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

TRANSCRIPT OF PROCEEDINGS
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS
SEPTEMBER 17, 2019
(Commencing at 7:00 p.m.)

Reported by:
Patsy A. Mayberry, C. R.
Alaris Litigation Services
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(All exhibits, if any, were retained by the Commission, and will not be attached hereto.)
1  APPEARANCES
2  PLANNING AND ZONING COMMISSION MEMBERS:
3    WILLIAM EVANS, JR., CHAIRMAN
4    TIMOTHY REINHOLD, COMMISSIONER
5    STANLEY VOSS, COMMISSIONER
6    DEBBIE WILLETTE, COMMISSIONER
7    RON WILLIAMS, COMMISSIONER
8    MIKE KLENKE, COMMISSIONER
9    TOM TOBBEN, COMMISSIONER
10  PLANNING AND ZONING STAFF:
11    SCOTTIE EAGAN, PLANNING DIRECTOR
12    NICHOLE ZIELKE, PLANNER
13  LEGAL COUNSEL:
14    MARK PIONTEK, COUNTY ATTORNEY
15  ALARIS LITIGATION SERVICES:
16    By:  PATSY A. MAYBERRY, C. R.
17    711 NORTH ELEVENTH STREET
18    ST. LOUIS, MISSOURI 63101
19    (314) 644-2191
CHAIRMAN EVANS: I'd like to call to order the September 17th 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: (Not present.)

MS. EAGAN: Dan Haire?

COMMISSIONER HAIRE: (Not present.)

MS. EAGAN: Mike Klenke?

COMMISSIONER KLENKE: Here.

MS. EAGAN: Bill McLaren?

COMMISSIONER McLAREN: (Not present.)

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?

COMMISSIONER WILLIAMS: Here.

MS. EAGAN: Okay. We have a quorum.

CHAIRMAN EVANS: Thank you.

One change in the agenda. We will take Item 4, which is election of officers, and we'll move that down to the Planning and Commission Forum.

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

(NONE)

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

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

Some matters on the agenda may be for action by the Planning and Zoning Commission. These matters do not involve public hearings.
Other matters on the agenda require public hearings under Missouri law. If a matter involves a public hearing, all individuals who desire to testify will be given an opportunity to do so.

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

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

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

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

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

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

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

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

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

CHAIRMAN EVANS: Thank you.

All the Commissioners should have received a copy of the July 16th minutes. If there are no additions or corrections, the Chair would entertain a motion to approve.

(NONE)

COMMISSIONER WILLETTE: I'll
make that motion.

COMMISSIONER TOBBEN: I'll second her motion for the approval of the minutes.

CHAIRMAN EVANS: We have a motion and second to approve the July 16th minutes. All in favor signify by saying aye.

COMMISSIONER REINHOLD: Aye.
COMMISSIONER VOSS: Aye.
COMMISSIONER WILLETTE: Aye.
COMMISSIONER WILLIAMS: Aye.
CHAIRMAN EVANS: Aye.
COMMISSIONER KLENKE: Aye.
COMMISSIONER TOBBEN: Aye.
CHAIRMAN EVANS: Opposed?

(NONE)

The minutes are approved.

Communications and Visitors Comments.

Anyone present wishing to address the Commission?

(NONE)

If not, we'll move on to -- it says Old Business -- it should be Unfinished Business. We have none.

New Business. We have none.

Preliminary Plats. File 190185, Decker Road Development. Cameron Lueken is the agent. Only
written comments from the public may be submitted. No oral testimony will be accepted.

Scottie, will you please give us the details.

MS. EAGAN: This is File 190185.

The applicant is Decker Road Development, in care of Cameron Lueken.

The applicant is requesting to amend his original request to now create a 19-lot subdivision in the Community Development Zoning District.

The property is located on Stricker Lane at the northwest corner of Decker Road and Stricker Lane in Boles Township.

THE FACTS: The property is approximately 105 acres. The minimum lot size in Community Development is 22,000 square feet with central water and sewer and 3 acres with on-site water and sewer.

The average lot size in the original application was approximately 5.8 acres. The average lot size in the amended application is approximately 5.19.

This subdivision is proposing to be developed in three phases.

Water service will be provided by Water District 3.
The applicant is proposing to have individual on-site septic for this development. The applicant also shows a 15-foot utility easement along the private road, a 20-foot utility easement along Decker Road, a 10-foot utility easement on the rear of the property line, and then a 5-foot utility easement along the side. All are done in accordance with our Franklin County Regulations.

