

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

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10 PLANNING AND ZONING COMMISSION  
11 PUBLIC HEARING  
12 NOVEMBER 17, 2020  
13 (Commencing at 7:00 p.m.)

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22

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

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1                                   A P P E A R A N C E S  
2    PLANNING AND ZONING COMMISSIONERS:  
3                                   WILLIAM EVANS, JR., CHAIRMAN  
4                                   DAN HAIRE, VICE-CHAIRMAN  
5                                   STANLEY VOSS, COMMISSIONER  
6                                   BILL McLAREN, COMMISSIONER  
7                                   DEBBIE WILLETTE, COMMISSIONER  
8                                   JIM GRUTSCH, COMMISSIONER  
9                                   MIKE KLENKE, COMMISSIONER  
10                                  DAVE LARAMORE, COMMISSIONER  
11                                  DENNIS HARTMANN, COMMISSIONER  
12    PLANNING AND ZONING STAFF:  
13                                  SCOTTIE EAGAN, PLANNING DIRECTOR  
14                                  CRYSTAL HOLDMEIER, ASSISTANT  
15    LEGAL COUNSEL:  
16                                  MARK PIONTEK, COUNTY ATTORNEY  
17    ALARIS LITIGATION SERVICES:  
18                                  By: PATSY A. MAYBERRY, C. R.  
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22  
23  
24  
25

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

2 (NOVEMBER 17, 2020)

3 CHAIRMAN EVANS: I'd like to go  
4 ahead and call to order the November 17th meeting of  
5 the Franklin County Planning and Zoning Commission.

6 Scottie, if you would please take roll.

7 MS. EAGAN: Bill Evans?

8 CHAIRMAN EVANS: Here.

9 MS. EAGAN: Jim Grutsch?

10 COMMISSIONER GRUTSCH: Here.

11 MS. EAGAN: Dan Haire?

12 COMMISSIONER HAIRE: Here.

13 MS. EAGAN: Dennis Hartmann?

14 COMMISSIONER HARTMANN: Here.

15 MS. EAGAN: Mike Klenke?

16 COMMISSIONER KLENKE: Here.

17 MS. EAGAN: Bill McLaren?

18 COMMISSIONER McLAREN: Here.

19 MS. EAGAN: Tim Reinhold?

20 COMMISSIONER REINHOLD: (Not

21 present.)

22 MS. EAGAN: Stan Voss?

23 COMMISSIONER VOSS: Here.

24 MS. EAGAN: Debbie Willette?

25 COMMISSIONER WILLETTE: Here.

1 MS. EAGAN: Karl Mittler?

2 COMMISSIONER MITTLER: (Not  
3 present.)

4 MS. EAGAN: And, Dave Laramore?

5 COMMISSIONER LARAMORE: Here.

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

8 CHAIRMAN EVANS: Thank you.

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

14 (NONE)

15 If there are none, Scottie, will you  
16 please give us a presentation of the meeting  
17 procedures and exhibits.

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

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

24 Other matters on the agenda require  
25 public hearings under Missouri law. If a matter

1 involves a public hearing, all individuals who desire  
2 to testify will be given an opportunity to do so.

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

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

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

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

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

25 When it is your turn to speak, you will



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

4 It is possible for the Planning  
5 Commission to decide to move a New Business issue to  
6 Unfinished 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 of the Commissioner should have  
18 received copy of the October 20th minutes. If there  
19 are no questions, additions, or changes, the Chair  
20 would entertain a motion to approve.

21 COMMISSIONER GRUTSCH: Mr.  
22 Chairman, I would like to make a motion to approve the  
23 minutes as submitted.

24 COMMISSIONER WILLETTE: I'll  
25 second that motion.

1 CHAIRMAN EVANS: We have a  
2 motion and a second to approve the October 20th  
3 minutes as submitted. All in favor signify by saying  
4 aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER WILLETTE: Aye.

8 COMMISSIONER GRUTSCH: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER KLENKE: Aye.

11 COMMISSIONER HAIRE: Aye.

12 COMMISSIONER LARAMORE: Aye.

13 COMMISSIONER HARTMANN: Aye.

14 CHAIRMAN EVANS: Opposed?

15 (NONE)

16 The minutes are approved.

17 Communication and Visitors Comments.

18 Anyone present wishing to address the Commission?

19 (NONE)

20 If not, we'll move on to Unfinished

21 Business. We have none.

22 New Business. File 200172, Kennelwood

23 Village, Incorporated. No public comment accepted.

24 Scottie, will you please give us the

25 details.

1 MS. EAGAN: This File 200172  
2 for Kennelwood Village.

3 The applicant wishes to create a Planned  
4 Unit Development in the Y Zoning District.

5 The property is located on Clearview  
6 Road, approximately 350 feet east of Highway A in  
7 Union Township.

8 THE FACTS: The total area for the PUD is  
9 approximately 37 acres and 9 parcels.

10 The zoning of this property as of January  
11 14, 2020 is Y. Prior to January 14, 2020, this  
12 property was zoned Community Development.

13 This Planned Unit Development is for a  
14 nine-lot educational academy for dog trainers along  
15 with educational housing for trainers enrolled in the  
16 academy.

17 The proposal shows two training arenas, a  
18 fenced-in exercise area, above-ground training pool,  
19 and multiple educational housing.

20 The applicant plans to utilize some of  
21 the already existing homes as student housing  
22 facilities.

23 This development is being proposed in  
24 multiple phases. Phase 1 includes renovating the  
25 existing training arena, renovating the existing

1 educational housing Number 1, renovating the  
2 educational animal housing, the 20-foot road, the  
3 proposed 8-inch waterline with fire hydrants, parking  
4 for the training arena and educational housing, the  
5 Fire Department turnaround, and the proposed sign.

6 Phase 1 will take place between 2020 and  
7 2022.

8 Phase 2, which includes renovating  
9 existing homes Number 2 and 3 will take place between  
10 2023 and 2024.

11 All future phases, which includes  
12 educational housing if needed, will take place after  
13 2025.

14 The properties around the proposed site  
15 are zoned Y.

16 The properties to the west and southwest  
17 are primarily high-density residential properties.

18 The properties to the east are primarily  
19 low-density residential properties and undeveloped  
20 land.

21 The property to the north across  
22 Clearview Road is Clearview School.

23 These properties will have access to  
24 Clearview Road and Ivey Estates Drive. Clearview Road  
25 is a county-maintained road with a 40-foot

1 right-of-way width. Ivey Estates Drive is a private  
2 road with a 40-foot right-of-way width.

