrections</b><br>10:4 11:3<br><b>council</b> 26:6<br><b>COUNSEL</b> 5:14<br><b>counties</b> 26:4<br><b>county</b> 1:1,3 4:4<br>4:5 5:13,14,15<br>6:5 7:22<br>12:25 17:2<br>24:14,20,23<br>25:8,24 26:3<br>26:6,14,23<br>27:2,6 36:2<br><b>course</b> 29:3<br><b>Court</b> 38:2,16<br><b>Crayons</b> 35:21<br><b>create</b> 12:15<br><b>crossed</b> 23:14<br><b>Cunio</b> 34:15<br><hr/> <b>D</b><br><b>D</b> 2:1 3:1 4:6 6:1<br>8:10,15<br><b>Dan</b> 7:1<br><b>DATED</b> 2:6,7<br><b>days</b> 9:16<br><b>dealt</b> 8:17<br><b>Debbie</b> 5:7 6:17<br>28:10 29:8<br><b>decide</b> 9:9<br><b>decided</b> 9:25<br>24:22<br><b>decision</b> 9:13<br><b>declarations</b><br>2:4 7:18<br><b>declare</b> 7:13 | <b>dedicated</b><br>34:16<br><b>dedication</b><br>13:23<br><b>defendable</b><br>25:6<br><b>defensible</b><br>25:11<br><b>deny</b> 22:4<br><b>Department</b><br>9:18<br><b>depends</b> 20:9<br><b>described</b> 38:7<br><b>DESCRIPTION</b><br>4:2<br><b>desire</b> 8:4<br><b>details</b> 12:10<br>21:17<br><b>development</b><br>12:16,16,23<br>13:4,12,14,17<br>13:24 16:23<br><b>different</b> 26:13<br>26:15<br><b>difficulty</b> 27:25<br><b>Directly</b> 13:10<br><b>DIRECTOR</b> 5:12<br><b>Director's</b> 3:9<br>34:24<br><b>discuss</b> 34:21<br><b>discussed</b><br>24:24<br><b>discussion</b> 2:15<br>9:12 19:3 24:9<br>24:10 27:14<br>28:7 29:18<br>32:8 33:8<br><b>districts</b> 12:17<br>35:12<br><b>DNR</b> 17:2<br><b>documentation</b><br>13:21<br><b>doing</b> 17:16,18<br><hr/> <b>E</b><br><b>E</b> 2:1,9 3:1 4:1<br>5:1,1 6:1,1 | <b>e-mail</b> 31:6<br><b>e-mailing</b> 17:24<br><b>EAGAN</b> 2:13<br>5:12 6:7,9,13<br>6:15,17,19,21<br>6:24 7:1,4,7,9<br>7:21 12:11 16:10<br>16:16 19:10,14<br>19:18,21 20:3<br>20:9 21:18<br>23:16,21 24:1<br>27:21 28:2,17<br>31:5 34:25<br>35:22 36:1<br><b>EAGAN/DISC ...</b><br>2:19<br><b>easement</b> 13:23<br><b>EAST</b> 1:5<br><b>educational</b><br>12:24<br><b>efforts</b> 34:19<br><b>eight</b> 14:20,23<br><b>either</b> 28:20<br><b>engaged</b> 14:21<br><b>Engineering</b><br>14:12<br><b>entertain</b> 10:6<br>11:6 20:19<br>29:20 30:4<br>32:10 33:10<br>36:10<br><b>Evans</b> 5:3 6:3,7<br>6:8 7:11 9:20<br>10:11,18,23<br>11:12,19,24<br>13:25 15:7,18<br>16:9,17 18:2,5<br>18:19,22 19:24<br>20:4,16,24<br>21:6,11 23:13<br>23:17,22 24:8<br>25:3,21 26:1,9<br>26:21,25 27:4<br>27:8 28:6,10<br>29:1,7,16<br>30:12,19,24<br>31:7,15,23 |
|--|--|---|--|---|

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|  |  |  |  |  |
|--|--|--|--|--|
| <p>32:3,16,24<br/>33:4,15,21<br/>34:4,9 35:20<br/>35:25 36:8,15<br/>36:23 37:3<br/><b>evening</b> 10:1<br/>14:11<br/><b>everybody</b><br/>25:12,13<br/><b>evidence</b> 8:12<br/>22:20<br/><b>Exhibit</b> 4:3,4,5<br/>4:6 8:7,8,9,10<br/><b>exhibits</b> 2:5 4:8<br/>7:20 8:15<br/><b>Expires</b> 38:18</p> <hr/> <p style="text-align: center;"><b>F</b></p> <p><b>face</b> 27:13<br/><b>facilities</b> 12:24<br/>13:3<br/><b>facility</b> 18:17<br/><b>Facts</b> 12:21<br/><b>fair</b> 25:6<br/><b>fall</b> 26:20<br/><b>familiarize</b><br/>25:17<br/><b>favor</b> 10:13 11:14<br/>21:1 29:23<br/>30:14 31:17<br/>32:18 33:23<br/>36:16<br/><b>feel</b> 35:18<br/><b>figure</b> 17:19<br/><b>file</b> 2:12,18 