

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

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8
9 TRANSCRIPT OF PROCEEDINGS
10 PLANNING AND ZONING COMMISSION
11 SPECIAL PUBLIC HEARING
12 AUGUST 22, 2019
13 (COMMENCING AT 7:00 P.M.)

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19
20 Reported by:
21 Patsy A. Mayberry, C. R.
22 Alaris Litigation Services

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1 A P P E A R A N C E S
2 PLANNING AND ZONING COMMISSION:
3 BILL EVANS, CHAIRMAN
4 TIMOTHY REINHOLD, COMMISSIONER
5 STANLEY VOSS, COMMISSIONER
6 BILL McLAREN, COMMISSIONER
7 DEBBIE WILLETTE, COMMISSIONER
8 RON WILLIAMS, COMMISSIONER
9 MIKE KLENKE, COMMISSIONER
10 DAN HAIRE, COMMISSIONER
11 TOM TOBBEN, COMMISSIONER
12 KYLE DUBBERT, COMMISSIONER
13 PLANNING AND ZONING STAFF:
14 SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING
15 NICHOLE ZIELKE, COUNTY PLANNER
16 CRYSTAL HOLDMEIER, ADMINISTRATIVE ASSISTANT
17 TORI KARIM, ENFORCEMENT ADMINISTRATOR
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P R O C E E D I N G S

(AUGUST 22, 2019)

CHAIRMAN EVANS: I'd like to go ahead and call to order this special meeting of the Franklin County Planning and Zoning Commission.

Scottie, will you please take roll.

MS. EAGAN: Bill Evans?

CHAIRMAN EVANS: Here.

MS. EAGAN: Kyle Dubbert?

COMMISSIONER DUBBERT: Here.

MS. EAGAN: Dan Haire?

COMMISSIONER HAIRE: Here.

MS. EAGAN: Mike Klenke?

COMMISSIONER KLENKE: Here.

MS. EAGAN: Bill McLaren?

COMMISSIONER McLAREN: Here.

MS. EAGAN: Tim Reinhold?

COMMISSIONER REINHOLD: Here.

MS. EAGAN: Tom Tobben?

COMMISSIONER TOBBEN: Here.

MS. EAGAN: Stan Voss?

COMMISSIONER VOSS: Here.

MS. EAGAN: Debbie Willette?

COMMISSIONER WILLETTE: Here.

MS. EAGAN: And, Ron Williams?

1 COMMISSIONER WILLIAMS: Here.

2 MS. EAGAN: Okay. We have a
3 quorum.

4 CHAIRMAN EVANS: Thank you.

5 At this time, I'll give the Planning and
6 Zoning Commissioners the opportunity to declare any
7 conflict, communication or relationship they may have
8 had that might influence their ability to consider
9 today's issues impartially.

10 (NONE)

11 If there's no declarations, Scottie, will
12 you please give us the presentation of the meeting
13 procedures and the exhibits.

14 MS. EAGAN: Okay.

15 The Planning Commission meeting is
16 governed by the Franklin County Unified Land Use
17 Regulations.

18 Some matters on the agenda may be for
19 action by the Planning and Zoning Commission. These
20 matters do not involve public hearings.

21 Other matters on the agenda require
22 public hearings under Missouri law. If a matter
23 involves a public hearing, all individuals who desire
24 to testify will be given an opportunity to do so.

25 At this time, I would like to place into

1 the record these regulations as Exhibit A, the
2 official Zoning Map as Exhibit B, the official Master
3 Plan as Exhibit C, and the case file for each case as
4 Exhibit D for all the cases to be heard during the
5 meeting.

6 (Thereupon, evidence was
7 marked for identification and
8 submitted for the record as
9 Exhibits A, B, C, and D.)

10 All Unfinished Business items on the
11 agenda will be dealt with first. Once the Unfinished
12 Business issues have been taken care of, each item of
13 New Business will be opened.

14 As each case is opened, a staff report
15 will first be read to the Commission, followed by any
16 questions for the staff.

17 Then if anyone in the audience would like
18 to speak or comment on a file that is part of the
19 public hearing, they must first print their name on
20 the sign-in sheet provided, and then be sworn in by
21 the Chairman.

22 When it is your turn to speak, you will
23 come to the front of the room, you will come to the
24 front of the room to address the Commission and only
25 the Commission, not anyone in the audience, with your

1 comments.

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

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

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

14 CHAIRMAN EVANS: Thank you.

15 Communications and Visitors Comments.
16 Anyone wishing to address the Commission?

17 (NONE)

18 If not, we'll move on to Old Business.
19 We have none.

20 New Business. File 190170, and I'll make
21 a couple of comments on that.

22 This is a public hearing, but it will be
23 one public hearing that will be held in two sessions,
24 tonight and will continue on September 19th. So no
25 action will be taken on this file tonight, and the

1 file will be remain open until the conclusion of the
2 public hearing in September.

3 Scottie.

4 MS. EAGAN: This is File
5 190170, Planning and Zoning.

6 The applicant is seeking to amend the
7 Unified Land Use Regulations of Franklin County.

8 The proposal includes a revised Article 7
9 Zoning District and a new Zoning Map for Franklin
10 County.

11 So this has been a project that my
12 department has been working on for about a year and a
13 half now. We have maps and maps and maps that we've
14 colored on that are sitting on the table, if you guys
15 want to look at them and see the progression of what
16 we've done.

17 We looked at all the maps you all
18 submitted for your townships. We looked at water
19 district maps. We looked at all the cities' current
20 zoning map and, if they had a future zoning map, we
21 looked at that to kind of see where we're going. We
22 looked at also the current use of the property as well
23 as the Master Plan.

24 So there was a lot of things we looked at
25 when we did this, a lot of planning that went into it.

1 So we have a big version over there for you to view,
2 and have a version up here that's kind of hard to see.
3 I also have my official map, that's the GIS map that
4 I've been working on that I'll show you guys in a
5 little bit some areas that I'm proposing to change
6 since this map has come out.

7 Some things you'll notice on there though
8 is there are properties that are kind of striped in
9 two different colors, and those are properties that I
10 had to have my GIS technician go in and only zone a
11 portion of that parcel.