A land disturbance from DNR is required to disturb more than one acre of land, as well erosion controls during development.

The plat shows all roads and rights-of-way and road service meeting the standards set forth in the Franklin County Unified Land Use Regulations.

All utilities for the subdivision shall be located underground.

Because of the size of the development, the applicant shall provide fire protection in accordance with Article 8, Section 175. Because this development is located within the Boles Fire Protection District, they will be required to meet the standards of that district.

The applicant will be required to dedicate additional right-of-way along Decker Road.

STAFF COMMENTS: Improvement plans to be
reviewed by Franklin County should be submitted before final approval.

As of September 9, 2019, no stormwater plans have been submitted to the Highway Administrator.

As of September 9, 2019, we have not received anything from the Boles Fire Protection District about fire protection.

I will also say though that, today, it's my understanding that stormwater plans have been sent to Ron Williams, and we did receive an e-mail from the Boles Fire Protection, which you guys have all received a copy of.

CHAIRMAN EVANS: Thank you.

Is the applicant present? Please state your name and address and sign in, please.

(THEREUPON, THE WITNESS WAS SWORN.)

MR. CAMERON LUEKEN: Good evening. My name is Cameron Lueken with Wunderlich Survey and Engineering.

As Scottie mentioned before, this probably looks familiar to some of you. About two years ago, the developers proposed a similar subdivision here in this location. It's very similar to this. It's still the same 104.13 acres. I think before it might have
been 18 lots. I think now it's 19 lots.

Basically there are 5 lots that range from 3 acres to 5 acres, and then there are 14 lots that are 5 acres of more.

So where is this at, what's this look like?

You can see in the upper left area, this is Labadie. So here's Decker and Highway T. Labadie is right here. So you basically head south on Decker Road towards 100, and that is the area of the subdivision.

In a prior submittal we had looked at coming near Stricker Lane on the south side. We have modified that to look like something about like this. Basically what happened here was that had sight distance issues, and as we investigated it further, the cost to do that as it relates to solid rock excavation and utility relocation became -- again, apparently it was very costly.

So this was the developers second choice, going up here in the north, and so that's why basically we're here tonight, is to look at the -- look at this.

So what's this look like? I guess as we get into it, we did identify phases. So 1 through 4 and then 18 and 19 will be the first phase, as Scottie
alluded to.

Phase 2 could be the Lots 5 through 11, Phase 3 Lots 12 through 17.

And depending on the need for this, the developer may like to do it all at one time also.

So this is a copy of the preliminary plat that's in your packet, of the entire subdivision. As Scottie mentioned, this is the existing property zoned CD, which the minimum lot size is 22,000 feet, central water, plus sewer.

But the applicant has elected not to do that, obviously. So we're going to a larger lot subdivision.

Scottie mentioned the fire district. Basically I've got Boles, and we discussed their requirements. And so basically we need to get them some flows. They want to see some flows on the fire hydrants. Basically we got to meet a thousand gallons a minute out of the fire hydrants. So we owe them that submittal and calculation.

That's where basically where we're at with those guys.

But other than that, we've talked about the turnaround. We've talked about the cul de sacs, road width, road grade, and all that was in accordance
to the guidelines.

The entrance. So the -- this area down east we have been challenged. Decker Road is -- as you know, it goes up and down quite a bit. So just as we had before on the south side, on the north side we did the same -- we have the same issues. So the sight distance to the north is achieved. The sight distance to the south is limited because of existing topography.

So we're going to need to do some on-sight grading required for that. So what's that mean, what's that look like?

This may be kind of hard for you to see, but the one up here, this is looking right to the south. So if you're pulling north out of the subdivision and looking to the left, to the north, it's okay as dictated by this down here. But to the south, towards Highway 100, there's a bank here, and that bank inhibits achieving the adequate sight distance to the south.

So basically what we're going to submit to the County is that we are going to have excavate our own property to achieve that. So what's that look like?

We go back to the preliminary plat so I can show you that. I didn't have a plan view showing
that. So you guys understand, so right here looking
back across this area right here to the south, that's
area on their property that we're going to have to
excavate that out to achieve a 410-foot sight distance
to look back to the south.