3:5<br/>8:9,24 12:7,11<br/>18:23 20:25<br/>21:14 30:7,13<br/>31:2,12,16<br/>32:6,13,17<br/>33:7,14,22<br/><b>FILES</b> 4:6<br/><b>final</b> 9:13<br/><b>find</b> 35:11<br/><b>finds</b> 22:2<br/><b>fine</b> 15:18<br/><b>first</b> 8:17,21,25</p> | <p>21:25 23:15<br/>31:14 34:13<br/>35:6<br/><b>five</b> 14:8 15:10<br/>25:19 26:19<br/>28:15<br/><b>five-minute</b><br/>28:23 29:14<br/><b>FLOOR</b> 1:4<br/><b>focus</b> 15:13<br/><b>follow</b> 25:1<br/><b>followed</b> 8:21<br/><b>following</b> 22:5<br/><b>foregoing</b> 38:4<br/><b>formed</b> 14:20<br/>17:21<br/><b>forth</b> 23:8<br/><b>Forum</b> 3:8<br/>34:13<br/><b>four</b> 14:21<br/><b>Franklin</b> 1:1,3<br/>4:4,5 6:5 7:22<br/>12:25 24:14<br/>24:20<br/><b>free</b> 35:18<br/><b>front</b> 9:4,5<br/><b>further</b> 31:10<br/>32:8 33:8</p> <hr/> <p style="text-align: center;"><b>G</b></p> <p><b>G</b> 2:9 6:1<br/><b>generally</b> 26:17<br/><b>getting</b> 29:2<br/><b>give</b> 7:12,19<br/>9:24 12:10<br/>14:16 21:16<br/><b>given</b> 8:5 25:13<br/>28:15,24<br/><b>go</b> 6:4 10:2 11:1<br/>24:13,17 27:16<br/>35:7<br/><b>goal</b> 17:18<br/><b>goes</b> 20:11<br/><b>going</b> 11:1 13:4<br/>14:15,17 15:14<br/>15:22 18:7,12<br/>19:7 22:14</p> | <p>24:12 28:12<br/><b>good</b> 14:11 18:1<br/>25:22 27:11<br/><b>governed</b> 7:22<br/><b>GOVERNMENT</b><br/>1:3<br/><b>grasp</b> 17:16<br/><b>great</b> 34:17<br/><b>ground</b> 14:25<br/><b>guarantee</b><br/>21:23<br/><b>guess</b> 14:15 15:3<br/>15:9,13,16 16:3<br/>18:7<br/><b>guidelines</b> 25:9<br/><b>guys</b> 14:18 15:3<br/>15:17 23:11<br/>35:1</p> <hr/> <p style="text-align: center;"><b>H</b></p> <p><b>H</b> 2:9 4:1<br/><b>Haire</b> 7:1,2<br/><b>hand</b> 38:13<br/><b>happen</b> 20:6<br/><b>happened</b><br/>25:12<br/><b>hard</b> 17:16<br/><b>heard</b> 4:6 8:10<br/><b>hearing</b> 8:4,11<br/>8:25 12:9 17:9<br/>17:12,13 21:15<br/>23:9 25:2<br/>26:12 27:10<br/><b>hearings</b> 8:1,3<br/><b>held</b> 38:6<br/><b>HERETO</b> 4:9<br/><b>hereunto</b> 38:12<br/><b>Hertweck</b> 1:19<br/>5:17 38:2,16<br/><b>highlighted</b><br/>35:3<br/><b>Highway</b> 12:18<br/><b>history</b> 15:1<br/><b>homeowners</b><br/>17:11<br/><b>hookups</b> 18:16<br/>18:17</p> | <p><b>Hope</b> 2:12 12:8<br/>12:13 14:13,19<br/>32:7<br/><b>hour</b> 17:17<br/><b>hours</b> 9:19</p> <hr/> <p style="text-align: center;"><b>I</b></p> <p><b>idea</b> 27:11<br/><b>identification</b><br/>4:2 8:13<br/><b>impartially</b> 7:16<br/><b>including</b> 22:21<br/><b>incorporating</b><br/>35:16<br/><b>individuals</b> 8:4<br/><b>influence</b> 7:15<br/><b>informal</b> 17:12<br/><b>information</b><br/>31:10 36:5<br/><b>interesting</b> 30:1<br/><b>Interstate</b> 12:19<br/><b>invite</b> 17:14<br/><b>involve</b> 8:1<br/><b>involves</b> 8:4<br/>12:21<br/><b>issue</b> 9:9 25:7<br/><b>issues</b> 7:16 8:18<br/><b>it'd</b> 17:2<br/><b>item</b> 8:18<br/><b>items</b> 8:16</p> <hr/> <p style="text-align: center;"><b>J</b></p> <p><b>Jay</b> 5:4 6:9<br/>15:12,19 16:17<br/>19:4<br/><b>Jennifer</b> 14:17<br/>14:19 17:10<br/><b>Jennifer's</b> 14:19<br/><b>JJ</b> 12:18<br/><b>July</b> 2:7 9:22<br/>11:1,13<br/><b>June</b> 2:6 9:23<br/>10:3,12 14:3<br/>15:25,25 19:11<br/>19:25</p> <hr/> <p