12 So we tried to do all of our new zoning
13 by parcel. There were a lot of them along Highway 30,
14 Highway 50, some out in the Villa Ridge area that were
15 just such large partials we had to split them.

16 So we picked a point to split them. Our
17 GIS technician did that, but on our map that I'm going
18 to show you in a little bit, they'll be striped. So
19 don't get confused with that.

20 So I think I'll start with the new zoning
21 districts that we're proposing. I'll go through each
22 district, give you the new name and the purpose of
23 that district. Obviously, you guys can read the
24 permitted uses and conditional uses. If you have any
25 questions, we can go over it before we get to the map.

1 So the first district we're proposing is
2 the W District. The intent of this district is to
3 provide for agricultural and small-scale commercial
4 uses, cultural uses, institutional uses, and
5 agricultural uses to mix with low-density residential
6 uses for the convenience of residents and travelers.

7 The second district -- excuse me. Oh, I
8 guess I can go over the density with you.

9 So for subdivisions, obviously for a
10 minor subdivision without central water and sewer,
11 it's 3 acres; with central water and sewer, you can go
12 down to an acre, and there's a maximum dwelling of 1
13 dwelling unit per 40,000 square feet.

14 The next district is the B District. The
15 intent of this district is to bring shopping, the
16 workplace and home closer together by allowing a mixed
17 use of all types of residential density, low, medium,
18 and/or high, and most forms of commercial development.

19 The subdivisions, again, without central
20 water and sewer, the minimum is 3 acres; with central
21 water and sewer, it's 22,000 square feet, and a
22 maximum of 1 dwelling unit per 5,000 square feet.

23 Next district is the R District, on page
24 7.9. The intent of this district is to accommodate
25 commercial uses that draw business primarily along the

1 major highways within Franklin County.

2 For subdivisions on here, without central
3 water and sewer, it's 3 acres; with central water and
4 sewer, 10,000 square feet for commercial, 22,000
5 square feet for residential, and a maximum of 1
6 dwelling unit per 5,000 square feet.

7 And the next one on page 7.12, it's the A
8 District. The intent of this district is to provide
9 locations for a wide range of commercial, retail
10 service, and manufacturing actively serving a large
11 community trade area.

12 For minor subdivisions without central
13 water and sewer, is 3 acres; for a subdivision with
14 central water and sewer, is 22,000 square feet, with a
15 maximum dwelling of 5,000 square feet.

16 The next district is the Y District. The
17 intent of this district is to allow medium-density
18 residential developments with limitations as to the
19 types of single-family dwelling units within such
20 development.

21 The minimum lot size should be determined
22 by the type of subdivision being developed.

23 So with this one, we have a minor
24 subdivision, 3 acres; subdivisions with central water
25 and central sewer, is 15,000 square feet, with a

1 maximum of 1 dwelling per 15,000 square feet.

2 So as you can see in that district we
3 only allow single-family homes. We don't allow
4 duplexes or multi-family.

5 The next one at 7.15 is the O District.
6 The intent of this district is to allow medium-density
7 residential developments in areas that are primarily
8 served by central utilities.

9 If central water and sewer are not
10 readily available, any major subdivision development
11 must provide such utilities for the development.

12 Two-family and multi-family dwellings
13 should also be encouraged in this district.

14 So again for minor subdivisions, 3 acres;
15 major or with central water and sewer, is 30,000
16 square feet, with a maximum of 1 dwelling unit per
17 10,000 square feet.

18 Next on 7.17 is the P District. The
19 intent of this district is to allow high-density
20 single-family residential developments in areas that
21 are primarily served by central utilities.

22 If central water and sewer are not
23 readily available, higher density subdivision
24 developments must provide such utilities for the
25 development.

1 Two-family and multi-family dwellings
2 should also be encouraged in this district. Mobile
3 home parks are also allowed within this zoning
4 district.

5 So for your subdivisions, a minor
6 subdivision without central water and sewer, is 3
7 acres; and a major with central water and sewer, is
8 10,000 square feet, with a maximum of 1 dwelling unit
9 per 5,000 square feet.

10 Next we have the T District on 7.19. The
11 intent of this zoning district is to allow
12 high-density single-family and multi-family
13 residential development in areas that are primarily
14 served by central utilities.

15 If central water and sewer are not
16 readily available, higher density subdivision
17 developments must provide such utilities for the
18 development.

19 Two-family and multi-family dwellings
20 should also be encouraged in this district.

21 So the minimums were the minor without
22 central water and sewer is 3 acres, the minimum for a
23 major subdivision with central water and sewer is
24 10,000 square feet, with a maximum of 1 dwelling unit
25 per 5,000 square feet.

1 And finally, on 7.21 we have the G
2 District, and the intent of this district is to
3 accommodate enterprises engaged in the manufacturing,
4 processing, creating, repairing, renovating, painting,
5 cleaning, or assembly of goods, merchandise or
6 equipment.

7 And I just realized that none of these
8 have our medical marijuana in it yet. So I will have
9 to do these up for next month.

10 COMMISSIONER HAIRE: Yeah, in
11 W.

12 MS. EAGAN: Okay, it is in
13 there. Okay.

14 COMMISSIONER DUBBERT: Yeah, in
15 W we have it.

16 MS. EAGAN: Okay.

17 COMMISSIONER DUBBERT: That was
18 an oversight, Scottie?

19 MS. EAGAN: Huh?

20 COMMISSIONER DUBBERT: Was that
21 an oversight, the medical marijuana?

22 MS. EAGAN: No, it needed to be
23 included because that was passed.

24 COMMISSIONER DUBBERT: I mean
25 in the other zoning districts.

1 MS. EAGAN: No, I'm going
2 through. I think they're all in here.

3 COMMISSIONER DUBBERT: Okay.

4 CHAIRMAN EVANS: Scottie, I did
5 have one question.

6 The new zoning districts seem to pretty
7 much mirror the existing one with one less residential
8 district?

9 MS. EAGAN: That's correct,
10 yes.

11 CHAIRMAN EVANS: Any questions,
12 comments, discussion by the Commission?

13 (NONE)

14 MS. EAGAN: Then I'll go on to
15 the map.

16 CHAIRMAN EVANS: All right.

17 MS EAGAN: Okay. So with the
18 map, our goal was to obvious do a lot of the
19 residential developments, which would be your O
20 Districts, your P, your T, your Y, and a little B in
21 areas that can be serviced by central water and sewer.
22 So we looked at a map that we had from years ago from
23 Public Water 3 that kind of laid their plans -- well,
24 it's 3 and 1 -- that laid out their plans for where
25 their water lines were going to go, and that's kind of

1 how we developed this whole area -- this whole area in
2 here. And that's where you can see the -- kind of
3 more your higher density around the cities. And then
4 getting out into your Y District, which is more of
5 your single-family district.

