

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 OCTOBER 16, 2018
11 (COMMENCING AT 7:00 P.M.)

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

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1 A P P E A R A N C E
2 PLANNING AND ZONING COMMISSION:
3 BILL EVANS, CHAIRMAN
4 TIMOTHY REINHOLD, COMMISSIONER
5 STANLEY VOSS, COMMISSIONER
6 BILL McLAREN, COMMISSIONER
7 DEBBIE WILLETTE, COMMISSIONER
8 RON WILLIAMS, COMMISSIONER
9 TOM TOBBEN, COMMISSIONER
10 RUSSELL McCREARY, 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:
17 PATSY A. MAYBERRY, C. R.
18 711 NORTH 11TH STREET
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25

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

2 (OCTOBER 16, 2018)

3 CHAIRMAN EVANS: I'll call to
4 order the October 16th meeting of the Franklin County
5 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 (Not present.)

13 MS. EAGAN: Tim Reinhold?

14 COMMISSIONER REINHOLD: Here.

15 MS. EAGAN: Debbie Willette?

16 COMMISSIONER WILLETTE: Here.

17 MS. EAGAN: Tom Tobben?

18 COMMISSIONER TOBBEN: Here.

19 MS. EAGAN: Bill McLaren?

20 COMMISSIONER McLAREN: Here.

21 MS. EAGAN: Stan Voss?

22 COMMISSIONER VOSS: Here.

23 MS. EAGAN: Dan Haire?

24 COMMISSIONER HAIRE: (Not
25 present.)

1 MS. EAGAN: Russell McCreary?

2 COMMISSIONER McCREARY: Here.

3 MS. EAGAN: And, Ron Williams?

4 COMMISSIONER WILLIAMS: Here.

5 MS. EAGAN: Okay. We have a
6 quorum.

7 CHAIRMAN EVANS: Thank you.

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

13 (NONE)

14 There are no declarations. Scottie,
15 will you please give us the presentation of the
16 meeting procedures and exhibits.

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

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

23 Other matters on the agenda will require
24 public hearings under Missouri law. If a matter
25 involves a public hearing, all individuals who desire

1 to testify will be given an opportunity to do so.

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

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

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

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

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

24 When it is your turn to speak, you will
25 come to the front of the room, you will come to the

1 front of the room to address the Commission and only
2 the Commission, not anyone in the audience, with your
3 comments.

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

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

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

16 CHAIRMAN EVANS: Thank you.

17 All Commissioners should have received a
18 copy of the August 21st meeting minutes. If there
19 are no corrections, additions, the Chairman would
20 entertain a motion to approve.

21 (NONE)

22 COMMISSIONER McCREARY: Mr.
23 Chairman, I make a motion to approve the minutes of
24 August 21st.

25 COMMISSIONER TOBBEN: I'll

1 second that.

2 CHAIRMAN EVANS: We have a
3 motion and a second to approve the August 21, 2018
4 minutes. All in favor signify by saying aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER WILLETTE: Aye.

9 COMMISSIONER WILLIAMS: Aye.

10 COMMISSIONER TOBBEN: Aye.

11 CHAIRMAN EVANS: Aye.

12 COMMISSIONER McCREARY: Aye.

13 CHAIRMAN EVANS: Opposed?

14 (NONE)

15 The minutes are approved.

16 Communication and Visitor Comments.

17 Anyone wishing to address the Commission?

18 (NONE)

19 If not, we'll move on to Old Business,
20 which we have none.

21 New Business File 180223, Planning and
22 Zoning. This is a public hearing.

23 Scottie, you have 15 minutes.

24 MS. EAGAN: Okay.

25 This is File 183223. The Planning and

1 Zoning Department is seeking to amend the Land Use
2 Regulations, Article 11, Floodplain Management.

3 So a few months back this article came
4 before you guys. Everything looked good. It was all
5 mandated by FEMA. The week before this went before
6 the County Commission. They informed us that our
7 regulations say mobile homes single or mobile homes
8 double, and they wanted it to say manufactured home.

9 So we just basically went through the
10 regulations. Any time it said mobile home or mobile
11 home park, we had to change it to manufactured.