3 This property is located in Public Water  
4 Supply District Number 1.

5 STAFF COMMENTS: This development is  
6 proposing a 50-foot road easement at Clearview Road  
7 for about 100 feet, and then it tapers down to a  
8 driveway. The proposed width of the road is 20 feet,  
9 which exceeds our requirement of 18 feet for two-way  
10 traffic.

11 This development is proposing to use  
12 septic systems and Public Water Supply District Number  
13 1 for water supply.

14 Without the approval of a PUD, this  
15 development would not be allowed based on the mixed  
16 uses and multiple residences on the properties.

17 As of 11/9/2020, we have no approval of  
18 the stormwater plans for this development.

19 I will say that I think Jim did receive  
20 conceptual stormwater plans, but we haven't gotten the  
21 final plans yet, but we can approve contingent upon  
22 those final plans.

23 CHAIRMAN EVANS: All right.

24 Thank you.

25 Is the applicant present? State your

1 name and address and sign in, please.

2 MR. FIJU JOB: Fiju Job. 1875  
3 Lackland Parkway.

4 (THEREUPON, THE WITNESS WAS  
5 SWORN.)

6 First I want to thank all of you for  
7 giving me an opportunity to present today on our final  
8 PUD plan. I am very excited to be here on behalf of  
9 the entire leadership team at Kennelwood.

10 Before I pass out the final PUD, I wanted  
11 to make a few quick statements. First, I wanted to  
12 thank each of you Commissioners and neighbors that may  
13 be present today and have been present at previous  
14 meetings for the feedback that you guys provided  
15 throughout this process.

16 It was critical to us to understand the  
17 concerns so we could take steps to address that to  
18 provide more viable plans like we have presented now.  
19 Thank you.

20 Second, I wanted to thank Scottie and her  
21 team at P and Z. They've been very loyal to the  
22 responsibilities of their respective positions, while  
23 at the same time being very supportive and helpful  
24 throughout his last year.

25 In my opinion, they are excellent

1 stewards for Franklin County. Thank you, Scottie.

2 At this time I'd like to pass out our  
3 final PUD. May I submit the final PUD into evidence.

4 (THEREUPON, EVIDENCE WAS MARKED  
5 FOR IDENTIFICATION AND SUBMITTED FOR  
6 THE RECORD AS APPLICANT 200172  
7 EXHIBIT 1.)

8 We've updated this PUD to reflect the  
9 items Scottie remarked in her staff comments, and  
10 we've confirmed it meets all the requirements for a  
11 final development plan as referenced in Article --  
12 Section 204, Parking.

13 That is all that I have at this time.

14 CHAIRMAN EVANS: Do the  
15 Commissioners have any questions for the applicant?

16 (NONE)

17 All right. Thank you.

18 So, Scottie, other than the stormwater,  
19 you have received all the documentation required?

20 MS. EAGAN: Yes, we have.

21 CHAIRMAN EVANS: Any

22 discussion?

23 COMMISSIONER McLAREN: Mr.

24 Chairman.

25 CHAIRMAN EVANS: Bill.

1 COMMISSIONER McLAREN: I  
2 apologize I was not here last month, but as I read  
3 through the minutes from last month's meeting, I read  
4 that there was a possibility that the PUD would go  
5 away with this -- if the property ever changed hands.  
6 Was that correct that I read it that way?

7 MS. EAGAN: The PUD would not  
8 automatically go away. If the property changed hands,  
9 they'd have to remove the PUD from the property.

10 COMMISSIONER McLAREN: I  
11 thought I read that Kennelwood was willing for it to,  
12 it not to follow the property only to follow them.  
13 Did I misread something?

14 MS. EAGAN: I don't remember  
15 that coming up, but I don't know. Maybe he did.

16 CHAIRMAN EVANS: It would --  
17 again -- and I probably missed that also, but with the  
18 PUD, if they sold the property, the PUD would still be  
19 in force on that property?

20 MS. EAGAN: Yes.

21 CHAIRMAN EVANS: So they would  
22 have to use it for the same?

23 MS. EAGAN: They would have to  
24 use it for the same approval that we're giving them  
25 unless they remove the PUD from the property.



1 CHAIRMAN EVANS: Okay. So does  
2 that explain it, Bill, that they -- what we approve it  
3 for has to stay with that property; if someone else  
4 would buy it, they would have to use it for the same  
5 uses?

6 COMMISSIONER McLAREN: Yeah.

7 CHAIRMAN EVANS: And if they  
8 wanted to use it for something else, they would have  
9 to have the PUD removed.

10 COMMISSIONER McLAREN: All  
11 right.

12 CHAIRMAN EVANS: And again, by  
13 looking at the final development plan, just allows  
14 them to move forward with that plan, but they still  
15 can't do any construction or anything else until they  
16 get the final plat approved.

17 MS. EAGAN: Yeah, we still need  
18 improvement plans, final plat, everything of that  
19 nature. So yeah, there's still another process after  
20 this.

21 CHAIRMAN EVANS: And that would  
22 be handled by Planning and Zoning Department?

23 MS. EAGAN: Correct.

24 CHAIRMAN EVANS: Any minor  
25 changes they would also handle. Any major changes

1 would have to come back to us.

2 MS. EAGAN: Correct.

3 CHAIRMAN EVANS: And again,  
4 anybody that wishes the PUD would come back to us, and  
5 we do have the ability to revoke the PUD if they don't  
6 meet the --

7 MS. EAGAN: You do have the  
8 ability to remove it.

9 CHAIRMAN EVANS: Correct.

10 Any other questions or discussion?

11 (NONE)

12 If not, we basically have two options,  
13 and one is a motion to approve it. The other is a  
14 motion to table it if there's still additional  
15 requirements.

16 COMMISSIONER McLAREN: Mr.  
17 Chairman.

18 CHAIRMAN EVANS: Bill.

19 COMMISSIONER McLAREN: On page  
20 19 of our transcript from last month, that would be my  
21 question on line --

22 COMMISSIONER HAIRE: Thirteen.

23 COMMISSIONER McLAREN: Yes.

24 CHAIRMAN EVANS: Okay. Yeah,  
25 and that would be -- Scottie, this PUD plan would

1 limit the final approved Kennelwood uses and would  
2 cause the property to revert to residential zoning in  
3 the event that Kennelwood ever ceased operation at  
4 that location.