6 Along obviously the major highways. We
7 want to do the R District because that's the purpose
8 of that district. But then after you get out further
9 towns on 50, we thought community -- sorry, the B
10 District made more sense, rather than that R District,
11 except right here in Beaufort right there at the
12 corner of 185 and 50. We saw that was a good area for
13 the R District with what's already there and what
14 could be there.

15 And then we saw a lot of the B District
16 up here in New Haven, right outside the city limits
17 along 100, C and over here, the reason the B comes up
18 so far is because that's where Cedar Creek is. So we
19 didn't want to split their parcels at all. We wanted
20 to keep them altogether.

21 So outside Washington -- wait a minute.
22 Outside Washington we have a mix of a lot of stuff.
23 So we have R up here right outside, and then we have
24 some A up in this area because that's more of the
25 industrial aspect of the city and their growth.

1 And then as you see on Highway A, we have
2 a mix of the R coming right outside the city. We see
3 this more of a commercial type development there with
4 the residential.

5 And then we would like to see Highway A
6 be more open to commercial. So that's why we did the
7 Bs, because that's a good mix of the residential and
8 the commercial. Obviously between the two roads, we
9 see a lot of the single-family and subdivisions that
10 could be developed.

11 We did the A along 47 right outside the
12 city here. This is -- I don't know if any of you are
13 familiar with, like Shaw Cabinets and stuff. That's
14 all that area out there. So it's already kind of
15 industrial, so we wanted to keep it that way.

16 Right outside the city, we see more of
17 the R District, more commercial, but as you get
18 towards the Clearview Road Industrial Park, then we
19 changed it to the A, which allows a little more
20 manufacturing. And then we're keeping the G, which is
21 more industrial which is currently there on, you know,
22 the businesses here.

23 There's some tool and die businesses and
24 manufacturing activities. And then we went back down
25 to the A and then back to the B, red, and then red all

1 the way to the city of Washington.

2 And then obviously, Highway 100 is red,
3 and you'll see -- and it's going to be confusing --
4 these little blurbs. Like here's a white one in the
5 middle of the C over here. Here's an A in the middle
6 of T.

7 What we did is anything that was rezoned
8 since our Master Plan came about, we decided to keep
9 those. So you might see these little -- you can see
10 them over here. It's kind of confusing. So right
11 here is a rezoning that has happened since our Master
12 Plan got approved.

13 Here's a rezoning that happened since our
14 Master Plan got approved.

15 Some of them it didn't affect. There are
16 quite a few that are just kind of in the middle. If
17 you see it, that's what it is. It's not a typo. I
18 thought that multiple times when I was doing this.

19 COMMISSIONER HAIRE: So how far
20 back did you look at that?

21 MS. EAGAN: To 2012, when our
22 Master Plan was officially adopted.

23 So then here outside Union, we went with
24 the B District, or the mix of the commercial and the
25 residential. And then 47 all the way down to St.

1 Clair, except the rezoning that just happened right
2 here, we did the R District because we think 47 is a
3 major highway, and the district made sense.

4 We did do some B out here past St. Clair
5 to kind of bridge the gap between this A District and
6 the R District over here, because we see some more
7 manufacturing opportunities along 44 outside of St.
8 Clair.

9 In here because when we looked at their
10 plan, they have a lot of their manufacturing on the
11 edges of the city. So we wanted to kind of mirror
12 that with them.

13 And when you get down here, we did a lot
14 of O down here and over here. Obviously you can see
15 this is a large subdivision that's already been
16 developed, and we could see more development along
17 this area.

18 And then along PP, we could see more of a
19 mix of commercial and residential.

20 And then along Highway 30, it's a good
21 mix of the R and the B. We could see this developing.
22 There is some topography issues we are aware of.
23 It's pretty steep in some areas, but we still think
24 Highway 30 is a major highway in Franklin County.
25 That should have the ability to be developed if it can

1 be.

2 We'll come up here. Catawissa and
3 Robertsville are kind of mini cities within Franklin
4 County. So we wanted to give them the opportunity to
5 develop. So we did some B right here at N and O where
6 we could see commercial coming in. And then obviously
7 at O and N and HH where there is already commercial
8 here at the corner, we could see it expanding and then
9 having a more denser development around it.

10 Let me scroll up. So here's Pacific and
11 Gray Summit area. So again, along 44 and AT, we see
12 that being the R District or along a major interstate
13 as well as Highway AT. We wanted to put some B on the
14 north side of AT to kind of give a buffer between the
15 mainly commercial district and this residential
16 district.

17 Up here along 44, we see a lot of
18 commercial opportunities. There is a lot of
19 commercial opportunity already there. And then on the
20 south side of 44, with all the exits out here and the
21 easy access on the outer road, we see that more of an
22 opportunity for potentially manufacturing activities.
23 So we wanted to do the A District.

24 And then if you look at Pacific's, a lot
25 of their industrial ends right here. So we just kind

1 of mirrored that and went out. They have a lot of
2 commercial up here, so we wanted to give this the
3 opportunity to be a mix of commercial and residential
4 as well.

5 Down here, what's interesting about
6 Pacific is a lot of this is blue because we are
7 looking at doing a lot of residential down here. But
8 when you turn on the floodplain map, it's all blue.
9 So what we did here actually we did do a little A, but
10 that's because it's just out of their industrial tract
11 and just west of their sewage treatment plant.

12 So we've had some people actually come in
13 and talk to us about developing this anyway. So it
14 kind of fit that it was happening at the same time.

15 And then here we are along Old 100. We
16 see this as the B because we could see a lot of
17 commercial opportunity along this road as well as the
18 residential aspect that's already out there. But we
19 would like to give people the opportunity to develop
20 their properties for more commercial uses considering
21 St. Louis County is right here.