12 And that is the only change to Article
13 11.

14 CHAIRMAN EVANS: Any
15 discussion or comments?

16 COMMISSIONER WILLIAMS: Just
17 maybe a question. I know there's probably been
18 revisions before this.

19 This is the first time they've caught
20 this because it seems like going from mobile homes to
21 manufactured homes occurred quite a while ago.

22 MS. EAGAN: I mean, they had
23 the copy of what we were proposing to bring before
24 you guys back in June, and the first time we heard
25 about the change was the week before it got passed.

1 CHAIRMAN EVANS: Any other
2 questions or comments?

3 COMMISSIONER TOBBEN: Scottie,
4 just a couple of typos. On 11.18 and 11.20, just
5 missing the 'D' in manufactured. I'm no English
6 major, but those additions would be appropriate.

7 MS. EAGAN: Thank you.

8 COMMISSIONER McCREARY: Where?

9 COMMISSIONER TOBBEN: 11.18
10 and 11.20.

11 COMMISSIONER McCREARY: Good
12 job.

13 CHAIRMAN EVANS: Any other
14 comments, questions?

15 (NONE)

16 If not, the Chair would entertain a
17 motion to move this to Old Business with the
18 corrections.

19 COMMISSIONER McLAREN: Motion.

20 COMMISSIONER WILLETTE:

21 Second.

22 CHAIRMAN EVANS: We have a
23 motion and a second to move File 180223 to Old
24 Business. All in favor signify by saying aye.

25 COMMISSIONER REINHOLD: Aye.

1 COMMISSIONER VOSS: Aye.
2 COMMISSIONER McLAREN: Aye.
3 COMMISSIONER WILLETTE: Aye.
4 COMMISSIONER WILLIAMS: Aye.
5 COMMISSIONER TOBBEN: Aye.
6 CHAIRMAN EVANS: Aye.
7 COMMISSIONER McCREARY: Aye.
8 CHAIRMAN EVANS: Opposed?
9 (NONE)
10 Motion is carried.
11 Let's just move back to Old Business.
12 File 180223. Any further discussion?
13 (NONE)
14 If not, the Chair would entertain a
15 motion to approve.
16 COMMISSIONER McLAREN: Motion.
17 COMMISSIONER McCREARY: Second
18 it.
19 CHAIRMAN EVANS: We have a
20 motion and second to approve File 180223. All in
21 favor signify by saying aye.
22 COMMISSIONER REINHOLD: Aye.
23 COMMISSIONER VOSS: Aye.
24 COMMISSIONER McLAREN: Aye.
25 COMMISSIONER WILLETTE: Aye.

1 COMMISSIONER WILLIAMS: Aye.
2 COMMISSIONER TOBBEN: Aye.
3 CHAIRMAN EVANS: Aye.
4 COMMISSIONER McCREARY: Aye.
5 CHAIRMAN EVANS: Opposed?
6 (NONE)
7 Motion is carried.
8 Moving on to Preliminary Plats. We need
9 a motion to remove File 180172 from the table so it
10 can be discussed.
11 COMMISSIONER TOBBEN: I make a
12 motion to remove File 180172 from the table for
13 discussion.
14 COMMISSIONER REINHOLD: Second
15 it.
16 CHAIRMAN EVANS: We have a
17 motion and a second to remove File 180172 from the
18 table. All in favor signify by saying aye.
19 COMMISSIONER REINHOLD: Aye.
20 COMMISSIONER VOSS: Aye.
21 COMMISSIONER McLAREN: Aye.
22 COMMISSIONER WILLETTE: Aye.
23 COMMISSIONER WILLIAMS: Aye.
24 COMMISSIONER TOBBEN: Aye.
25 CHAIRMAN EVANS: Aye.

1 COMMISSIONER McCREARY: Aye.

2 CHAIRMAN EVANS: Opposed?

3 (NONE)

4 Motion is carried.

5 So we will adjust File 180172,
6 Wunderlich Surveying for Krakow Land and Cow Company.

7 Only written comments from the public may be
8 submitted. No oral testimony will be accepted.

9 Is the applicant present? If you can
10 state your name and address, please.

11 MR. CAMERON LUEKEN: My name
12 is Cameron Lueken with Wunderlich Survey and
13 Engineering.

14 MS. EAGAN: Bill, before he
15 starts, do you want me to do the staff report?

16 CHAIRMAN EVANS: I'm sorry.
17 Scottie, will you please do the staff
18 report.

19 MS. EAGAN: This is File
20 180172. The applicant is Cameron Lueken for Krakow
21 Land and Cow Company.

22 The applicant wishes to create a
23 three-lot major subdivision in the Suburban
24 Development Zoning District.

25 The property is located off of Brookline

1 Drive, approximately 2,000 feet north of Country Club
2 Road in St. Johns Township.

3 The Facts: The total property being
4 developed is as part of the subdivision is
5 approximately four acres in size. The remaining
6 acreage is being added to the property to the north.