5 And that would probably be an error then,  
6 right, because the PUD would --

7 MS. EAGAN: Is that something I  
8 said?

9 COUNTY ATTORNEY PIONTEK: No.  
10 I think that was him.

11 MS. EAGAN: Oh, okay. I was  
12 like I did not.

13 CHAIRMAN EVANS: Yeah.

14 COMMISSIONER McLAREN: Then it  
15 continues on line 19 and 20.

16 CHAIRMAN EVANS: Yeah, it's --  
17 it's the applicant. "In our 46 years, we've never  
18 purchased property and sold it."

19 So that was something from the applicant.

20 MS. EAGAN: Okay.

21 CHAIRMAN EVANS: And so the  
22 correct interpretation would be that the PUD would  
23 stay there, and anyone would have to use it as the PUD  
24 with the restrictions. And the only reason if they  
25 wanted to use it for something else, then they would

1 have to have the PUD removed.

2 MS. EAGAN: Right. And then if  
3 the PUD was removed, it would go back to just being  
4 the Y District for residential, which I think is  
5 probably was meant when that was stated. But --

6 COMMISSIONER McLAREN: All  
7 right.

8 CHAIRMAN EVANS: Any other  
9 questions, comments?

10 (NONE) {FLUSH}

11 As I said, we have two options, either to  
12 approve the final development plan or to table it if  
13 there are still issues. And once again, this allows  
14 them to move ahead with the plan.

15 COMMISSIONER GRUTSCH: Mr.  
16 Chairman, I would like to make a motion to approve the  
17 Development Plan for Kennelwood Village, File 200172,  
18 and move it on to the next step in the PUD process.

19 COMMISSIONER WILLETTE: I'm  
20 sorry.

21 COMMISSIONER GRUTSCH: It's  
22 contingent on that, yes.

23 CHAIRMAN EVANS: Right, and the  
24 next step --

25 COMMISSIONER WILLETTE: We're

1 waiting for some documentation?

2 COMMISSIONER GRUTSCH: The  
3 stormwater gets approved in the next step.

4 COMMISSIONER WILLETTE: In the  
5 next step, okay.

6 CHAIRMAN EVANS: Yeah, which  
7 the next step could not be approved unless that plan  
8 is submitted and approved.

9 COMMISSIONER GRUTSCH: The  
10 preliminary stormwater, its conceptual plan was  
11 approved. Then it was presented to me, and I reviewed  
12 it at length, and I did approve it for a conceptual  
13 plan.

14 COMMISSIONER WILLETTE: Okay,  
15 great.

16 COMMISSIONER GRUTSCH: I did  
17 not approve the plan because it's not produced yet.

18 CHAIRMAN EVANS: That would be  
19 one of the elements in the final development plan.

20 COMMISSIONER GRUTSCH: Yes.

21 CHAIRMAN EVANS: Did we have a  
22 motion?

23 MS. EAGAN: Well, Jim made the  
24 motion.

25 CHAIRMAN EVANS: Right.

1 Looking for a second.

2 COMMISSIONER VOSS: I'll second  
3 it.

4 CHAIRMAN EVANS: We have a  
5 motion and a second to approve File 200172, Kennelwood  
6 Village Final Development Plan as submitted.

7 All in favor please signify by saying  
8 aye.

9 COMMISSIONER VOSS: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER HAIRE: Aye.

16 COMMISSIONER LARAMORE: Aye.

17 COMMISSIONER HARTMANN: Aye.

18 CHAIRMAN EVANS: Opposed?

19 (NONE)

20 The file is approved.

21 Moving on to File 200176, John C.

22 Vatterott Farms, Inc.

23 Scottie, will you please give us the  
24 details.

25 MS. EAGAN: This is File 200176

1 for John C. Vatterott Farm, Inc.

2 The applicant wishes to operate an RV  
3 Park and Campground in the B Zoning District.

4 The property is located on Etlah Road,  
5 approximately .4 miles north of Olive Road.

6 THE FACTS: The total parcel is  
7 approximately 84 acres, but the proposed activities  
8 would take place on approximately 6.5 to 7.5 acres.

9 This property is located in the B Zoning  
10 District. In this district, Campgrounds and RV Parks  
11 require a Conditional Use Permit.

12 The properties to the south and east of  
13 the proposed site are zoned B, and the properties to  
14 the north and west are zoned W.

15 The majority of the area surrounding the  
16 proposed site is undeveloped land with a few  
17 low-density residential properties. The property to  
18 the immediate east contains Cedar Creek, an event  
19 center, restaurant, hotel and retreat facility.

20 The proposed RV Park will be operated by  
21 Cedar Creek, and is considered an extension of the  
22 facility.

23 The proposed site has access to Etlah  
24 Road. Etlah Road is a county-maintained road with a  
25 60-foot right-of-way width in this area.

1           The applicant is proposing a total of 50  
2 RV spaces within the RV Park, as well as renovating an  
3 existing building that will be used as a check-in.

4           The applicant states the RV Park will not  
5 be expanded and no tent camping will be permitted.

6           Article 2, "RV Park" states that no RVs  
7 shall be permitted to be in place for more than 90  
8 days.

9           STAFF COMMENTS: Any buildings used or  
10 built in connection with this CUP will need to be  
11 approved by the Franklin County Building Department  
12 for a commercial building.

13           All new and/or existing entrances will  
14 need to be examined by the Franklin County Highway  
15 Department for a commercial entrance. Planning and  
16 Zoning shall receive documentation of approval prior  
17 to issuance of a CUP.

18           The proposed stormwater detention should  
19 be reviewed by the County Engineer/Highway  
20 Administrator for approval.

21           The applicant should have hours of  
22 operation, including set quiet times.

23           The applicant shall be limited to 50  
24 spaces, with only one RV allowed per space.

25           "Quiet Time" shall be established. Staff



1 would suggest "Quiet Time" begin at at least 10:00  
2 p.m. and end no earlier than 6:00 a.m.

3 All spaces shall be utilized for RVs;  
4 tent camping shall not be permitted.

5 Vehicles shall not be permitted to be  
6 parked within roadways.

7 Adequate trash receptacles shall be  
8 provided, and no trash shall be permitted to  
9 accumulate anywhere in the park.

10 The applicant must have all the necessary  
11 licenses, permits, and certificates required to do  
12 business in the county and state. Planning and Zoning  
13 shall receive documentation prior to issuance of a  
14 CUP.