If you are not completely familiar with
the property, where that's at is that entrance is about
50 feet east and south towards 100 of the box culvert.
There's an existing box culvert that runs beneath
Decker Road. That's about where that entrance is going
to come out of.

I know it's a little bit confusing. Does
anybody have any questions about that entrance while
I'm here?

(NONE)

Okay. If not, I'll move on.

So going back to the entrance, like I
said, those are the cross sections.

In regards to the sewer, I believe,
Scottie, you reached out to all the normal sources
again, including the sewer district, I guess, this
time; is that correct?

MS. EAGAN: I did not reach out
to the sewer district because you're not in the
district.
MR. LUEKEN: Right, right. I'm sorry. Yeah.

So as before this question was brought up, so as in -- this was the letter that was received from the -- this is Brandon Bardo. This is the council for the Labadie Creek Watershed Sewer District.

As mentioned in the letter, it's not within the boundaries of the district, and we are beyond the 2,000 feet. So basically there's not a sewer connection, not a mandated sewer connection required for this particular development.

In conclusion, as we mentioned, 104 acres creates 19 large lots as alluded to. Construction could occur in phases. It will be served by Public Water Supply District Number 3 for the water serve, with sewer connections not required, and the fire district has given us preliminary approval.

Do you have any questions for me or the applicant at this time?

COMMISSIONER TOBBEN: Cameron, on this site, this is looking south.

MR. LUEKEN: Yes.

COMMISSIONER TOBBEN: What is it as is right now?

MR. LUEKEN: From the best I can
remember, it's about 300, 320 feet, something like that. So it's about a hundred feet short.

So I guess what we would propose is basically it's a preliminary plat, that would be basically a contingency that we've got to prove to the County Engineer that we can achieve adequate sight distance before that entrance permit is granted.

Yeah.

COMMISSIONER VOSS: What is the reason you're not -- justing looking at it, it seems like I do remember this. Is there a reason you're not taking it down to Stricker Lane?

MR. LUEKEN: Yes.

COMMISSIONER VOSS: You know, you're very close.

MR. LUEKEN: Yes, and although I'll say that, Stan, is basically this property has not direct access rights to Stricker Lane. So even if we wanted to, we couldn't go there without the person in control or the entity control of Stricker Lane.

And Stricker, as you might be aware of, it has sight distance issues also.

COMMISSIONER VOSS: I haven't been there.

MR. LUEKEN: Yeah.
COMMISSIONER VOSS: I'm looking at -- I'm thinking it's -- I'm trying to figure out why you're not.

MR. LUEKEN: Sure, absolutely.

And that's the reason why --

COMMISSIONER VOSS: So that's not a county road?

MR. LUEKEN: Stricker Lane is not a county road. It's a private road.

COMMISSIONER VOSS: Thank you.

MR. LUEKEN: Okay.

CHAIRMAN EVANS: Any other questions?

Ron, I guess I have one for you on that, on the excavation on their property is going to give the appropriate sight line. Does that have to be included in the plan, or do you have to approve that?

COMMISSIONER WILLIAMS: Why of course we have to approve it.

To start with, what we have done is we have issued -- typically what's been done is the applicant or an application will be put in for an entrance permit. And then we'll note that there's a sight distance issue, and that will have to be rectified prior to the final plat being signed off on.
I was out there today. You're saying 300, which is probably more accurate than it was paced it off myself and got like 250. But I can tell you from an engineering standpoint what they're proposing will work. The bottom line, it has to work. Otherwise, they won't get an entrance permit.

CHAIRMAN EVANS: Without going through the criteria, is that entrance permit part of what's required for the preliminary plat?

COMMISSIONER WILLIAMS: It is not required, but it does have to be required in order to access Decker Road. But they will have to get permits. Just where in the process and in similar instances we have required the entrance permit be taken out, and right now we will note that there is a sight distance issue.

That will have to be rectified before the entrance permit is granted and allowed.

CHAIRMAN EVANS: So I guess what we're saying is that we really need -- you need to receive a plan?

COMMISSIONER WILLIAMS: We need to receive the entrance permit.

CHAIRMAN EVANS: The entrance permit.
COMMISSIONER WILLIAMS: That starts the process. We have -- as the Highway Department, we don't get involved with the plat. What we do get involved with is the entrance to our road. So that's what we'll be looking for, is an entrance permit, and then how they get the sight distance will be up to them.