7 The applicant is wishing to subdivide
8 this property into three lots, each being less than
9 one acre in size and a common ground lot being
10 approximately one acre.

11 This property is located in the Suburban
12 Development Zoning District. The minimum lot size is
13 30,000 square feet in this zoning district, with a
14 maximum density of one dwelling unit per 30,000
15 square feet.

16 The density of this development is
17 approximately one dwelling unit per 36,000 square
18 feet.

19 This property is in Public Water Supply
20 District No. 1. The preliminary plat indicates water
21 and sewer will be provided by Public Water Supply
22 District No. 1 and the sewage treated by the City of
23 Washington.

24 Planning and Zoning has not received any
25 stormwater plans for this development. However, it

1 has been indicated that the stormwater for Country
2 Club Estates, Plat 1, has enough capacity for this
3 development as well.

4 The preliminary plat shows all utility
5 easements meeting the standards set forth in the
6 Franklin County Regulations. All utilities shall be
7 located underground.

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

11 The applicant shall provide fire
12 protection in accordance with Article 8, Section 175.
13 The applicant shows an existing hydrant with an
14 8-inch water line that meets our regulations.

15 This property is surrounded by Country
16 Club Estates Plat 1 to the south and west and
17 low-density residential and undeveloped land to the
18 north and east.

19 Staff Comments: The improvements to be
20 reviewed by Franklin County should be submitted
21 before final approval showing the requirements as set
22 forth in Article 8, Section 175, Subsection D.

23 The preliminary plat needed to be
24 amended to show this item, the water line supplying
25 the hydrant, which they did do for us.

1 CHAIRMAN EVANS: Thank you.

2 (Thereupon, the witness was
3 sworn.)

4 MR. LUEKEN: Good evening. My
5 name is Cameron. So we got -- to kind of give you a
6 history on this, I think it was about 2003, '4, '5,
7 something like that the property to the south, it got
8 developed, the Franklin Country Club Estates,
9 something like that.

10 Basically this was a portion of the
11 ground that was previously preliminary platted going
12 north. So what happened was when we approached the
13 County to do this, we had 11, 12, 13 lots, something
14 like that, and we talked to the neighbor. The
15 neighbor actually had an easement coming through a
16 portion of the ground to the north, and in talking to
17 the neighbor, they desired they wanted more of a
18 buffer around them, the Cortzes (ph.). So they bought
19 some ground to the south of them, to the east of
20 them, and to the north of them, comprising around
21 about 23 acres from the developer.

22 So that then resulted in us shortening
23 this down to basically the cul de sac on the end of
24 this tract. So the net effect was basically there
25 was one existing lot there in the Brookline Drive,

1 and we just reconfigured it to re-subdivide that lot
2 and make it basically a three-lot subdivision.

3 So the net effect is we're adding two
4 lots and a cul de sac to the end of the existing
5 Brookline Drive. Pretty simple.

6 So do you have any questions for me?

7 CHAIRMAN EVANS: Any questions
8 for Cameron? Russell?

9 COMMISSIONER McCREARY: Yeah.
10 Cameron, what's the lamp pole?

11 MR. LUEKEN: So a lamp pole,
12 yes. So that's a good question. So that goes back
13 like pretty quick.

14 So when you lay sewer, an 8-inch sewer
15 line, they used to use lamps to make sure it was
16 straight, straight sort of alignment. They'd shine a
17 lamp in it, and we just never got rid. It's the same
18 thing as a clean-out, but it's a lamp pole. So it's
19 a sanitary sewer clean-out for this.