15 CHAIRMAN EVANS: Thank you.

16 Is the applicant present?

17 MR. ROBERT VATTEROTT: Yes.

18 CHAIRMAN EVANS: Please step  
19 forward, and I should say that this is a continuation  
20 of the hearing that was started in the October 20th  
21 meeting; at which time, the applicant wasn't present.  
22 So we left the hearing open.

23 We did take testimony, and will take  
24 additional testimony tonight, but if you spoke at the  
25 last meeting, then that was your opportunity. So you

1 may only come up if you haven't testified yet.

2 So we'll give the applicant an  
3 opportunity to present, and then we'll take testimony  
4 from whoever else is present.

5 (THEREUPON, THE WITNESS WAS  
6 SWORN.)

7 MR. VATTEROTT: My name is  
8 Robert Vatterott. I'm the brother of the owner, John  
9 Vatterott. John would be here, but he suffers from  
10 some illnesses and is afraid to be in an environment  
11 where he could be compromised.

12 I want to say thank you all for allowing  
13 us to present, and I'm sorry for our absence last  
14 meeting. I hope we can get through this with no  
15 further problems.

16 Cedar Creek has been a good neighbor for  
17 over 40 years. Many of the trees have been discussed  
18 here that were not around when my brother purchased  
19 the property. We operate a boutique resort, and our  
20 -- many of our customers have asked us to include an  
21 RV facility. Fifty units, not a large facility, as a  
22 boutique facility.

23 We have had a history of constant  
24 improvement, maintaining, beautifying, tree planting,  
25 expensive landscaping. Cedar Creek is proud to have

1 photos featured in the Franklin County Website.

2 Guests at Cedar Creek, thousands per  
3 year, have benefited the local economy. Cedar Creek  
4 has enhanced the value of surrounding properties. The  
5 RV Park when completed will be -- continue the long  
6 history of care for the property while continuing the  
7 history of being good neighbors.

8 The information to be provided this  
9 evening will explain how the project will not obscure  
10 views or cause serious injury to the neighboring  
11 properties, or significantly be detrimental to the  
12 public health, safety, moral, or general welfare.

13 I'd like to say any RV park that I've  
14 been to has had an entrance from a two-lane road. And  
15 then this application is really responding to the  
16 needs and requests of our guests.

17 Finally I'd like to say that in any  
18 efforts, we've always employed local trades and hired  
19 our neighbors as often as we can.

20 So with that, I'd like to turn it over to  
21 our engineer unless you have some questions for me,  
22 and he can respond to the specifics of the plan.

23 CHAIRMAN EVANS: Any questions?

24 (NONE)

25 All right. Thank you.

1                   Please state your name and address and  
2    sign in.

3                                   MR. BRIAN GENTGES: My name is  
4    Brian Gentges. My work address? 5308 East  
5    Independence, union, Missouri.

6   (THEREUPON, THE WITNESS WAS  
7   SWORN.)

8                   Good evening, everyone. My name is Brian  
9    Gentges. I'm with Cochran, and I'll just -- I'd like  
10   to talk just a little bit about the location of the RV  
11   facility, and then answer any questions you have about  
12   the facility features.

13                   When we first started talking about this  
14   a while back, they wanted to find a location on the  
15   facility that basically could have rental sites, and  
16   that location is completely as you all know, is  
17   wooded. And so that would allow them to put the RVs  
18   into, let's call it, the core of the area. And try to  
19   keep it all as secluded as they could from Etlah Road  
20   and the surrounding neighbors.

21                   The intent is to keep, like I say, as  
22   many trees as possible on the site. We had discussed  
23   early on about the before the topographic survey, et  
24   cetera, but you know, in the middle of the summer and  
25   all the leaves, high brush, it's hard to do. So we

1 decided to wait and do it in the fall like now when  
2 the leaves are off would be easier.

3           The sketch plan you saw was --is what it  
4 is, it was a sketch plan. It just an idea of this is  
5 how we would like to lay it out. But in reality when  
6 we do the topographic survey, we're really going to go  
7 through and locate all the mature trees. We decided  
8 anything 12 inches in diameter or larger wanted to  
9 locate because they're going to try to keep all those  
10 within the facility. So that's why the layout may  
11 change a little bit.

12           It won't get bigger. It will not  
13 increase in size at all. If anything, it might shrink  
14 a little bit. You know, the lots we gave each RV  
15 ranged from 70 feet to 90 feet long. That was kind of  
16 intentional. That's pretty big for a 40-foot RV.  
17 They could be down to 60 or 75 feet. So that gave us  
18 some room to wiggle, so to speak, so we could actually  
19 squish the lots, save the trees, and keep them that  
20 way.

21           Regarding the entrance off Etlah Road,  
22 that was just the road is there. It's a 22-foot wide  
23 road. They would just like to use that road, knowing  
24 that we still need a permit through County. If this  
25 -- if this CUP is approved, and granted that the

1 County may ask us to do something totally different,  
2 like I think was brought up at the last meeting, like  
3 a left-turn lane or something. We don't know.

4 But that's just -- like I said, it's a  
5 sketch plenty of room for discussion and to get  
6 everybody's opinion. Of course, though we have to get  
7 the permit and see what the County would say.

8 And the other thing I'd like to address  
9 is the stormwater detention. Yeah, there'll be  
10 stormwater detention below the site. Just didn't  
11 sketch it on there. We won't know that till we get  
12 the actual layout done and figure out the impervious  
13 area and the actual size. I could have drew a circle  
14 on there just to show it, but it just didn't seem  
15 pertinent to do at the time.

16 Let's see. I think there was some other  
17 things brought up about ATVs, side-by-side. Like I  
18 say, they don't intend on having any of those there.  
19 What I think they really kind of see the park being is  
20 more like a compared to Hermit's (ph.) RV Park.  
21 Something like a home base. If you ever drive by that  
22 place on a Saturday, usually you don't see a sole by  
23 their campers or their RVs. They're all out in town  
24 doing something.

25 One time I was camping down there myself,

1 and ran into a couple from out of state, and they were  
2 just using it as their home base. They were actually  
3 going to Herman. They went to Washington. They went  
4 to New Haven. And that's really how we see this park  
5 functioning, is a home base for people use to New  
6 Haven, Herman, Washington. And it's not intended to  
7 be a campground like you see, Ozark Outdoors, Blue  
8 Springs Resort, Pin Oak. You know, that's where  
9 people go to stay for three days, hang out, play paint  
10 ball, zip line, things like that.