22 Labadie, we come -- getting there. We
23 kind of just zoned their downtown area as B to give
24 them the opportunity to grow what's already there.
25 It's still a mix of residential, but it does allow

1 them to do the restaurants, the gas stations, the
2 antique stores, everything that they want do to down
3 there.

4 And then last but not least, I'm actually
5 going to flip over to my other map. So well, as you
6 can see on the current maps that's before, this is
7 what St. Albans looks like.

8 This was a very difficult area to work
9 in. Their parcels are such odd shapes. I didn't know
10 what their plan was, but I ended up talking to St.
11 Albans after this map went out. It was like a day
12 later they came in and talked to me.

13 And so this -- you guys also have it in
14 front of you. This would be my new proposal for St.
15 Albans. Some of the differences -- let me see if I
16 remember how to zoom in.

17 COMMISSIONER HAIRE: Is that
18 area down by the lake?

19 MS. EAGAN: Yeah. So this is
20 all by the lake. On your map that you guys currently
21 have, this one was a mistake to begin with. This one
22 shows up as yellow or Y and it should have been B. So
23 I changed that to B, but as you can see, we kind of
24 filled in all the white areas north of Highway T owned
25 by St. Albans properties to the Y. And then we kept

1 everything south Y or W. But here's the hash mark
2 that I kind of told you about.

3 So this is the full shape of the parcel,
4 but the only thing that is going to B is right here.
5 The rest of it will stay Y, but that's why it's mixed
6 colors like that.

7 So there are quite a few of them around.
8 I think those are the -- that's the zoning map if you
9 guys have any questions for me.

10 CHAIRMAN EVANS: I did have one
11 if you go back down to Highway 30, towards the
12 Lonedell area.

13 Where it goes from red to B and back to
14 red again.

15 MS. EAGAN: Another one of
16 those properties that are colored.

17 CHAIRMAN EVANS: I guess it
18 just went that way because that's right past Riverbend
19 Road and it crossed the Meramec where that's blue and
20 red on the other end of that.

21 MS. EAGAN: The -- I'll be
22 quite honest with you. I don't travel this way. I
23 relied heavily on Nichole and Tori. We wanted to do
24 red or R, red right outside the city for commercial.

25 And then they thought at the -- obviously

1 at 47 should be commercial or R, and then in their
2 opinion, going further east towards out of the county,
3 they see it as more R than B. And honestly that's
4 where it came from.

5 We looked at what was there and what
6 could be, and that is just how we came up with these
7 colors.

8 CHAIRMAN EVANS: Okay. That
9 was my question on the B, why it did it not stop in
10 that section with red on either side of it.

11 MS. EAGAN: Yeah, and I think we
12 were even struggling with taking it up so far, but
13 these parcels, some of them are so big and some of
14 them are real tiny, but we said to make it clean, this
15 would be our cutoff right here going north. And then
16 47 would be it stopped. So that's just a decision in
17 the office.

18 CHAIRMAN EVANS: A question
19 too, I guess. When you said you tried, you pretty
20 have to do it by parcel. What did you look at? Did
21 you have a cutoff on size of the parcels? I know
22 along 30 some of those are like an acre, and some of
23 them are 80 acres.

24 MS. EAGAN: Yeah, we didn't
25 really have a cutoff. If you look -- let me go over

1 here. I think there's some more. We tried to keep it
2 kind of uniform in the sense of how every other parcel
3 looks.

4 So for instance, this one out here. We
5 cut it off right there because we only wanted the
6 parcels right along the highway. So we just kind of
7 looked at the parcels next to them, and then drew the
8 line.

9 Same with these down here. We're fine
10 with this -- you know, these parcels. They're not as
11 they -- as you get to these, so we just cut them off
12 right there. I believe is how it was on your map.
13 Yeah.

14 CHAIRMAN EVANS: So the red
15 striped one is --

16 MS. EAGAN: So it's R to the
17 north and then W to the south, and this one's the
18 opposite. It's R to the south and We to the north.

19 CHAIRMAN EVANS: Did you go a
20 little bit farther east?

21 MS. EAGAN: This one we cut off
22 with these. So it kind of comes down to this corner
23 and over. So that would all be R, and then this would
24 all be W. And then this one we cut off with this
25 parcel here. So from this corner, we connected that

1 corner to that corner. All of this would be R, and
2 all of this would be W.

3 COMMISSIONER HAIRE: Just a
4 question. Let's say that someone down the line,
5 someone that goes with that parcel, but their facility
6 is going to be a little larger than the parcel that
7 they have.

8 What -- what latitude do you have in
9 extending that since we cut it off at kind of an
10 arbitrary point, you know, if somebody comes in and
11 wants to expand that because of the size of their
12 facility?

13 MS. EAGAN: They would have to
14 then rezone an extra portion of their property.

15 COMMISSIONER HAIRE: Okay. So
16 just go through the normal process?

17 MS. EAGAN: Uh-huh. Yeah.

18 COMMISSIONER HAIRE: Okay.

19 CHAIRMAN EVANS: Yeah, and I've
20 kind of asked the question because out in that area by
21 me, there's a parcel that faces 30 I think is 80
22 acres. And people on either side of him include me
23 are all of a sudden that's red and we're half a mile
24 from Highway 30. So -- but you pretty much had to
25 just...

1 MS. EAGAN: We just picked a
2 line that kind of matched what was around it.

3 CHAIRMAN EVANS: Okay.

4 MS. EAGAN: Yeah.

5 And I think Curtis did a query for me,
6 and I think we only have about 30 of them that we had
7 to separate. And a lot of them are separated easily
8 by roads, kind of up by the St. Albans area was
9 separated by T and St. Albans Road. So...

10 CHAIRMAN EVANS: Did you go
11 just a bit farther east?

12 MS. EAGAN: Did I go the wrong
13 way?

14 CHAIRMAN EVANS: Okay. That's
15 where some of those parcels that you had to split
16 because they have there's some decent sizes here.

17 MS. EAGAN: Yeah, they get
18 really large out here.

19 CHAIRMAN EVANS: Okay.

20 MS. EAGAN: Uh-huh.

21 And along -- I can show you on 50 too, we
22 had some large parcels out there. So these got real
23 big, and we cut them off down here by 50. We just
24 drew a line with the parcels next to them, straight
25 over. Then we went in. This one obviously we

1 separated by the road. So anything south of the road
2 is B; anything north of the road is W. So that was
3 one of those easy ones for us to do.