20 COMMISSIONER McCREARY: Okay.
21 Because yeah, it's at the end of the --

22 MR. LUEKEN: The line, yeah.

23 COMMISSIONER McCREARY: Yeah.

24 I was --

25 MR. LUEKEN: Yeah. Yeah, we

1 probably need to get that out in our engineering
2 lingo, yeah.

3 COMMISSIONER McCREARY: Yeah.

4 MR. LUEKEN: The lamp pole,
5 yeah. I'm sorry. Clean-out would be more
6 appropriate these days.

7 COMMISSIONER McCREARY: Okay.

8 Thank you.

9 MR. LUEKEN: Yeah.

10 CHAIRMAN EVANS: Any other
11 questions?

12 COMMISSIONER McLAREN: Mr.
13 Chairman.

14 CHAIRMAN EVANS: Bill.

15 COMMISSIONER McLAREN: In the
16 application, it talks about the 34 acres. What's the
17 34 -- does the 34 acres mean anything?

18 MR. LUEKEN: Not at this
19 point. It originally was about 34 acres because it
20 was comprised of everything around the Cortzes (ph.)
21 that they bought. So the -- originally in the
22 application we had a bigger area, you might say, we
23 were going to plat. But after the Cortzes bought
24 this and after it all got divided up, it's now like
25 four or something like that.

1 COMMISSIONER McLAREN: All
2 right.

3 CHAIRMAN EVANS: Any other
4 questions?

5 (NONE)

6 Okay. Thank you, Cameron.

7 MR. LUEKEN: Thank you.

8 CHAIRMAN EVANS: Scottie, so
9 all the required information required by our
10 regulations for the PUD you have received?

11 MS. EAGAN: That is correct.
12 For the preliminary plat.

13 CHAIRMAN EVANS: Preliminary
14 plat. I'm sorry.

15 Well, if there's no further discussion,
16 the Chair would entertain a motion to approve.

17 There is no oral testimony on this.

18 AUDIENCE MEMBER: Sir?

19 CHAIRMAN EVANS: Ma'am, when
20 we started this file, I said only written comments
21 from the public may be submitted, no oral testimony
22 would be accepted.

23 AUDIENCE MEMBER: But he got
24 to speak.

25 CHAIRMAN EVANS: Any further

1 discussion? I said if not, the Chair would entertain
2 a motion to approve.

3 COMMISSIONER TOBBEN: I make a
4 motion to approve Preliminary Plat File No. 180172.

5 COMMISSIONER REINHOLD: I'll
6 second it.

7 CHAIRMAN EVANS: We have a
8 motion and a second to approve File 180172. All in
9 favor signify by saying aye.

10 COMMISSIONER REINHOLD: Aye.

11 COMMISSIONER VOSS: Aye.

12 COMMISSIONER McLAREN: Aye.

13 COMMISSIONER WILLETTE: Aye.

14 COMMISSIONER WILLIAMS: Aye.

15 COMMISSIONER TOBBEN: Aye.

16 CHAIRMAN EVANS: Aye.

17 COMMISSIONER McCREARY: Aye.

18 CHAIRMAN EVANS: Opposed?

19 (NONE)

20 The file is approved.

21 Planning and Zoning Commission Forum.

22 Anything the Commissioners would like to discuss?

23 COMMISSIONER McCREARY: Mr.

24 Chairman, I'd like to announce regretfully that I'm

25 going to have to step down from this Board.

1 As Scottie says during every meeting,
2 the ever-changing conditions of Franklin County,
3 well, there's family issues that's going on, and I'm
4 going to have to bow out.

5 I can see easily next year I'll miss at
6 least three meetings, and as part of our -- part of
7 our By-Laws that if you can see that you're going to
8 do that, you should make this office available to
9 somebody else.

10 It has to do with family members and
11 health issues and things like that, but maybe in the
12 future if there's an opening again, I'd like to be
13 reconsidered for this spot. But as of now for the
14 unforeseen future, I can see myself not being able to
15 attend as -- as I should.

16 So I'd like to let you know I'm going to
17 say November 1st, because that'll let me finish the
18 project that the staff has given us as far as the
19 zoning for the foreseeable future.

20 But I don't think I'll be here next
21 month.

22 CHAIRMAN EVANS: Thank you,
23 Russell. We hate to see you go. You obviously an
24 asset and we appreciate your input and the time that
25 you take to be here and all that you've done, and

1 we're going to miss you. Hopefully we'll see you
2 again, and hopefully you'll be back.