11 That's the way I think we really intend  
12 to see this place being utilized.

13 I think that's all I really had to  
14 comment on. You guys have any direct questions for  
15 me?

16 CHAIRMAN EVANS: Any questions?

17 COMMISSIONER HAIRE: Yeah, I  
18 got one. In looking at the original plans and the  
19 number of the 50 RVs as lots, and where it begins and  
20 then its closeness to Etlah Road, my biggest concern  
21 is having those, when you have an event, is to back up  
22 in traffic on Etlah.

23 MR. GENTGES: Like the turning  
24 in off Etlah?

25 COMMISSIONER HAIRE: Yeah.

1 MR. GENTGES: Yeah, that's what  
2 was addressed, and maybe that's the part of what we  
3 addressed like with the Highway Commission and the  
4 County Engineer on how we handle the left-turn lane  
5 into the park.

6 You know, one of the things we did try to  
7 show on the last sketch plans was using the old barn  
8 for a check-in station. So you can easily get a half  
9 a dozen campers or RVs there, and when I got to camp  
10 resort, typically it's about a one-minute or less  
11 check-in. Usually they get the clip board to take  
12 your name, what's your reservation, and then you move  
13 on.

14 That's what I intended to see in that  
15 cover there, they do their check-in with the person  
16 standing outside and you got all the riding arena  
17 behind him, pull in and park, and whatever they need  
18 to do was kind of the intent, because was sort of  
19 stacking cars on Etlah, that sucks. That's why we  
20 kind of shrugged the shoulder trying to show we were  
21 trying to address, you know, half those people showing  
22 up at the same time.

23 COMMISSIONER HAIRE: Yeah. My  
24 main concern, I've seen people try to park those  
25 things, and your spots are pretty tight. So my



1 biggest concern is that's going to back out by the  
2 time you start getting a group of them showing up for  
3 an event at about the same time, and how you going to  
4 deal with that traffic coming out so that Etlah  
5 doesn't get blocked.

6 MR. GENTGES: The -- like I  
7 say, while I can't prove this or promise it, but I  
8 know from going to the other campgrounds like Blue  
9 Springs or Ozark Outdoors, they've got probably 200 RV  
10 sites, and they've got several -- you know, a couple  
11 hundred campsites, tent sites which can pack more  
12 people on.

13 I have personally never been there and  
14 waiting in line no more than three cars deep. Now, of  
15 course, that's there and then they've got way more  
16 sites. That's why when we discussed it, we had  
17 thought certainly six deep over there would be more  
18 than sufficient as people come out through the -- out  
19 today, those some people coming through. I can't  
20 promise that, but I'm going to say that's why we  
21 that's showing as many as we did based on experience,  
22 my experience, when I went through a couple of other,  
23 you know, much larger facilities. You know, and they  
24 -- that's why we showed it like that. We thought that  
25 was sufficient. I can't prove it, but that's the

1 experience.

2 CHAIRMAN EVANS: You mentioned  
3 the use of this as a home base. Well, I guess you  
4 have some fifth-wheelers, but if you have a class A  
5 and you're going to pull a vehicle, then if this is  
6 going to be a home base, I assume that's the intent,  
7 is to park the RV and then have the separate vehicle.

8 MR. GENTGES: Uh-huh, yeah, or  
9 however the people will do. Are they've got a  
10 fifth-wheel, they got a regular trailer-camper, you  
11 know, they park it and drive their truck or their  
12 Tahoe or their fifth-wheel, however they see it and  
13 they intend on doing it. Yes.

14 CHAIRMAN EVANS: Okay. So  
15 either way, if they either have a big -- have a big RV  
16 like a class A or whatever pulling a vehicle, or they  
17 leave their fifth-wheeler, or they'd have their RV and  
18 they would be pulling it out to go to Herman --

19 MR. GENTGES: Yes.

20 CHAIRMAN EVANS: -- or  
21 wherever. So they have 50 spots, but you have most of  
22 those going in and out because this is a home base.

23 MR. GENTGES: Yeah, I would say  
24 that. That's why I like -- I mean, people we use in  
25 Cedar Creek, we also see them coming to use as a home

1 base where they drop the car off and leave for the  
2 day, then coming back.

3 CHAIRMAN EVANS: Other  
4 question. So it's a home base, they go other places  
5 like Herman and to Washington. Is it designed,  
6 because I know that road goes back up to the Cedar  
7 Complex. Will they have access to the facilities  
8 there or the way you're talking it's a separate RV  
9 park?

10 MR. GENTGES: Can Bob answer  
11 that question or me?

12 CHAIRMAN EVANS: Yeah, he'll  
13 have to step over. We can only have one person at the  
14 podium at a time.

15 MR. VATTEROTT: This is Bob  
16 Vatterott again. The intent is to make all parks  
17 available to any of our guests so that there will be p  
18 paths, foot paths as well as golf cart paths, from the  
19 RV campsite to the campus that we currently have on  
20 property so that they can enjoy the restaurants, the  
21 lake, or any other amenity that they would like, the  
22 tennis court, the golf course, that sort of thing.

23 So it's part of -- it's just not, you  
24 know, we don't have any room for it in the main  
25 campus.

1                   CHAIRMAN EVANS: All right. So  
2 you would -- you would have a home base where they  
3 could head out to Herman, this and that, whatever, but  
4 if they're in that RV park, then they would --

5                   MR. VATTEROTT: We're hoping  
6 that they would enjoy the amenities we have to offer.  
7 It's part of our business plan to try to grow sales in  
8 the organization by having additional customer base.  
9 Many of our existing customers have asked for a place  
10 to park their RVs, and we're providing that for them  
11 so they can enjoy our amenities.

12                   Does that make sense?

13                   CHAIRMAN EVANS: Yes, thank  
14 you.

15                   MR. VATTEROTT: All right.  
16 Thank you.

17                   CHAIRMAN EVANS: Have any other  
18 questions?

19                   COMMISSIONER VOSS: I have a  
20 question.

21                   Is the emergency access road, is it  
22 already there?

23                   MR. GENTGES: No.

24                   COMMISSIONER VOSS: Is there --  
25 do you think it would be in the best interest to turn

1 that into the access road? I mean, it looks like  
2 you're going to be putting in an emergency access  
3 road. To me, the way I see it, looks like it would be  
4 safest for everyone to make that emergency road an  
5 access road.