4 CHAIRMAN EVANS: Any other
5 questions for Scottie? Bill?

6 COMMISSIONER McLAREN: Mr.
7 Chairman.

8 I've got two or three, Scottie.

9 MS. EAGAN: All right.

10 COMMISSIONER McLAREN: I'm
11 going to start off with the P District, and you know,
12 I'm challenged to -- with my glasses. But it looks to
13 me like the only P that I could find is a very small
14 area probably guessing less than a hundred acres by
15 Union.

16 Is there a P somewhere else than that?

17 MS. EAGAN: We have P right
18 here outside of Union.

19 COMMISSIONER McLAREN: Right.

20 MS. EAGAN: And then up here.

21 All of this is P.

22 COMMISSIONER McLAREN: Where is
23 that?

24 MS. EAGAN: This is St. Louis
25 Rock Road, and this is Highway N.

1 COMMISSIONER DUBBERT: So about
2 where that share the parking.

3 COUNTY ATTORNEY PIONTEK: No.

4 MS. EAGAN: So this is the
5 storage units, and it's right next to it.

6 COMMISSIONER DUBBERT: Okay.

7 Do you know where the car dealership is
8 that you guys had the rezoning on?

9 COMMISSIONER McLAREN: Yeah,
10 that's where we just did the villas not too long ago
11 that we changed the zoning and put the villas,
12 correct?

13 MS. EAGAN: That's it.

14 COMMISSIONER McLAREN: Okay.

15 Is that -- for it only being two pieces
16 of property, should we -- two small areas, should we
17 really have created a zoning district for that? It
18 looks to me like I really question why we have a P
19 zoning district.

20 MS. EAGAN: Well, it's the only
21 district that allows mobile home parks.

22 COMMISSIONER McLAREN: Okay.

23 All right.

24 MS. EAGAN: So we --

25 COMMISSIONER McLAREN: Are they

1 already existing?

2 MS. EAGAN: Mobile home parks?

3 COMMISSIONER McLAREN: Or --

4 yes.

5 MS. EAGAN: I didn't zone any

6 existing mobile home parks P, no.

7 COMMISSIONER McLAREN: Okay.

8 MS. EAGAN: The reason we did P

9 right here outside of Union is their future use map

10 shows all this property and down here as being zoned

11 for mobile home parks.

12 So I -- we needed --

13 COMMISSIONER McLAREN: That's

14 Union's future?

15 MS. EAGAN: Uh-huh.

16 COMMISSIONER McLAREN: Okay.

17 MS. EAGAN: We needed to find a

18 place for the P District, and I thought that was a

19 good one.

20 COMMISSIONER McLAREN: You

21 know, I might argue that point. It looks to me like

22 we're -- I don't know. I'm not real comfortable for

23 saying that we're going to put mobile home parks

24 somewhere, and I really don't see why we're going to

25 do it where the villas are already all built up there

1 at 100 and N.

2 MS. EAGAN: Well, I just kept
3 that P because it got rezoned after 2012 --

4 COMMISSIONER McLAREN: Okay.

5 MS. EAGAN: -- to RD2.

6 COMMISSIONER McLAREN: All
7 right. That's one comment.

8 The second comment is that I have one of
9 the parcels that is being cut in half. And I could
10 personally live with it being in either parcel, and
11 our property is not for sale.

12 But if it was for sale, it seems to me
13 like it's a taking right now that if it's contiguous
14 piece of property, and we've owned it for part of it
15 for 120 years, and part of it for 80 years. I would
16 think that the argument should be that if it's
17 contiguous and it was there before the first zoning
18 ever did, we should have the same zoning on both
19 parts.

20 And I would argue that, that all the
21 other pieces that you divided in half out there
22 arbitrarily, that it's not fair to the property owners
23 because if our property was for sale, I would -- you
24 know, I would want to sell it as one whole piece and
25 do that, and then it's automatically going to have to

1 be rezone somehow or other.

2 MS. EAGAN: I mean, the way our
3 current zoning map is, we have hundreds and hundreds
4 of properties that are split.

5 COMMISSIONER McLAREN: I
6 understand that, but that's then and this is now if
7 we're changing stuff. I just think it's, you know,
8 unfair to a property owner to have a contiguous piece
9 of property -- and I understand why you did ours like
10 that. You know, ours has a -- it's a section line.

11 So you're dividing -- you had a section
12 line instead of a road to divide it, but I -- that
13 seems to me like it's unfair to a property owner, to
14 take their property and punish him because they own a
15 large piece of property and put it in two different
16 districts.

17 So that's my second comment.

18 My third comment is, especially in
19 eastern Franklin County, for the last 30 years, and
20 awful lot of that property has been in some Suburban
21 Development, which is the most restrictive zoning that
22 we had. And we've taken an awful lot of that property
23 that was very restrictive, and said now we can put
24 single-wide mobile homes on there, and that was not --
25 it was, you know, even close to okay for the last 30

1 years. So I don't know that the people that live in
2 my area are going to be very happy with that.

3 So I don't think they're going to be
4 unhappy with zoning. I don't think they're going to
5 potentially be unhappy with being able to put a
6 single-wide mobile home where they virtually couldn't
7 do anything for the last 30 years.

8 And I guess my final comment is just
9 about the zoning districts. I don't have a real
10 problem with the map. I have a problem with some of
11 the permitted and non -- permitted, non-permitted, and
12 conditional uses that we have in the definitions.

13 MS. EAGAN: Well, now's the
14 time to --

15 COMMISSIONER McLAREN: Well,
16 that's why I'm saying it now, you know.

17 MS. EAGAN: Keep going.

18 COMMISSIONER McLAREN: Well, I
19 have a hard time understanding why we can say in the W
20 District -- and I don't have it in front of me to --
21 and I'll probably be incorrect. So I welcome you to
22 correct me.

23 MS. EAGAN: Okay.

24 COMMISSIONER McLAREN: But we
25 can have the building to have a farm machinery sales

1 and service and all this in there, a repair shop, but
2 we're allowed -- and I don't know how and we define
3 Number 41 in the W District of what -- I'm sorry. I'm
4 in the B District right now.