And in the past, we have worked with the Planning and Zoning Department, and the plat -- the final plat isn't signed off on until they get the formal entrance permit.

CHAIRMAN EVANS: Okay. Just trying to get things clear in my mind there. So it's separate from the preliminary plat, but it would be required them before approval of the final plat?

COMMISSIONER WILLIAMS: Correct.

CHAIRMAN EVANS: Any other questions for Cameron or Ron?

COMMISSIONER TOBBEN: Yeah.

Ron, Scottie said that we have the stormwater plan today. Does that meet the guidelines?

COMMISSIONER WILLIAM: I was out measuring sight distances this afternoon.

COMMISSIONER TOBBEN: I was going to say what have you been doing lately, Ron.
COMMISSIONER WILLIAMS: so I didn't get a chance to look at this very thoroughly. I can tell you from what's been presented is if they calculate a differential runoff, in other words, a predevelopment to a post-development and what is shown in the calculation which is just a table -- now they did provide calculations on the next page. I haven't gotten into that.

But they're saying there is no differential runoff based on the development. Now, I haven't delved into that as to how they divided up the property. Because of the different land types, they have to use different runoff coefficients, as they call it, how fast it runs off.

So I can't say right now that I agree with the stormwater calculations. I don't know. I can tell you by looking at the preliminary plat there doesn't look like there's going to be any storm sewer on the site.

MR. LUEKEN: That's correct. There's basically a ridge-top development, so there will be -- there will not be any culverts installed except most likely the County culvert at the entrance. There will be a County culvert there that's part of the application, and the County's got to sign off to make
sure that's appropriately sized and make sure it
doesn't interfere with the traveling public on Decker
Road.

CHAIRMAN EVANS: Any other
questions?

COMMISSIONER WILLIAMS: How
close are you to the culvert there?

MR. LUEKEN: Ron, from my
recollection, I think we are about, I think, center
line of the entrance to the culvert, the edge there, in
the range of 50, 60 feet, something like that.

COMMISSIONER KLENKE: Cameron,
that's that box culvert you're talking about?

MR. LUEKEN: Yes. Yes, the box
culvert, the large box culvert, yes.

CHAIRMAN EVANS: Scottie, have
they met all the other criteria required for the
preliminary plat?

MS. EAGAN: Yeah, the only other
thing I was waiting on was the stormwater.

CHAIRMAN EVANS: Okay.
Any other discussion, questions for
Cameron?

(NONE)

No, other discussion?
I guess that one issue to be concerned with is Ron have the time to look at the stormwater plan, and then obviously the access, which is not part of the preliminary plat. That would obviously be of consideration.

So I guess we have the option to approve it with contingencies, or to table it for a month until that access would be required or given to the Highway Department.

COMMISSIONER WILLIAMS: Actually the entrance doesn't give me as much heartburn as the stormwater. Because they got -- they have to get the entrance. You know, they're going to have to achieve the sight distance on the entrance. There's no ifs, ands or buts about it.

It's either that or they don't get us signed off on the plat. To give you an example, there's a subdivision -- proposed subdivision on Old Gray Summit Road we've seen in here. And they had sight distance issues at the entrances. Guess what. They haven't got a final plat approved yet. They keep on saying it's going to get done, but it hasn't gotten done. So because of that, it hasn't been signed off on.
So that's how that works. We have control of the road and the entrances that go on the road, and that's what we would look at and that's what Mr. Lueken was taking about, was that they know there's a sight distance issue. So they have to take care of them prior to the plat. We have -- they have to show us that we've got a viable entrance there.

You know, the stormwater stuff, I -- very honestly, I just haven't gotten in to. If there's no differential runoff, i.e. you haven't increased the flow, then they wouldn't require it.

CHAIRMAN EVANS: All right. That would be the one outstanding issue that would be the stormwater. So two options again are either to approve the preliminary plat contingent on receiving and having approved an acceptable stormwater plan, or two we could table it until such time that we do get an appropriate plan.

Any thoughts from the Commissioners?

COMMISSIONER REINHOLD: Could we approve the plat with conditions?

CHAIRMAN EVANS: It can be approved with a contingency that acceptable stormwater plan is submitted.

COMMISSION KLENKE: So then with
that contingency if they approve it before the next month's meeting, it's good to go?