style="text-align: center;"><b>K</b></p> | <p><b>keep</b> 9:25 15:6<br/><b>kind</b> 14:16,18<br/>15:1,4 16:4<br/>22:11 25:16<br/><b>know</b> 15:11<br/>24:20 34:17<br/>35:4,23<br/><b>knowledge</b><br/>24:25</p> <hr/> <p style="text-align: center;"><b>L</b></p> <p><b>L</b> 2:9<br/><b>label</b> 35:12<br/><b>land</b> 3:5 7:23<br/>13:8 24:13<br/><b>Landvatter</b> 36:4<br/><b>latest</b> 35:15<br/><b>law</b> 8:3<br/><b>leave</b> 31:9<br/><b>led</b> 14:24<br/><b>left</b> 22:7<br/><b>LEGAL</b> 5:14<br/><b>legally</b> 25:6<br/><b>letter</b> 22:14<br/><b>limit</b> 24:17 25:19<br/>26:19<br/><b>limited</b> 14:8<br/>26:12<br/><b>limites</b> 25:1<br/><b>limiting</b> 25:5<br/><b>line</b> 23:18<br/><b>Litigation</b> 1:20<br/>5:16<br/><b>little</b> 14:16 25:16<br/>28:20 29:17<br/><b>located</b> 12:18<br/><b>LOCUST</b> 1:5<br/><b>look</b> 35:7<br/><b>looking</b> 15:23<br/>25:3<br/><b>looks</b> 25:4<br/><b>lot</b> 26:15 34:18<br/><b>LOUIS</b> 5:19<br/><b>Lueken</b> 12:13<br/>14:10,11 15:9<br/>16:2,13,20,25<br/>17:6 18:9,14,21</p> |
|--|--|--|--|--|

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|  |  |  |  |   |
|--|--|--|--|---|
| <p><b>M</b></p> <p>map 4:4 8:8<br/>35:1</p> <p>maps 35:17</p> <p>Mark 5:15 14:22<br/>24:19</p> <p>marked 8:13</p> <p>Master 4:5 8:8</p> <p>matter 8:3</p> <p>matters 7:24 8:1<br/>8:2</p> <p>McCreary 7:4,5</p> <p>McLaren 6:21<br/>6:22</p> <p>mean 18:11</p> <p>medium-dens...<br/>13:8,11</p> <p>meet 27:19<br/>28:4</p> <p>meeting 2:5 6:4<br/>7:19,22 9:22<br/>9:24 10:3,12<br/>14:3 16:1 19:11<br/>19:20 26:17<br/>27:25 35:1,15<br/>36:6</p> <p>Meramec 12:20<br/>17:13</p> <p>met 14:22 20:1</p> <p>mile 12:19</p> <p>minor 20:10</p> <p>minutes 2:6,7<br/>9:22,23,25<br/>10:3,13 11:2,13<br/>14:9 15:11 17:17<br/>22:17,19 25:4<br/>25:5,5,20,23<br/>26:7,20 28:16<br/>28:25</p> <p>missing 36:5</p> <p>Missouri 1:6<br/>2:12 5:19 8:3<br/>12:8,14 32:7<br/>38:4,17</p> <p>mistakes 35:5</p> <p>mixed 13:17</p> | <p>modified 23:7</p> <p>modify 23:5</p> <p>month 21:20<br/>23:11 36:5</p> <p>months 14:23</p> <p>motion 10:7,9<br/>10:12,25 11:7,9<br/>11:13 12:1<br/>20:20,22,25<br/>21:13 29:21<br/>30:5,7,13 31:1<br/>31:3,9,12,16<br/>32:5,11,13,17<br/>33:6,11,14,22<br/>34:11 36:10,12<br/>36:16</p> <p>move 9:9 12:5,7<br/>20:20,22,25<br/>29:21 30:5,13<br/>34:23</p> <p>moved 2:16,20<br/>30:8</p> <p>Moving 32:6<br/>33:7 34:12</p> <p>multi-family<br/>13:2</p> <p>multiple 13:18</p> <hr/> <p><b>N</b></p> <p>N 2:1,9 3:1 5:1<br/>6:1</p> <p>name 8:25 14:4<br/>14:11</p> <p>names 16:6<br/>35:4</p> <p>naming 16:4,5</p> <p>necessarily<br/>24:3</p> <p>need 31:3</p> <p>neighborhood<br/>17:20</p> <p>neighbors<br/>17:22,24</p> <p>new 2:11 8:18<br/>9:9 12:7 34:14</p> <p>NICHOLE 5:13</p> <p>night 9:10</p> | <p>night's 26:18</p> <p>nine 14:23</p> <p>Non-Urban<br/>12:17</p> <p>normal 9:18<br/>26:10</p> <p>NORTH 5:18</p> <p>Notary 38:3,17</p> <p>NOTE 4:8</p> <p>notes 38:8</p> <p>Notice 23:8</p> <p>notify 20:8</p> <p>November<br/>35:15</p> <p>Number 22:7</p> <hr/> <p><b>O</b></p> <p>O 6:1</p> <p>o8o 37:8</p> <p>obviously 17:22<br/>18:11 25:15</p> <p>occasions 17:13</p> <p>October 35:15</p> <p>office 35:10,17<br/>35:23</p> <p>offices 