5 Number 41 in the B District is a repair
6 shop. What is our true definition of a repair shop?
7 Is it a clock repair shop? Is it...

8 MS. EAGAN: It says a business
9 establishment primarily engaged in specialized repair
10 services such as bicycle repair, leather goods repair,
11 lock and gun repair, musical instrument repair and
12 cleaning and furnace cleaning.

13 COMMISSIONER McLAREN: Okay.
14 So those are pretty specific things, and I'm just
15 arguing the point because I feel like arguing.

16 So in the B District, we can farm
17 machinery sales and service, but motor vehicle rental
18 and sales and service would be conditional use.

19 I don't really see the difference between
20 a farm machinery repair facility and sales and an auto
21 or a truck repair and sales. But I guess of all
22 things, my biggest objection is what has happened with
23 the Suburban Development that we relaxed it so much.

24 COMMISSIONER WILLIAMS: Well, I
25 got a question there because of the existing Suburban

1 Development District, that's allowed.

2 What you just read out of the Y District,
3 which is the existing Suburban Development is already
4 in there.

5 COMMISSIONER McLAREN: But you
6 can't have trailers in a Suburban Development
7 District.

8 COMMISSIONER WILLIAMS: It says
9 right here, single-family dwellings, one dwelling unit
10 per lot with the site-built homes, modular homes,
11 and/or mobile homes double.

12 The same definition.

13 COMMISSIONER McLAREN: That's
14 not the same definition.

15 COMMISSIONER WILLIAMS: It's
16 the exact same definition. I beg to differ.

17 COMMISSIONER McLAREN: Okay.

18 COMMISSIONER WILLIAMS: Exact
19 same.

20 MS. EAGAN: I think Bill was
21 talking about single-wides not double-wides.

22 COMMISSIONER McLAREN: That's
23 exactly what I'm talking about.

24 CHAIRMAN EVANS: It says
25 single-wide.

1 the new zoning districts 99 percent mirror the old
2 zoning districts?

3 MS. EAGAN: Right.

4 CHAIRMAN EVANS: With the
5 exclusion of RD1?

6 MS. EAGAN: Right. We --
7 basically what we did is we turned NUA into W, which
8 is white on the map. We just thought people were
9 getting too focused on the names of our districts and
10 not actually looking at the purpose and what is
11 allowed in that district.

12 So yeah, we went with colors. R is red,
13 B is blue. And you guys remember the current map, it
14 could easily helping you. B is blue. It's CD. So if
15 that's easier for you to remember, okay. Well, these
16 things are allowed in CD.

17 Y is yellow, which is SD. Okay. These
18 are the things allowed in SD.

19 COMMISSIONER McLAREN: Ron,
20 were you -- (inaudible).

21 CHAIRMAN EVANS: Any other
22 questions for Scottie, discussion? Kyle?

23 COMMISSIONER DUBBERT: I think
24 Bill makes a good point about the rights of contiguous
25 landowners. I think we do need to consider that, but

1 I don't want to be involved in any taking of any
2 personal property rights. So I think that is
3 something that needs to be contemplated. I think
4 that's a really good point, Bill.

5 The only other questions I have I -- the
6 P District I can actually see that as giving us more
7 control of high-density single-family residential
8 development. So if it weren't there, there wouldn't
9 be a mechanism for somebody to come in and rezone a
10 piece of property. So I actually do like the P
11 District just because it gives us more control.

12 The only other question I really had is
13 why are we limiting the medical marijuana cultivation
14 to indoor?

15 MS. EAGAN: I mean, we did that
16 when we did the medical marijuana hearings, but our
17 concern mainly is safety.

18 COMMISSIONER DUBBERT: Okay.

19 MS. EAGAN: We want it just to
20 be sort of securely indoors so we don't have to worry
21 about the ten-foot high fence with barbed wire on the
22 top that they have to do.

23 COMMISSIONER DUBBERT: Is there
24 any concern at all about being more restrictive than
25 the State regulations now?

1 MS. EAGAN: I don't think so.

2 COMMISSIONER DUBBERT: Okay.

3 That's all I got.

4 CHAIRMAN EVANS: In that same
5 line, do our requirements for medical marijuana pretty
6 much mirror the State?

7 MS. EAGAN: Yeah, the only thing
8 we did is indoors only.

9 CHAIRMAN EVANS: Any other
10 questions, discussion?

11 (NONE)

12 If not, we'll go ahead and open it up,
13 and the way we'll do this is anyone present wishing to
14 speak in support of this file can come forward and
15 speak up to five minutes.

16 And after everyone who is in support
17 speaks, then those who are opposed to this file may
18 come up and have up to five minutes to speak.

19 Is there anyone wishing to speak in
20 support of this file?

21 Okay. State your name and address and
22 sign-in, please.

23 (THEREUPON, THE WITNESS WAS
24 SWORN.)

25 MR. CAMERON LUEKEN: Good

1 evening. My name's Cameron Lueken with Wunderlich
2 Survey and Engineering.

3 I guess I wanted to speak to Kyle's
4 point, Kyle's point and Bill's point first about the
5 splitting of those parcels. I do agree with that.

6 What I'm concerned about is that if those
7 parcels are all representations of boundaries, either
8 meets and bounds or aliquot section lines or roads or
9 creeks and rivers. And if you leave -- it's my
10 opinion -- Mark may have a different opinion. If you
11 leave it open to the interpretation of someone
12 arbitrarily splitting a parcel, that's not going to be
13 representative of any deed.

14 And that's -- that's what I'm concerned
15 about with that. So I would agree with Bill and
16 Kyle's assessment of not splitting these easy parcels.

17 The second thing I guess I wanted to talk
18 about was the RD1 District. So in 2000 -- after the
19 slow-down in 2011, '12, we saw a need in the county
20 for an RD1 District, or a lot that represented around
21 a ten -- that mirrored a similar town, meaning that --
22 and Washington was the case.

23 So there was not a district in the county
24 that had a -- just an ability to build a site-built
25 home on a 10,000 square foot lot. We created -- we

1 helped create the RD1 District.

2 And that's been very successful. In
3 Summerhill, we've built probably around -- I don't
4 know -- 40, 50 homes, something like that now. And I
5 guess my question to you is that I haven't seen where
6 -- and what the RD District did, it only allowed
7 single-family site-built homes.