CHAIRMAN EVANS: It's -- yeah, it's good to go, and that just allows them to move forward. They still would require the thing on the road, and the final plat would not be approved until everything on the preliminary plat is done.

So it would -- it would allow them to move forward paperwork-wise, but they couldn't do anything physically.

COMMISSIONER KLENKE: All right.

COMMISSIONER REINHOLD: I'd be willing to make a motion to approve the plat --

CHAIRMAN EVANS: I'm sorry. We still have some discussion.

COMMISSIONER REINHOLD: I'm sorry.

COMMISSIONER WILLIAMS: I just want to point I'm not going to be looking for a stormwater plan because if there's no differential runoff, there's no need for a detention basin or a stormwater facilities of any type.

What I'm questioning is the actual calculation that shows there's negative runoff. I haven't delved into that enough to say I'm comfortable
with it. You know very rarely do you see that, but I know in bigger lot subdivisions, it can occur just because you're changing different types of terrain and the different types of both impervious and still pervious areas.

CHAIRMAN EVANS: I guess the question then is, can it be -- the preliminary plat be approved with any wording for a contingency that would be acceptable, or would you rather wait to see?

COMMISSIONER WILLIAMS: You can approve it with a contingency of the more detail on the stormwater runoff calculations. How's that? And that may be just a discussion with the person who did the calculations.

CHAIRMAN EVANS: Any other discussion?

(NONE)

If not...

COMMISSIONER TOBBEN: Bill, does it make a difference that they're still waiting on flow calculations for Boles as well? Is that something we should be concerned about as another contingency potentially?

COMMISSIONER WILLIAMS: You're looking at me?
COMMISSIONER TOBBEN: No, I'm looking in a general direction.

COMMISSIONER WILLIAMS: The water I understand what you're saying because obviously you need fire protection --

COMMISSIONER TOBBEN: Right.

COMMISSIONER WILLIAMS: -- and flow available. If you don't have those yet, what happens if you don't get them?

COMMISSIONER TOBBEN: Right.

CHAIRMAN EVANS: Is that in reference to that letter?

COMMISSIONER TOBBEN: Yeah, the e-mail that they provided this evening.

CHAIRMAN EVANS: Yes. Scottie, have you gotten any more from them?

MS. EAGAN: Bill, I also would like to point out with a preliminary plat, contingencies are not -- the final plat never gets recorded until all regulations have been met. There are still improvement plans that still have to be submitted that Ron has to review and sign off on. I have to get final approval from the fire district before I'll sign off on anything. I have to get a final approval from Ron before I sign off on anything
with the entrance.

   But contingencies are fine. If you want to wait, that's fine. But we have more safeguards than just the contingencies. And the plat's only good for two years. If they don't get it done in two years, it expires.

   If Ron comes up with something in the stormwater that needs to be changed, they need to come back here with an amended preliminary plat for you guys to view. So there's a lot of steps that go along with all of it as.

   CHAIRMAN EVANS: Right, right.

   I understand because if you look at our regulations, there are pages and pages and pages of things that have to be done, and it really included contingencies. There are only those, I guess, things that really stick out but obviously still have to be fixed, whether we put them in as contingent or not.

   So we could just approve it with no contingencies, and they would still have to meet all the criteria.

   MS. EAGAN: Right.

   CHAIRMAN EVANS: But as Ron said, we could do that with no contingencies and still be all right.
Ron, would you prefer a contingency, or does it make any difference?

COMMISSIONER WILLIAMS: It doesn't make any difference because if they don't follow all the regulations and meet all the criteria, they're kind of stuck.

CHAIRMAN EVANS: Any other comments.

(NONE)

If there is no further discussion, Chair would entertain a motion.

COMMISSIONER REINHOLD: I'll make a motion with all the requirements that we just talked about added to it. I'd feel more comfortable if they were on there.

CHAIRMAN EVANS: Okay. A motion that included contingencies of --

COMMISSIONER REINHOLD: Stormwater, entrance.

CHAIRMAN EVANS: Is that sufficient, Ron, stormwater and entrance?

COMMISSIONER REINHOLD: And that they get the water flow on the main, water main.

CHAIRMAN EVANS: All right. I believe that was all the real contingency then.
We have a motion.

COMMISSIONER KLENKE: I'll second.

CHAIRMAN EVANS: We have a motion and a second to approve Preliminary Plat File 190185. All in favor signify by saying aye.