6 MR. GENTGES: We didn't discuss  
7 that. I know there was one -- when we was here, there  
8 was a comment made about emergency access, so we  
9 though, well, where do we put the emergency access.  
10 We put it right there, but no, we never really  
11 discussed -- we did not discuss access in the park in  
12 that direction.

13 COMMISSIONER VOSS: Do you think  
14 it would be a safer alternative to getting in and out?

15 MR. GENTGES: I don't know if  
16 it's safer. Either way, they're going to pull in  
17 Etlah Road, whether they do it at the current entrance  
18 now or they do it -- I guess it would avoid -- one  
19 thing it does I guess avoid is the curve, but they're  
20 still going to pull into Etlah whether you come in  
21 their existing driveway or we do down to the other  
22 entrance.

23 MR. VATTEROTT: I think a big  
24 part of that is the size of a bridge that would be  
25 required to cross that creek, and so the -- I guess

1 the more efficient process would be to come off of  
2 Etlah, an established road, versus trying to create a  
3 bridge and come across that creek.

4 CHAIRMAN EVANS: Any other  
5 questions?

6 COMMISSIONER VOSS: So the  
7 emergency access road is going to have a creek and  
8 bridge as well?

9 MR. VATTEROTT: Yes, sir.

10 CHAIRMAN EVANS: Jim, do you  
11 have some questions?

12 COMMISSIONER GRUTSCH: Yes.

13 On your conceptual site plan here, the  
14 way it's laid out, in the Highway Department, I have a  
15 60-inch culvert that goes underneath Etlah Road, and  
16 the runoff from that pipe, I have personally seen that  
17 pipe full where it flows forth from the watershed  
18 above. And it is directed right now to go through the  
19 first row to the middle of the second row of your  
20 campsites on a diagonal to the right.

21 And that flows down to a blue-line stream  
22 that traverses the property. And you show development  
23 of this campsite on a blue-line stream. That is not  
24 allowed.

25 MR. GENTGES: Yeah, I'll agree

1 with that. We just laid it out, didn't really look  
2 for any kind of a blue-line stream. And I honestly  
3 when we do the topo information and do the actual  
4 design, yeah, we'll be avoiding that. We wouldn't be  
5 putting anything there. We have to.

6 But like I said, it's just a sketch plan  
7 from the aerial for time being, and so we get out and  
8 do the topo and see what we have to deal with.

9 COMMISSIONER GRUTSCH: Okay.  
10 When you do the topo, I would imagine you will find  
11 that from the proposed entrance on Etlah Road to the  
12 blue-line stream at the southwest corner of the  
13 proposed campsite, you have about 60 foot of vertical  
14 fall.

15 That shows about a 10 percent grade  
16 falling to the back. Almost all campsites I have seen  
17 the grade on a campsite, especially for a class A  
18 motor home is 1.5 to 2 percent maximum cross slope.

19 I don't know how you would deal with the  
20 transition from campsite to campsite to campsite to  
21 make up that difference when the overall grade is 10  
22 percent.

23 Have you given any consideration to that?

24 MR. GENTGES: Yeah, well, we  
25 drove a little bit of the site, not a lot of it. It

1 -- I think the topo that may be seem like it was  
2 pretty steep.

3                   When we drove the top -- I want to say  
4 the more top of the hill where it was a little  
5 flatter, we had intended on -- to tier it, I guess  
6 would be a good term, to make a level area for the  
7 campers. See I guess it would be a significant amount  
8 of grading work to do the tier the flat area off to  
9 pull your camper into. Yes.

10                   COMMISSIONER GRUTSCH: And I  
11 understand it would require a lot of grading, but when  
12 you do a lot of grading, then all of a sudden all the  
13 trees are gone with grading.

14                   MR. GENTGES: Yeah, that's kind  
15 of why we would discuss that they're going to have to  
16 avoid -- so they want to avoid some of these trees and  
17 try to keep them. So that's why the layout is going  
18 to change, but it's not going to change the footprint  
19 of the area we're covering, is what I'm trying to say.

20                   COMMISSIONER GRUTSCH: All  
21 right. When you take into consideration where the  
22 blue-line stream is and the buffer that has to be  
23 provided for that, I don't know that you'll still be  
24 able to maintain 50 RV lots unless you crowd them  
25 closer together.



1 MR. GENTGES: Well, and the  
2 other item we had discussed was we would actually  
3 probably limit maybe the larger sites and get smaller  
4 sites in. I mean, in other words, they would say okay  
5 we've got -- I mean, the campgrounds at the  
6 conservation park when they say we've got this one  
7 will hold a 50-foot trailer, this one will hold only a  
8 25-foot trailer. And in campsites there's lots of  
9 people that have 25-foot campers, you know, not  
10 everybody is driving a 45-foot RV.

11 I will explain to them when we get this  
12 layout, you may only have 20 sites for a 45-foot, you  
13 know, class A RV, and you may end up with 30 of them  
14 that are more suited for a 28-foot camper with a truck  
15 or something. Or whenever it's all said and done and  
16 once you get the layout done and figure, you know, how  
17 the topo works with the trees and everything else.

18 COMMISSIONER GRUTSCH: On the  
19 conceptual site plan that you furnished, the roadways  
20 have to be hard surfaced, paved, and in between the  
21 individual campsites here on the crosshatch and so to  
22 say, are it paved in between each campsite?

23 MR. GENTGES: I would say it  
24 would be gravel with a concrete pad for their picnic  
25 tables.

1 COMMISSIONER GRUTSCH: So it  
2 would be five or six acres would be either concrete or  
3 gravel?

4 MR. GENTGES: No, it'll be a  
5 concrete pad there. We'd have a gravel -- we have  
6 gravel drive between the access roads where the RVs  
7 and campers go on, and it tends to have probably a 12  
8 by -- or a 10 by 20 pad for the kind of picnic table.  
9 So...

10 COMMISSIONER GRUTSCH: Okay.  
11 So the gravel roads that are going north and south on  
12 the 10 percent slope, they're going to -- you have  
13 people that are going to take a class A motor home and  
14 try and traverse that over the transitions that you've  
15 created to allow for the flat campsites.

16 Personally I wouldn't know how that will  
17 really work, but I guess when you furnish a grading  
18 plan and what have you, that may be something to  
19 review.

20 It was brought up by Commissioner Haire  
21 that the roadway, Etlah Road and Etlah Road is my  
22 responsibility, it's a 22-foot wide road, it has many  
23 rolling hills and curves, it has residential  
24 entrances, it has a couple of private road entrances.