9:18</p> <p>official 8:8,8</p> <p>okay 7:9 14:10<br/>15:23 17:5<br/>18:2,18 19:3<br/>19:23 20:4,14<br/>21:18 23:13<br/>24:8 25:21<br/>26:21 27:4,23<br/>28:11,18 29:7<br/>30:4 34:25<br/>35:25</p> <p>Old 2:10,16,20<br/>8:16,17 9:10<br/>12:5 20:20,22<br/>20:25 29:21<br/>30:5,8,13 32:6</p> <p>once 8:17 24:16<br/>24:22</p> <p>opened 8:19,20</p> <p>opinion 29:6</p> <p>opportunity</p> | <p>7:13 8:5 25:13</p> <p>Opposed 10:23<br/>11:24 21:11<br/>30:24 32:3<br/>33:4 34:9<br/>37:3</p> <p>opposition 19:1<br/>30:1</p> <p>order 2:3 6:4</p> <p>organization<br/>17:10,23</p> <p>originally 14:15</p> <p>overview 15:14</p> <hr/> <p><b>P</b></p> <p>P 2:9 5:1,1 6:1</p> <p>p.m 1:11 37:7</p> <p>page 2:2 3:3<br/>4:2 21:21,22</p> <p>pairs 36:2</p> <p>parcel 35:2</p> <p>parcels 12:22</p> <p>parens 16:3</p> <p>part 8:24 17:19<br/>26:16</p> <p>particular 18:11</p> <p>particulars 15:11<br/>15:14</p> <p>PARTIES 4:9</p> <p>pass 27:11</p> <p>Patsy 1:19 5:17<br/>38:2,16</p> <p>people 24:2</p> <p>perimeters<br/>23:5,6</p> <p>permit 22:1,4<br/>24:4</p> <p>Permits 9:15</p> <p>person 24:3</p> <p>phase 13:5</p> <p>phases 13:5<br/>19:8,9</p> <p>phasing 19:11</p> <p>picking 25:23</p> <p>PIONTEK 5:15<br/>24:23 25:8,24<br/>26:3,14,23</p> | <p>27:2,6</p> <p>place 8:6 38:6</p> <p>placement 16:11</p> <p>plan 4:5 8:9<br/>22:9</p> <p>planned 12:15<br/>12:23 13:5</p> <p>PLANNER 5:13</p> <p>planning 1:1,2<br/>2:18 3:8,9 4:3<br/>5:2,11,12 6:5<br/>7:12,21,25 9:8<br/>9:13,14 21:14<br/>22:2,15,22,24<br/>23:3 26:5<br/>28:21 29:13<br/>33:7 34:12,23</p> <p>plans 13:19<br/>16:12</p> <p>Plat 3:4 31:2</p> <p>platted 13:11</p> <p>please 6:6 7:19<br/>14:4 21:16</p> <p>point 24:9</p> <p>posed 22:22</p> <p>possible 9:8</p> <p>preference<br/>29:3</p> <p>preliminary 3:4<br/>14:3 31:2</p> <p>present 6:23<br/>7:3,6 12:3 14:1<br/>14:17 18:25<br/>29:22,25</p> <p>presentation<br/>2:13,14,19 7:19<br/>22:20</p> <p>presentations<br/>14:14</p> <p>presented<br/>15:25 30:9</p> <p>presenter 22:17<br/>23:2,20,20<br/>23:24,25<br/>24:2,6 25:15<br/>28:15,22,24<br/>29:2,14</p> |
|--|--|--|--|---|

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|   |  |   |   |  |
|---|--|---|---|--|
| <p>pretty 18:1 25:4<br/>                 previously 38:6<br/>                 print 8:25<br/>                 Prior 17:9<br/>                 private 13:15<br/>                 16:23<br/>                 probably 24:21<br/>                 27:11,21 29:17<br/>                 31:3<br/>                 procedures 2:5<br/>                 7:20<br/>                 proceed 9:13<br/>                 proceeding 2:2<br/>                 3:3 38:4<br/>                 proceedings<br/>                 1:9 37:6 38:7<br/>                 38:11<br/>                 process 20:13<br/>                 25:17<br/>                 product 17:19<br/>                 Professional<br/>                 38:2<br/>                 progress 17:25<br/>                 project 18:12<br/>                 properties 13:9<br/>                 18:16<br/>                 property 12:18<br/>                 13:2,18<br/>                 proposal 13:1,7<br/>                 13:10 15:16<br/>                 