COMMISSIONER REINHOLD: Aye.

COMMISSIONER VOSS: Aye.

COMMISSIONER WILLETTE: Aye.

COMMISSIONER WILLIAMS: Aye.

CHAIRMAN EVANS: Aye.

COMMISSIONER KLENKE: Aye.

COMMISSIONER TOBBEN: Aye.

CHAIRMAN EVANS: Opposed?

(NONE)

The motion is carried.

Moving on to Planning and Zoning Commission Forum.

It is September, so we have election of officers. We need to elect a chairman and vice-chairman. The floor is open for nominations for chairman.

COMMISSIONER REINHOLD: I'd say leave them the way they are.

COMMISSIONER WILLIAMS: Is that
a motion?

COMMISSIONER KLENKE: He's got it.

CHAIRMAN EVANS: All right. We have a nomination for Bill Evans as chairman and Dan Haire as vice-chair.

Any other nominations?

(NONE)

Nominations are closed. All in favor of approving the nominations of those two gentlemen, please signify by saying aye.

COMMISSIONER REINHOLD: Aye.
COMMISSIONER VOSS: Aye.
COMMISSIONER WILLETTE: Aye.
COMMISSIONER WILLIAMS: Aye.
CHAIRMAN EVANS: Aye.
COMMISSIONER KLENKE: Aye.
COMMISSIONER TOBBEN: Aye.
CHAIRMAN EVANS: Opposed?

(NONE)

The motion is carried.

Planning Director's Report.

MS. EAGAN: We have our second public hearing for the rezoning on Thursday at seven o'clock. We have a few more phone calls since the last
meeting. I think we will have more people attending on
Thursday.

My plan is to have the same map I had up
at last month's meeting, and if there's any changes
that are discussed at the meeting that you want it to
be changed, I want to go ahead and make those changes
that night so you guys see what it looks like on the
map.

Hopefully we can make a motion that night.

I'm hopeful, but understand if it doesn't happen. I
want to get the County Commission to start meeting
about it in, at the latest, late October to start
meeting with them about it.

I did send you guys with the packets some
changes that have already been made that were pointed
out since last meeting. I hope you guys followed the
notes and understood what changed and everything like
that.

And then I did make a change to the Y
District, to drop it down to 10,000 square feet instead
of 15,000 square feet. So -- but we'll talk about all
that on Thursday again. If you guys got any concerns
or issues or questions about the rezoning, we can talk
about it tonight to have it ready for Thursday.

Otherwise, we can address everything on
Thursday.

CHAIRMAN EVANS: Yeah, again, if anybody has any issue with it, let Scottie know it.

I personally have talked to her about some that I saw in my township. So if you all look at the map, especially your own township, and see something you'd like to be changed, let Scottie know beforehand.

And then we'll look at it on Thursday, and hopefully we'll be able to take action on Thursday.

MS. EAGAN: We do have the two letters of people that have properties that they want zoned something different. That will be handed out to you guys, and whether or not you want to address them, will be up to you all.

CHAIRMAN EVANS: Right.

Is that it?

MS. EAGAN: I believe so.

CHAIRMAN EVANS: Okay. If there is nothing else, the Chair would entertain a motion to adjourn.

COMMISSIONER WILLIAMS: So moved.

COMMISSIONER TOBBEN: Second.

CHAIRMAN EVANS: Motion and second to adjourn. All in favor signify by saying aye.
COMMISSIONER REINHOLD: Aye.
COMMISSIONER VOSS: Aye.
COMMISSIONER WILLETTE: Aye.
COMMISSIONER WILLIAMS: Aye.
CHAIRMAN EVANS: Aye.
COMMISSIONER KLENKE: Aye.
COMMISSIONER TOBBEN: Aye.
CHAIRMAN EVANS: Opposed?
(NONE)

We are adjourned.

(THEREUPON, THE PROCEEDINGS CONCLUDED AT 7:39 P.M.)

o8o
CERTIFICATE OF REPORTER

I, PATSY A. MAYBERRY, Professional Court Reporter and Notary Public within and for the State of Missouri, before whom the foregoing proceeding was taken, do hereby swear that: the aforementioned was held at the time and in the place previously described; the 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. Mayberry, Court Reporter
Notary Public, State of Missouri

My Commission Expires:
August 26, 2022
PUBLIC HEARINGS  9/17/2019

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