25 And it appears that if you put a 50-unit

1 RV park in there, during peak periods, let's use an  
2 example, if Cedar Creek is going to have a function, a  
3 concert or something along those lines, an Oktoberfest  
4 kind of function, and you have 30 or 35 people coming  
5 in to stay at the RV Park, those people cannot sit on  
6 Etlah Road, and if you have that many, they're going  
7 to end up out on Olive Road. And it will be very  
8 difficult for traffic, the existing traffic, to get  
9 around that.

10 And it would be my recommendation at this  
11 point just because it's a conceptual drawing right  
12 now, I would say that the County would require that a  
13 queue lane be at the very minimum installed on Etlah  
14 Road from the west property line all the way back to  
15 Olive Road. Basically a 11-foot or 12-foot lane added  
16 as a left-turn lane all the way through where your  
17 campers can queue. You're going to have turning  
18 traffic by the large vehicles into the campsite  
19 itself. And then you've got the large campers turning  
20 in and out of the registration entrance on Etlah Road.

21 Both of those are close to the curb, the  
22 curb standards there's been accidents there because of  
23 sight. And the trees around that curve which are on  
24 Cedar Creek's property, those would certainly need to  
25 be cleared to allow for visibility.

1 Has any consideration been given to that?

2 MR. GENTGES: I would say as of  
3 right now, no. But that's open for discussion once we  
4 get to that point. If we move forward with this,  
5 yeah, we would obviously have to get approval from you  
6 and the rest of them to figure something out to make  
7 this a safe entrance, you know, if -- considering you  
8 have an issue with.

9 But no, we didn't talk about any more  
10 than the -- and a little one left-turn lane going off  
11 there not all the way up to Olive. I mean, we'd have  
12 to discuss that.

13 COMMISSIONER GRUTSCH: I only  
14 say that because from the entrance at the register  
15 center not at the campsite is only a portion of the  
16 problem. In the case of registration, you'll have  
17 three or four campers, I say, motor-homes, pull in,  
18 and they're going to tie up that entrance. And the  
19 other campers that are coming in behind them, they're  
20 going to stack up on Etlah Road, and probably back  
21 onto Olive.

22 MR. GENTGES: That's if they  
23 all show up at the same time, which I can't prove they  
24 won't. I can't prove they will either. You know,  
25 that's a what-if situation.



1 events and stuff, Jim, like you were talking. The  
2 only thing Vatterott is allowed to have at this point  
3 besides the hotel and the saloon and everything, is  
4 weddings.

5 Any other events like concerts,  
6 festivals, special things like that, they would need  
7 to come back here for special events occasional  
8 through you guys. They're not allowed to have those  
9 at this time.

10 COMMISSIONER HAIRE: I've been  
11 out there at a couple of festivals, so those were --  
12 had to be approved separately then the festivals  
13 they've had out there?

14 MS. EAGAN: I don't know what  
15 festivals they've had out there.

16 COMMISSIONER HAIRE: There was  
17 a beer festival that we went on one time out there.  
18 It was a pretty good size problem.

19 MS. EAGAN: First I'm hearing  
20 of it.

21 CHAIRMAN EVANS: Because I  
22 think the wedding venue is a CUP.

23 MS. EAGAN: Correct.

24 MR. VATTEROTT: If I might say.  
25 We used to have a brewery out there, and it's been

1 gone probably five years. So we don't have beer  
2 events anymore, and at the time, the operator was an  
3 independent contractor. So I don't know what event --  
4 I'm sure that it's true. I just don't know about it.

5 COMMISSIONER GRUTSCH: But,  
6 Scottie, they do want to plan some events because they  
7 want to make room for 50 campers to show up.

8 MR. VATTEROTT: It's not part  
9 of our business model to have events. Our business  
10 model is to bring people out as guests. It's never  
11 been around an event. We just have weddings as she  
12 mentioned, and that's it.

13 COMMISSIONER GRUTSCH: And I  
14 understand that, but I also have to look at this as  
15 potential that's there. And I have to anticipate the  
16 impact that that has on the road system.

17 MR. VATTEROTT: I can  
18 appreciate that, sir. I really do, and -- but my  
19 concern is that potential for anything shouldn't  
20 prevent us from being able to open a business for  
21 something else.

22 In other words, in my humble opinion,  
23 we're just trying to operate a resort, a boutique  
24 resort. We're not trying to throw huge concerts on  
25 the property, and if we were to try to have a

1 political campaign there and there was going to be a  
2 million people coming to see some candidate, that  
3 shouldn't prevent us from still operating a boutique  
4 because we're not having any intention of doing that,  
5 and I can't say that we won't in the future. But at  
6 the time what we're trying to do is operate a boutique  
7 resort and an RV camp. That's it.

8                   You know, that's the hope we're trying to  
9 accomplish.

10                   COMMISSIONER GRUTSCH: And I  
11 understand that, but by the same token, if I can use  
12 an analogy, if you build a 4,000-square foot wedding  
13 facility or a 10,000-square foot wedding facility, we  
14 have to anticipate what the potential for that is, how  
15 many people would eventually go to that.

16                   COMMISSIONER HAIRE: That's  
17 right.

18                   COMMISSIONER GRUTSCH: And if  
19 you have a 50-site RV park, I have to anticipate that  
20 some day you're anticipating you're going to need all  
21 50 sites. Otherwise, you wouldn't do it.

22                   MR. VATTEROTT: Our hope is to  
23 fill it up, of course, but I just don't know that it  
24 would fill it up all the time. I get -- I don't know.  
25 I'm just trying to operate the business, and I don't



1 see them all coming for one event that we're not going  
2 to have. I guess that's what I'm trying to say.

3 You know, maybe it's going to happen some  
4 day in the future, but the current plan is not to have  
5 events driving people to the property. It's just to  
6 have a place for people come as a home base and enjoy  
7 the Franklin County area any way that they like to,  
8 including our own property, especially on our own  
9 property.

10 CHAIRMAN EVANS: And I would  
11 say I just know when I go out there on weekends, it  
12 can be crowded at the restaurant and walking around  
13 with just traffic coming in, let alone the RV park,  
14 because it's -- you have some great facilities.

15 MR. VATTEROTT: Thank you, I  
16 appreciate that. I wish we had some of that traffic  
17 you're talking about because business has been a  
18 little soft with this current environment.