3 COMMISSIONER McCREARY: Thank
4 you.

5 CHAIRMAN EVANS: Thank you.
6 Anything else the Commissioners would
7 like to discuss?

8 (NONE)

9 If not, the Planning Director's report.

10 MS. EAGAN: I got Bill's
11 coloring page for me. Does anybody have any
12 questions, or is it going well for everybody?

13 Ron, you can still take Boles if you
14 want it.

15 COMMISSIONER WILLIAMS: Oh,
16 I'd probably just screw it up.

17 MS. EAGAN: Okay. So if you
18 don't have any questions, I would like them back next
19 month

20 Again, Tori and I and Nichole are
21 working every week at getting our coloring done in
22 the office.

23 And then next month, we have a full
24 agenda. We have two rezonings, one is going to be in
25 the Landvatter file. We have two conditional use

1 permits and one planned unit development. So it will
2 be -- it will be a good one next month.

3 CHAIRMAN EVANS: Well, I'll
4 say I may stop by the office because I know in doing
5 the township, sometimes it's a little bit difficult
6 and it may be helpful if anybody else wants to stop
7 by the look at the existing one. Because to work
8 from a blank sometimes I'm hitting areas where...

9 MS. EAGAN: Right. Well, we
10 can e-mail you guys also. I e-mailed or Nichole
11 e-mailed Tommy -- Tom a zoning map. So if you guys
12 need one, just let us know, and we can get you one.

13 CHAIRMAN EVANS: I personally
14 would like one. I don't know if anyone else would.

15 MS. EAGAN: We can e-mail
16 everybody if it would just be simpler. Okay.

17 CHAIRMAN EVANS: Bill.

18 COMMISSIONER McLAREN: After
19 we -- after you get this in and you can look at what
20 you're done, look at what we've done, what will be
21 the next step or how do the color -- are we going to
22 justify what we think, or how are we going to go
23 about that?

24 MS. EAGAN: So what will
25 happen is once we get all yours back and we kind of

1 compromise with what we're doing, then more than
2 likely, I'll probably just talk with the County
3 Commission before I bring it to you guys. And then
4 I'll bring it to you guys with one, maybe two, public
5 hearings about what we're doing. And then we'll go
6 over to the County Commission.

7 COMMISSIONER McLAREN: When
8 would -- what would we kind of expect to finish this?

9 MS. EAGAN: Like to be
10 completely done with it?

11 COMMISSIONER McLAREN: Well,
12 yeah. I mean, yeah, so that we -- you know, we've
13 got something done and we're not relying on something
14 that's 30 years old when people are wanting to rezone
15 stuff.

16 MS. EAGAN: My goal is by next
17 summer to have it done.

18 CHAIRMAN EVANS: So that will
19 give us a chance to look at it and have public
20 hearings so anyone in his position see if he wants to
21 talk about it and put their input.

22 MS. EAGAN: Right.

23 CHAIRMAN EVANS: Back and
24 forth until we have complete product.

25 MS. EAGAN: Uh-huh.

1 COMMISSIONER McCREARY:
2 Scottie, I do have some questions about RD1, 2 and 3.
3 They all say central sewer and water.
4 I'm looking at the plat and I'm going like well,
5 there's a lot of homes that are there that don't have
6 it, and they don't -- I mean, they more than meet the
7 requirements for three acres or above, but again,
8 there is the call for central water and sewer.

9 I have different developments within my
10 area that do have central water and sewer, but
11 they're not hooked up to anything. You know, they
12 have their own system, so to speak, their own sewage
13 system, and I could see where that could be in the
14 future where it could easily hooked up. But I don't
15 know exactly how to classify them 1, 2 and 3 as
16 what's out there versus what might be out there.

17 So that's the question that maybe, I
18 don't know, you can tutor me on.

19 MS. EAGAN: Yeah, I mean, I
20 can tell you of the three of us we're struggling with
21 the residential districts because we do have so many
22 and the difference in them are not much. So the way
23 we are handling it is we are potentially --
24 potentially going to come forward with different
25 residential districts of this is what we see SD being

1 now, this is what we see RD1 being now. Because what
2 is there, it's just real tough for us to --

3 COMMISSIONER McCREARY: That's
4 the same issue that I'm running up against. It's
5 like okay, well, how do I classify this so we're not
6 so much worried about that as 1, 2 and 3 as just
7 residential versus any other commercial?