8 Can you speak on that a little bit?

9 MS. EAGAN: Well, the first
10 thing we did is we wrote all of our zoning districts
11 on our white board, and what the similarities were and
12 what the differences were.

13 We had, I think, five or six different
14 residential districts, and there was such slight
15 differences in them all that we didn't feel like we
16 needed them all necessarily.

17 So what we did is we did -- we're
18 proposing to eliminate RD1 and then drop the Y
19 District, which is currently Suburban Development,
20 from 30,000 down to 15,000.

21 So you could still have a single-family
22 district that does the smaller lots, but then you also
23 have RD3, which does allow multi-family but typically
24 when people were rezoning to the RD2, the main concern
25 wasn't the multi-family. It was the mobile home

1 parks.

2 So that was just our thought process of
3 well, we still have the Y District, which allows
4 15,000 square feet, plus the T District, which drops
5 you down to the 10,000 square feet.

6 But I understand where you're coming
7 from.

8 MR. LUEKEN: Yeah, I guess I'm
9 going to need to digest that a minute because I --
10 what I'm concerned about is help -- correct me if I'm
11 wrong -- but what's being proposed I thought the --
12 that it allowed duplexes, two-family districts -- or
13 two-family houses.

14 MS. EAGAN: For which one?

15 MR. LUEKEN: I'm sorry. For
16 the -- I guess for the RD1, I guess what we tried to
17 do. Or --

18 MS. EAGAN: The current or the
19 proposed?

20 MR. LUEKEN: I'm sorry. The
21 proposed. The proposed. I guess what I'm saying is,
22 is that the latest -- latest need we had was for a
23 smaller lot that only allowed single-family homes
24 because if we tried to rezone it and then allow
25 duplexes or mobile home -- single -- double-wide

1 mobile homes and all that, the neighbors had valid
2 concerns about what that might be. So I --

3 MS. EAGAN: Well, the T
4 District doesn't allow for mobile homes.

5 MR. LUEKEN: Okay. Does it
6 allow for two-family?

7 COMMISSIONER HAIRE: Yes.

8 MS. EAGAN: Yeah, the T
9 District does allow for two-family homes, and then
10 that's your 10,000 square foot.

11 And then the Y District is your
12 single-family homes, but that does allow mobile homes,
13 and that drops you down to 15,000.

14 MR. LUEKEN: Right, right,
15 right.

16 So I guess what I'm saying is, is that if
17 there's central water and sewer available and we are
18 trying to build a major subdivision in an area that
19 has only single-family homes and we propose to zone it
20 to the Y, I guess, and they can then say well, you can
21 building duplexes, which would be allowed, which
22 wasn't allowed in RD1, which counteracts the effective
23 latest.

24 MS. EAGAN: All right.

25 MR. LUEKEN: You know what I'm

1 saying?

2 MS. EAGAN: Uh-huh.

3 MR. LUEKEN: And I just feel
4 like there's a need for that because that's going to
5 be a stumbling block for us if we try to rezone in the
6 future.

7 MS. EAGAN: Right.

8 MR. LUEKEN: So I'd like, I
9 guess, some thought or discussion about that, what we
10 might do about that.

11 And I guess that 10 -- that 15,000
12 number, I guess I'm a little bit confused by that
13 because I'm not sure where that comes from when I see
14 other things that have 10,000 in it. You know,
15 that's --

16 MS. EAGAN: It was a number we
17 picked because when we brought it before everybody, we
18 didn't want them to freak out that we are taking a
19 30,000-square-foot zoning district and dropping it
20 down to 10. That's honestly where it came from.

21 MR. LUEKEN: Okay. Fair
22 enough. Okay. So I guess in summary I'll just say
23 I'd like to have some more conversation or thought
24 about that because I feel like it's important that in
25 summary if we have central water, road, sewer, that we

1 would like to have the ability to have a smaller lot
2 and ensure the neighbors that we're only going to do
3 single-family site-built homes.

4 MS. EAGAN: And I have no
5 problem dropping Y down to 10,000 square feet.

6 MR. LUEKEN: Okay.

7 MS. EAGAN: To be honest with
8 you.

9 MR. LUEKEN: Great.

10 MS. EAGAN: Just because it's
11 the minimum, doesn't mean that's what people have to
12 do.

13 MR. LUEKEN: Right, exactly.
14 Right. Okay.

15 Well, and the last thing I've written
16 down here is I'm a little bit confused, and I just --
17 I need clarification.

18 Scottie, on the W District, I see where
19 it's a subdivision with seven or more lots is actually
20 a conditional use. Is that a change?

21 MS. EAGAN: No.

22 MR. LUEKEN: It's not a change?

23 MS. EAGAN: It's the same as

24 NUA.

25 MR. LUEKEN: Currently?

1 MS. EAGAN: Uh-huh.

2 MR. LUEKEN: Okay. I thought
3 that we were just filing preliminary plats, but we're
4 actually filing preliminary plats and getting
5 additional uses.

6 MS. EAGAN: In that NUA
7 District, yeah.

8 MR. LUEKEN: Okay. All right.
9 That's all I have for right now.

10 CHAIRMAN EVANS: Okay. Thank
11 you, Cameron.

12 MR. LUEKEN: Thank you.

13 CHAIRMAN EVANS: And again,
14 this file will remain open until after the September
15 session of this public hearing. So any information
16 can be submitted to Planning and Zoning for a review,
17 and then we are collecting information.

18 No action will be taken on this file
19 until after the file is closed in September. So any
20 comments we receive, we appreciate. So we can take
21 them under consideration.

22 Anyone else wishing to speak in support
23 for this file?

24 (NONE)

25 If not, anyone present wishing to speak

1 in opposition? Will you please state your name and
2 address and sign-in, please.

3 MR. LANCE MATHIS: Yes, my name
4 is Lance Mathis. I live at 3016 Old Highway 100 in
5 Villa Ridge.

6 (THEREUPON, THE WITNESS WAS
7 SWORN.)

8 Well, I guess I'm kind of a hybrid mix.
9 I agree with most of this because I can see where the
10 County is going from a long-term growth perspective on
11 a 20 to 25-year plan.