proposed 13:5<br/>                 proposing 13:13<br/>                 13:14 16:23,24<br/>                 28:14<br/>                 provided 9:1<br/>                 provides 12:23<br/>                 provisions 22:3<br/>                 public 8:1,3,4,11<br/>                 8:25 12:8 17:1<br/>                 17:1,9,12,12<br/>                 21:15 25:2<br/>                 26:12,16 27:10<br/>                 38:3,17<br/>                 PUD 13:16 14:24<br/>                 20:13<br/>                 PUDs 20:11<br/>                 put 31:9 35:8,9</p> | <p>putting 27:18</p> <hr/> <p><b>Q</b></p> <p>question 15:22<br/>                 16:19 18:4 19:6<br/>                 22:9<br/>                 questions 8:22<br/>                 9:11 15:5,8,12<br/>                 15:12 19:4<br/>                 20:17 22:22<br/>                 35:18<br/>                 quorum 7:10</p> <hr/> <p><b>R</b></p> <p>R 1:19 2:9 5:1,17<br/>                 6:1<br/>                 Ranch 2:12 12:8<br/>                 12:14 14:13<br/>                 32:7<br/>                 range 12:24<br/>                 Ray 34:15,16,17<br/>                 read 8:21 22:14<br/>                 reading 25:23<br/>                 27:24<br/>                 realized 21:25<br/>                 really 16:4 24:11<br/>                 24:24 34:18<br/>                 reason 23:25<br/>                 24:1<br/>                 reasonable<br/>                 25:11<br/>                 rebut 28:25<br/>                 rebuttal 23:1,19<br/>                 28:14,16,23<br/>                 29:15<br/>                 receive 31:5<br/>                 received 9:21<br/>                 9:23<br/>                 recommenda...<br/>                 24:25<br/>                 recommended<br/>                 33:23<br/>                 record 8:7,14<br/>                 recreational<br/>                 13:3<br/>                 redo 20:12<br/>                 refer 23:23</p> | <p>regarding 15:5<br/>                 regulations 4:3<br/>                 7:23 8:7 22:4<br/>                 22:10 24:13<br/>                 Reinhold 5:5<br/>                 6:15,16 10:14<br/>                 11:15 20:21<br/>                 21:2 30:15<br/>                 31:19 32:14,20<br/>                 33:25 36:19<br/>                 relationship<br/>                 7:14<br/>                 remind 14:2,8<br/>                 repeating 15:6<br/>                 report 3:9 8:20<br/>                 34:24<br/>                 Reported 1:18<br/>                 Reporter 3:11<br/>                 38:1,3,16<br/>                 represent 26:15<br/>                 representing<br/>                 14:13<br/>                 represents<br/>                 38:10<br/>                 request 12:21<br/>                 24:12<br/>                 requesting 31:6<br/>                 require 8:2<br/>                 25:16 27:9<br/>                 required 13:21<br/>                 requirements<br/>                 20:1 22:6<br/>                 27:20<br/>                 reserves 23:4<br/>                 residences<br/>                 