8 MS. EAGAN: Right. I mean,
9 obviously RD2 is your multi-family, your mobile home
10 parks, and stuff like that.

11 COMMISSIONER McCREARY: Right.

12 MS. EAGAN: Your RD1 is just
13 strictly single-family homes, and then your RD3
14 allows multi-family. So you'll want to look at it
15 that way.

16 Do you see this area developing with
17 multi-family housing, or do you see it as more just
18 single-family homes?

19 I can tell you right now we're
20 struggling with where to put RD2 because of the
21 mobile home parks.

22 COMMISSIONER McCREARY: Yeah.

23 MS. EAGAN: So --

24 COMMISSIONER McCREARY: That's
25 the thing. I mean, the -- the rest of the

1 descriptions are pretty self-explanatory, but the
2 thing is with the sewer and the central water, it's
3 like stuff -- there's stuff in my subdivision I
4 disqual- -- you know, we disqualified for that
5 because it's only seven homes in a subdivision. I
6 know it -- over the course of the history, it's gone
7 down from what's a major, what's a minor subdivision
8 and the requirements.

9 So I guess what I'm looking for is to do
10 I continue to cover the ones that don't have central
11 sewer as one specific residential district versus
12 others, and just kind of -- I won't say ignore the
13 fact for the call for central water and sewer, but
14 just look at the other criteria for the different
15 zones?

16 MS. EAGAN: I would just look
17 at what you -- act like it's a blank slate and
18 there's no subdivisions there. What do you envision
19 it being? What's the best use for that area and that
20 property?

21 COMMISSIONER McCREARY: Okay.

22 MS. EAGAN: Don't get so hung
23 up on it already being developed as subdivisions.
24 That won't matter to us when we're doing the
25 rezoning.

1 COMMISSIONER McCREARY: Okay.

2 Thanks.

3 MS. EAGAN: Uh-huh.

4 COMMISSIONER VOSS: I've got a
5 question. When I was working on mine, I noticed that
6 the line is close to my boundary I guess as with
7 Tim's. It's close to Highway 50 and the railroad
8 tracks, but it deviates. I mean, it's a line.

9 MS. EAGAN: Right.

10 COMMISSIONER VOSS: And I was
11 trying to think what's right way to go, but there was
12 not one adjoining had the same zoning as mine. If I
13 looked across the line, it's different, and that line
14 is a line that we drew here.

15 MS. EAGAN: Your township
16 line, the zoning changes?

17 COMMISSIONER VOSS: Yes. The
18 zoning on that line. There was not one that
19 corresponds on mine. So it got real difficult with
20 the thing, you know, how is this going to be in the
21 future when maybe we're making a mistake by just
22 saying just -- just this one, or are we trying to
23 work together and say okay, what's happening across
24 that line?

25 MS. EAGAN: I mean, you're

1 more than welcome to go across the lines. I was just
2 giving you guys the area to work in.

3 COMMISSIONER VOSS: But --
4 have you guys looked at yours? Has anyone noticed
5 that there's nothing. If you look around at them if
6 you go across the line. It is different, and a line
7 is not one that's the same. It has a line that is
8 just a line that is not really a road or --

9 CHAIRMAN EVANS: Yeah, I know,
10 I have that in my township where I have looked at the
11 -- the one reason I wanted to see the zoning because
12 I have the Meramec River on one side, but other than
13 that, you're going up Wood De Lane (ph.) and there's
14 a line. And I'm trying to figure out. There's no
15 township sign, so I'm trying to figure out where the
16 township really ends.

17 COMMISSIONER VOSS: I think
18 she's straightened me out on something a little bit.
19 I was looking at this, and I guess I'm -- I'm a
20 little --

21 MS. EAGAN: Well, it's the
22 same zoning because a lot of our old zoning was done
23 by section lines and parcel lines and not actual
24 parcels. So --

25 COMMISSIONER VOSS: Because

1 Highway 50 in mine -- in my zoning is pretty
2 important spot. It's got the railroad tracks too.
3 So it's like once you get across that, maybe it's a
4 little different. And I kind of used that, but then
5 my lines actually goes, you know, up and down --

6 MS. EAGAN: Right.

7 COMMISSIONER VOSS: -- that.

8 Which I was kind of hoping --

9 MS. EAGAN: I'll send you the
10 zoning map so you can see the actual zoning. Now,
11 what Curtis printed -- and I don't know why he
12 printed it that way -- is the precincts. So ignore
13 those colors on it.