12 However, I had some minor issues with the
13 zoning presented at the addresses where I -- the
14 address where I reside.

15 Where it appears that the Old Highway 100
16 line and passed that to Washington is actually all
17 listed now as commercial use, or zoning is R. I've
18 been up here in opposing to other neighbors trying to
19 rezone for commercial due to the impact it would have
20 on our community.

21 And overall I can see how it would
22 benefit the county completely, but I would only want
23 to offer that just potentially move that cutoff line
24 down about another half a mile down to the Villa West
25 Plaza area just so it includes the already developed

1 areas and south along with that undeveloped area
2 that's for sale, that 165-, 168-acre position, just
3 for the impact that it could have to the county.

4 Otherwise, I don't really have much other
5 opposition to what's been proposed. It's just I would
6 be in opposition of my parcel and property and my
7 neighbor's being rezoned for commercial use as we
8 currently live there.

9 I was just wondering about the impact and
10 thought process that it would have to the current
11 residents. That's really all I've got.

12 CHAIRMAN EVANS: Okay. Thank
13 you.

14 Anyone else wishing to speak in
15 opposition to this file?

16 (NONE)

17 Scottie, if not, is there anything you'd
18 like to say in rebuttal or any questions you'd like to
19 address?

20 MS. EAGAN: There is one more
21 thing that I'd like to bring up.

22 Here in the Summerville area when I did
23 the zoning, I did all of it in T, and then all of this
24 Y. I did not realize that Summerville also owned
25 this, and this was also a part of their original

1 preliminary plat when they did this whole development.

2 So I would probably propose that this
3 also be T instead of Y.

4 COMMISSIONER REINHOLD: The
5 rezoning does not change until the use of the thing
6 becomes commercial. So he just commented that he's not
7 happy to have his property rezoned to commercial.

8 But nothing really changes with his
9 residential until someone would change it to
10 commercial; is that correct?

11 MS. EAGAN: The zoning would
12 just be R, he would still be taxed as residential --

13 COMMISSIONER REINHOLD:
14 Residential.

15 MS. EAGAN: -- or whatever the
16 property is being used as.

17 COMMISSIONER REINHOLD: Right.

18 MS. EAGAN: Uh-huh.

19 COMMISSIONER REINHOLD: Okay.

20 I just wanted to make sure.

21 CHAIRMAN EVANS: I'm sorry.

22 Yeah, you're done now.

23 Anything else, Scottie?

24 MS. EAGAN: I don't think so.

25 It's a lot.

1 CHAIRMAN EVANS: Any
2 discussion, comments from the Commissioners?

3 (NONE)

4 If not, Scottie will, I guess, give us
5 corrections, additions and end notes out to us before
6 we meet again for the next special meeting. So the
7 Chair would, if there's no additional discussion, the
8 Chair would entertain a motion to temporarily adjourn
9 this portion of the public hearing until September
10 19th at 7 o'clock at this location.

11 COMMISSIONER McLAREN: Mr.
12 Chairman, I would make that motion.

13 COMMISSIONER HAIRE: Second.

14 CHAIRMAN EVANS: We have a
15 motion and a second to temporarily adjourn the special
16 meeting on this file. All in favor signify by saying
17 aye.

18 COMMISSIONER REINHOLD: Aye.

19 COMMISSIONER VOSS: Aye.

20 COMMISSIONER McLAREN: Aye.

21 COMMISSIONER WILLETTE: Aye.

22 COMMISSIONER WILLIAMS: Aye.

23 CHAIRMAN EVANS: Aye.

24 COMMISSIONER KLENKE: Aye.

25 COMMISSIONER HAIRE: Aye.

1 COMMISSIONER TOBBEN: Aye.

2 COMMISSIONER DUBBERT: Aye.

3 CHAIRMAN EVANS: Opposed?

4 (NONE)

5 The motion is carried.

6 And again, when we finish that public
7 hearing since this is rezoning, then what we do after
8 that, after that public hearing, we can take action.

9 And for the public, this file, the
10 Planning and Zoning Commission does have a regularly
11 scheduled meeting in September, but this file will not
12 be on the agenda and will not be discussed or acted
13 upon until the special meeting.

14 Moving on. We have no preliminary plats.

15 Planning and Zoning Commission Forum.

16 Anything anyone wishes to discuss?

17 (NONE)

18 If not, the Planning Director's Report.

19 MS. EAGAN: I don't have
20 anything.

21 CHAIRMAN EVANS: Nothing there.

22 In that case, the Chair would entertain a
23 motion to adjourn.

24 COMMISSIONER McLAREN: I make a
25 motion to adjourn.

1 COMMISSIONER KLENKE: Second.
2 CHAIRMAN EVANS: We have a
3 motion and a second to adjourn. All in favor signify
4 by saying aye.
5 COMMISSIONER REINHOLD: Aye.
6 COMMISSIONER VOSS: Aye.
7 COMMISSIONER McLAREN: Aye.
8 COMMISSIONER WILLETTE: Aye.
9 COMMISSIONER WILLIAMS: Aye.
10 CHAIRMAN EVANS: Aye.
11 COMMISSIONER KLENKE: Aye.
12 COMMISSIONER HAIRE: Aye.
13 COMMISSIONER TOBBEN: Aye.
14 COMMISSIONER DUBBERT: Aye.
15 CHAIRMAN EVANS: Opposed?
16 (NONE)
17 We're adjourned.
18 (THEREUPON, THE PROCEEDINGS
19 CONCLUDED AT 7:59 P.M.)
20 o8o
21
22
23
24
25

1 CERTIFICATE OF REPORTER
2 I, PATSY A. MAYBERRY, Professional Court
3 Reporter and Notary Public within and for the State of
4 Missouri, before whom the foregoing proceeding was
5 taken, do hereby swear that: the aforementioned was
6 held at the time and in the place previously
7 described; the proceedings were taken down in
8 stenographic notes by me and transcribed by me, or
9 under my supervision, to the best of my ability; and
10 that the aforementioned represents a true and accurate
11 transcript of said proceedings.

12 IN WITNESS WHEREOF, I have hereunto s
13 my hand.

Patsy A. Mayberry



14
15 Patsy A. Mayberry, Court Reporter
16 Notary Public, State of Missouri

17 My Commission Expires:
18 August 26, 2022

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