13:18<br/>                 residential<br/>                 12:16,24 13:8<br/>                 resource,and<br/>                 34:18<br/>                 RETAINED 4:8<br/>                 review 9:25 11:3<br/>                 15:4<br/>                 reviewed 13:20<br/>                 16:11<br/>                 right 16:8,16<br/>                 18:19 23:4</p> | <p>26:24 27:3,24<br/>                 28:2 36:8<br/>                 road 16:4,5,6<br/>                 35:4<br/>                 roll 2:3 6:6<br/>                 Ron 5:8 7:7<br/>                 16:11<br/>                 room 9:4,5<br/>                 rule 25:1<br/>                 rules 24:21<br/>                 Russell 7:4</p> <hr/> <p><b>S</b></p> <p>S 2:9 4:1 6:1<br/>                 save 14:18<br/>                 saying 10:13<br/>                 11:14 21:1 30:14<br/>                 31:17 32:18<br/>                 33:23 36:17<br/>                 says 16:22 22:1<br/>                 22:8<br/>                 schedule 19:8<br/>                 19:17 20:6<br/>                 school 13:3<br/>                 Schultehenrich<br/>                 5:4 6:10,11<br/>                 10:21 11:10,22<br/>                 15:21 16:7,18<br/>                 16:21 17:4 19:5<br/>                 19:12,16,19,22<br/>                 21:9 29:10<br/>                 30:6,22 32:1<br/>                 33:2 34:7<br/>                 36:13 37:1<br/>                 Scottie 5:12 6:6<br/>                 7:18 12:10<br/>                 14:22 16:9<br/>                 19:6 20:6<br/>                 21:16 29:6<br/>                 second 1:4<br/>                 10:10,12 11:11<br/>                 11:13 20:23,25<br/>                 30:11,13 31:14<br/>                 31:16 32:15,17<br/>                 33:20,22<br/>                 36:14,16<br/>                 Section 22:1,13</p> | <p>28:12<br/>                 see 27:25 28:1<br/>                 seen 15:3 26:2<br/>                 26:4<br/>                 semantics<br/>                 23:23<br/>                 send 27:9 33:11<br/>                 sense 25:19<br/>                 sentence 28:5<br/>                 28:13 29:9,11<br/>                 service 18:17<br/>                 34:16<br/>                 Services 1:20<br/>                 5:16<br/>                 set 23:8 38:12<br/>                 sewer 13:15<br/>                 16:24 17:1,3<br/>                 18:7<br/>                 sheet 9:1<br/>                 shoulder 13:13<br/>                 shows 13:1<br/>                 21:22<br/>                 sign 14:4<br/>                 sign-in 9:1<br/>                 significant<br/>                 15:24<br/>                 signify 10:13<br/>                 11:14 21:1 30:14<br/>                 31:17 32:18<br/>                 33:23 36:16<br/>                 single-family<br/>                 13:1<br/>                 six 13:5<br/>                 skipped 17:8<br/>                 smoother 29:17<br/>                 sorry 29:22<br/>                 sort 26:6<br/>                 source 18:12<br/>                 south 13:9,10<br/>                 16:15<br/>                 speak 8:24 9:3<br/>                 17:18 18:23,25<br/>                 25:13 29:23<br/>                 29:25<br/>                 special 23:25<br/>                 spot 16:15<br/>                 ST 5:19</p> |