14 COMMISSIONER VOSS: I'm
15 looking at the colors, and --

16 MS. EAGAN: Right.

17 CHAIRMAN EVANS: Oh, yeah.
18 Look at the precincts because he wouldn't have -- in
19 my township there's two precincts.

20 Bill.

21 COMMISSIONER McLAREN: And it
22 was hard for me like on my large computer, I couldn't
23 section it out and make it bigger to look at it. I
24 can actually see it better or I could make it bigger
25 and be more legible on my phone, which is hard to

1 believe that I can see it more on my phone than I
2 could on my computer.

3 But what I want and did is -- if you'll
4 look at mine, I made lines. You know, I would look
5 at -- find Calvey Creek or find something and find a
6 line where the zoning was, and what you asked about
7 was it a mistake, that was a place that I colored in.
8 It was a line that I could, you know, line out and
9 see what was the way it was originally zoned.

10 And yeah, but when you get down there to
11 Hickey Slender Lane (ph.), I have a lot of trouble at
12 the end of our park should this be the community
13 development it is, or should it be agricultural. And
14 I tried to look, and I don't know that it's fair to
15 do what I did. I may have done altogether different,
16 but I've got to look at who owned the land and how
17 long they had owned the land and what I thought would
18 develop or not is kind of the way I looked at it. I
19 don't know if that was at all fair.

20 And then I also looked at the floodplain
21 areas so if something was in the floodplain, I worked
22 real hard at trying to get it. If the majority was
23 in floodplain, with us having just like the
24 floodplains stuff we did tonight, I thought it was
25 important that before that would be developed that it

1 would come back to us and we would have a second
2 chance to say on floodplain whether it ought to be
3 developed or not even though it was zoned, something
4 else could happen.

5 CHAIRMAN EVANS: A good point.

6 COMMISSIONER McCREARY: Well,
7 that -- Bill, thanks for bringing that up because
8 that was another -- I just assumed that the
9 floodplain regulations, no matter what I colored in
10 as a zone, would supercede whatever. I mean, I'm
11 sure I'm going to color in whatever, and it's going
12 to be -- it's not a final set thing on any personal
13 land. But I was under the assumption, no matter what
14 I classify it at, it will not be allowed to be
15 developed no matter what it is if it's in a -- if it
16 goes against our floodplain regulations.

17 And if it -- if it is developed, it has
18 to adhere to what we -- what we just changed to match
19 federal law. So it doesn't really matter what --

20 MS. EAGAN: Yeah. Anything in
21 floodplain would need to meet Article 11 regardless
22 of the zoning.

23 COMMISSIONER McCREARY: Right.
24 So it -- but that's one thing I'm glad you brought
25 that up because I forgot to ask that question that my

1 assumption is correct, that it's going to be taken
2 care of no matter what it's zoned at as far as the
3 floodplain goes.

4 MS. EAGAN: Uh-huh.

5 COMMISSIONER McCREARY: Thank
6 you.

7 CHAIRMAN EVANS: Anything
8 else?

9 (NONE)

10 If not, the Chair would entertain a
11 motion to adjourn.

12 COMMISSIONER McCREARY: I'll
13 make a motion to adjourn.

14 COMMISSIONER McLAREN: Second.

15 CHAIRMAN EVANS: Thank you,
16 Russell. I have a motion and a second to adjourn.
17 All in favor signify by saying aye.

18 COMMISSIONER REINHOLD: Aye.

19 COMMISSIONER VOSS: Aye.

20 COMMISSIONER McLAREN: Aye.

21 COMMISSIONER WILLETTE: Aye.

22 COMMISSIONER WILLIAMS: Aye.

23 COMMISSIONER TOBBEN: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER McCREARY: Aye.

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CHAIRMAN EVANS: Opposed?

(NONE)

We are adjourned.

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

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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

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