|---|--|---|---|--|

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|   |  |   |   |  |
|---|--|---|---|--|
| <p><b>staff</b> 5:11 8:20<br/>8:22 13:12<br/>16:22<br/><b>Stan</b> 6:24<br/><b>standards</b><br/>22:10<br/><b>STANLEY</b> 5:6<br/><b>start</b> 10:2 14:7<br/>35:16<br/><b>started</b> 17:25<br/>19:9<br/><b>State</b> 14:4 38:3<br/>38:17<br/><b>statement</b><br/>22:12<br/><b>stenographic</b><br/>38:8<br/><b>step</b> 17:8<br/><b>stormwater</b><br/>13:19 16:11,14<br/>16:14<br/><b>STREET</b> 1:5 5:18<br/><b>streets</b> 13:13<br/><b>subdivision</b><br/>13:11<br/><b>submission</b><br/>14:24<br/><b>submitted</b> 8:14<br/>13:19,22 19:11<br/><b>suggested</b><br/>28:21<br/><b>suggestion</b><br/>29:13<br/><b>summary</b> 14:16<br/><b>supervision</b><br/>38:9<br/><b>support</b> 18:23<br/><b>sure</b> 17:15 21:22<br/>23:21 27:1,24<br/>35:12<br/><b>surrounded</b><br/>13:7<br/><b>Survey</b> 14:12<br/><b>SURVEYING/ ...</b><br/>3:5<br/><b>swear</b> 38:5<br/><b>sworn</b> 9:1 14:6</p> | <p><b>system</b> 13:15<br/>16:24</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>T</b> 4:1<br/><b>table</b> 31:4,9,16<br/><b>tabled</b> 3:7 31:12<br/><b>tabling</b> 31:6<br/><b>take</b> 6:6 35:16<br/><b>taken</b> 8:18 38:5<br/>38:7<br/><b>takes</b> 17:17<br/><b>talked</b> 23:11<br/><b>talking</b> 19:17<br/><b>testify</b> 8:5<br/><b>thank</b> 7:11 9:20<br/>13:25 16:8<br/>17:5 18:20,21<br/>19:23 20:15<br/>27:4 34:15<br/><b>thing</b> 15:6<br/><b>things</b> 15:11<br/><b>think</b> 25:10,15<br/>25:18,22 29:6<br/>29:16 31:8<br/>34:13 35:8,23<br/>36:1<br/><b>thorough</b> 9:25<br/><b>three</b> 12:21<br/>26:19 28:15<br/><b>three-</b> 28:22<br/>29:14<br/><b>threshold</b> 20:11<br/>25:22 26:2<br/><b>Tim</b> 6:15<br/><b>time</b> 7:12 8:6<br/>9:16,24 13:22<br/>14:18 17:9<br/>23:5,6 25:1,16<br/>35:19 36:6<br/>38:6<br/><b>timeframe</b><br/>21:20 26:7<br/><b>TIMOTHY</b> 5:5<br/><b>Tobben</b> 5:10<br/>6:19,20 10:10<br/>10:20 11:21</p> | <p>21:8 30:10,21<br/>31:13,25 33:1<br/>34:6 36:25<br/><b>today's</b> 7:16<br/><b>Todd</b> 5:9 6:13<br/>18:5<br/><b>Tom</b> 5:10 6:19<br/><b>tonight</b> 14:13,18<br/>31:3<br/><b>tonight's</b> 7:21<br/>19:20<br/><b>totaling</b> 12:22<br/><b>township</b> 12:20<br/>35:2,8,8<br/><b>tract</b> 14:25<br/><b>transcribed</b><br/>38:8<br/><b>transcript</b> 1:9<br/>38:11<br/><b>true</b> 38:10<br/><b>turn</b> 9:3 35:13<br/>35:14<br/><b>two</b> 17:13,14<br/>35:2 36:2<br/><b>type</b> 20:10<br/><b>typically</b> 26:18</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>U</b> 2:9<br/><b>Uh-huh</b> 19:18<br/><b>understand</b><br/>27:17<br/><b>understood</b><br/>17:15<br/><b>undeveloped</b><br/>13:8<br/><b>Unified</b> 7:23<br/><b>UNION</b> 1:6<br/><b>Unit</b> 12:16,23<br/><b>units</b> 12:24 13:1<br/>13:2<br/><b>use</b> 7:23 9:15<br/>22:1,8 24:13<br/>24:21 35:21<br/>35:24 36:3<br/><b>uses</b> 13:18<br/><b>usually</b> 23:23</p> | <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>value</b> 27:13<br/><b>VICE</b> 5:4<br/><b>Vincent</b> 14:23<br/><b>VISITOR</b> 2:8<br/><b>Visitor's</b> 12:2<br/><b>visitors</b> 26:11<br/><b>Voss</b> 5:6 6:24<br/>6:25 10:15<br/>11:16 21:3<br/>30:16 31:20<br/>32:21 34:1<br/>36:20<br/><b>vote</b> 2:17,21<br/>9:10</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>want</b> 15:5,19<br/>17:7 24:2<br/>27:10 35:7<br/><b>wanted</b> 26:25<br/>27:24<br/><b>water</b> 17:1,3 18:7<br/><b>we'll</b> 10:2 12:5,7<br/>31:9<br/><b>we're</b> 11:1 15:23<br/>24:11,12 35:9<br/>35:17<br/><b>weeks</b> 17:14<br/><b>welcome</b> 17:22<br/>34:14<br/><b>went</b> 23:25<br/>24:2,5 35:3<br/><b>weren't</b> 24:3<br/><b>west</b> 12:19<br/><b>whatnot</b> 14:18<br/><b>WHEREOF</b><br/>38:12<br/><b>Willette</b> 5:7 6:17<br/>6:18 10:16 11:17<br/>21:4 28:8,11,18<br/>29:12 30:17<br/>31:21 32:22<br/>34:2 36:21<br/><b>Williams</b> 5:8 7:7<br/>7:8 10:17 11:18<br/>20:5,14 21:5</p> | <p>27:15,23 28:3<br/>30:18 31:22<br/>32:23 33:19<br/>34:3 36:22<br/><b>wish</b> 24:18<br/><b>wishes</b> 12:15<br/><b>wishing</b> 12:3<br/>18:23,25<br/>29:23,25<br/><b>witness</b> 14:5<br/>22:19 38:12<br/><b>word</b> 22:7<br/>23:15<br/><b>wording</b> 28:19<br/><b>working</b> 13:22<br/>14:20 17:25<br/>35:17<br/><b>wrote</b> 35:4<br/><b>Wunderlich</b> 3:5<br/>14:12</p> <hr/> <p style="text-align: center;"><b>X</b></p> <hr/> <p><b>X</b> 2:1 3:1 4:1</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yeah</b> 15:22 17:6<br/>23:16 26:4<br/><b>year</b> 14:22<br/><b>years</b> 14:20,21<br/>19:8 34:15,18<br/><b>youth</b> 12:25</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>ZIELKE</b> 5:13<br/><b>zoning</b> 1:1,2 2:18<br/>3:8 4:3,4 5:2<br/>5:11,12 6:5<br/>7:13,25 8:8<br/>9:14,16 12:17<br/>21:14 22:2,10<br/>22:15,23,24<br/>23:3 26:5<br/>28:21 29:13<br/>33:8 34:12<br/>35:9,12</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> |
|---|--|---|---|--|

TRANSCRIPT OF PROCEEDINGS 8/21/2018

|   |                    |   |  |  |
|---|--------------------|---|--|--|
| <u>1</u>  | 37 3:10<br>38 3:11 |   |  |  |
| 10 2:6,7<br>11TH 5:18<br>12 2:8,13<br>14 2:14<br>15 22:16 25:4,5<br>25:22 26:7<br>17 2:7<br>17th 9:22 11:1,13<br>180060 2:12<br>12:8,12 20:25<br>32:7,13,17<br>180172 3:5 31:2<br>31:12,16<br>180182 33:7<br>180192 2:18<br>21:14 30:7,13<br>33:14,22<br>19 2:15<br>195 12:22<br>1969 13:11 | <u>4</u>           | 4 21:19 23:12<br>28:7 29:23<br>30:1<br>4.6 21:21,24,25<br>4.9 21:22,24<br>400 1:5<br>44 12:19<br>45 17:17 |  |  |
| <u>2</u>  | <u>5</u>           | 5 22:18 26:7<br>5-minute 23:1<br>23:18  |  |  |
| 2 26:7<br>2-foot 13:13<br>2018 1:10 2:6,7<br>6:2 38:19<br>2031 13:6<br>211:10 2:16,19<br>6:2<br>21st 6:4<br>22-foot 13:13<br>23 34:16<br>24 34:16<br>26 2:6 38:19<br>26th 9:23 10:3<br>10:12  | <u>6</u>           | 6 2:3<br>63084 1:6<br>63101 5:19<br>644-2191 5:20   |  |  |
| <u>3</u>  | <u>7</u>           | 7 2:4,5<br>7:00 1:11<br>7:30 37:7<br>711 5:18   |  |  |
| 3 22:7 26:7<br>3- 23:1,18<br>312:20 3:7<br>314 5:20<br>32 2:17<br>33 2:21<br>34 3:8<br>35 3:9   | <u>8</u>           | 8 4:3,4,5,6   |  |  |
|   | <u>9</u>           | 90 9:16<br>91 27:16<br>91(c) 22:1<br>92 22:14 28:12   |  |  |