19 CHAIRMAN EVANS: Are there any  
20 other questions right now, Bill?

21 COMMISSIONER McLAREN: Mr.  
22 Chairman, so I agree with both, and I probably won't  
23 to speak to the engineer.

24 I agree with all the other Commissioners  
25 and I thought as I read comments from the last

1 meeting, that a turn lane is a very viable awesome  
2 idea, and we think that this would need a turn lane to  
3 do it. From center to center on your campsites, it's  
4 about 40 feet. So on a 10 percent slope, that's about  
5 3 and a half foot of fall across each campsite, and I  
6 don't know.

7 Jim was making his point as well, and I  
8 probably can't do it as good as he was doing. But you  
9 know, it's -- we're always coming down on a 10  
10 percent. You're not going to change the road, and the  
11 intersection is coming in flat meeting this 10 percent  
12 grade. Then you've got to try to maneuver your camper  
13 into that.

14 That's, I think, what he was trying to --  
15 not that the grade of entering is going to cause the  
16 bigger problem on the 10 percent road, which is going  
17 to eat up a lot of space to grade this site out and  
18 put in your concrete pad. You're virtually going to  
19 have every tree gone.

20 I mean I understand your desire to save  
21 them. I truly do, but the process of grading this  
22 site is going to remove most of the trees. And I  
23 really agree and hadn't thought at all about what  
24 Chair -- Commissioner Voss said.

25 I truly think that it would be worthwhile

1 to explore a road coming across. An RV is not going  
2 to be heavier than a fire apparatus. If you're going  
3 to have a road that can -- you know, if you're going  
4 to have a road that can support a large fire truck,  
5 it's going to support almost any RV.

6 So the advan- -- and I don't want to do  
7 your job for you, and I don't want to sound  
8 knowledgeable in something that you may disagree that  
9 I'm not. But if your road came in the center, as  
10 Chairman (sic) Voss said, you wouldn't have to make  
11 that grade back up to the county highway. So you  
12 could pull grade down from there, and flatten your  
13 whole site out so you wouldn't have -- you wouldn't be  
14 starting out at a 10 percent grade.

15 You might be starting out at a 7 and half  
16 percent grade. So I would think -- like I said, I  
17 don't want to engineer a job for you, but I think it  
18 would make a lot of sense to look at the road coming  
19 in and hitting the center of the site. And I think  
20 when you look at the cost of putting a turn lane out  
21 there, it might make a lot of sense.

22 And I think the comments I read, I think  
23 it would make a lot of the residents happy that you're  
24 only coming into that road when they're coming, and  
25 you're only leaving when you're leaving. You're not

1 making two trips on and off that road to check in and  
2 then to get to the campsite.

3 So like I said, it's not my job to  
4 engineer. I'm not qualified to do that, but it sure  
5 makes a lot of sense to me.

6 Thank you.

7 CHAIRMAN EVANS: Any other  
8 questions for the applicant?

9 (NONE)

10 All right. Thank you.

11 MR. GENTGES: Okay.

12 MR. VATTEROTT: Thank you very  
13 much for your time.

14 CHAIRMAN EVANS: And last  
15 meeting we talked about anyone else wishing to speak  
16 in favor, and there were none. So we'll continue if  
17 anyone else is present who wishes to speak in  
18 opposition.

19 Please step forward. And remember if you  
20 spoke at last meeting, you cannot speak at this  
21 meeting. Please state your name and address and sign  
22 in.

23 MR. MIKE OETTERET: My name is  
24 Mike Oetteret. I live on 2204 Etlah Road.

25 CHAIRMAN EVANS: And you have

1 three minutes.

2 (THEREUPON, THE WITNESS WAS  
3 SWORN.)

4 MR. OETTERET: So I mean, I've  
5 got some concerns. I think some of them have been  
6 addressed here. A lot of them is the road itself.

7 Those of you that are familiar with Etlah  
8 Road and Olive, it's curvy, it's hilly, the line of  
9 sight is not great, most of it. Now they're wanting  
10 to stack 50 RVs on it.

11 I agree with the fact that is all 50  
12 going to be there at one time? Maybe not, but what  
13 happens when it does? It's a major concern.

14 The major turn or curve on that road that  
15 we've been talking about with the accidents and stuff,  
16 just two weeks ago, my wife had to come to almost a  
17 complete stop because Cedar Creek guests are out there  
18 in the middle of the road taking pictures.

19 This is a problem we have already with  
20 the guests out there. They're walking on Olive.  
21 They're walking on Etlah. They've got their dogs  
22 half-way out in the road. They've got bicycles.  
23 We're already dealing with the volume of people that  
24 are using Etlah and Olive to walk on when they've got  
25 a hundred acres they could be walking on.

1 I mean, we can't control what people want  
2 to do. I understand that, but now you're wanting to  
3 potentially put two, three hundred more people out  
4 there on that road walking around?

5 It just doesn't make sense to me.

6 Widen that road, maybe that is an option  
7 to do, but I want to know who's going to pay for that.  
8 I don't want my tax dollars to pay for somebody to  
9 widen the road. Why they don't come in and they've  
10 got all kinds of property there. Why don't they come  
11 in and make their entrance somewhere else and go  
12 across their property instead of Etlah and Olive. I  
13 don't know.

14 Again, I'm not an engineer, but I do know  
15 enough when we're talking about that slope, with the  
16 drop that they have in there, they're not getting that  
17 park in there. There's no way they can get that in  
18 there. I think we all know it, not with the grade  
19 that's there.

20 There's a blue-line stream. We going to  
21 let them build on top of that? It's -- it ain't  
22 possible.

23 And as far as saving trees, it's been  
24 said before. We all know that as well, you ain't  
25 saving the trees. You start digging up roots of a

1 tree, and you leave it there, it's just dead a year  
2 later.

3 I also don't want to be having to put  
4 signs up in my driveway saying this is not the RV  
5 park. I moved out to the country to be in the  
6 country, not to be in a resident -- or a commercial  
7 property, piece of property. If I wanted that, I'd  
8 move into New Haven or Union or Washington or Herman  
9 or something.

10 Okay. I don't want to have to be like  
11 the residents up at Herman that's got a sign that says  
12 this is not the winery. I don't want to put signs up  
13 saying this is not the turnaround. I don't even want  
14 them in my property.

15 Okay. If they turn in my driveway, they  
16 have no option but to come all the way up to my house  
17 and turn around, either that or they can back up back  
18 out on Etlah and then we've got a disaster coming.

19 This whole RV park and using Etlah is  
20 just wrong in so many senses. Let's see.

21 And then if we're putting this much more  
22 volume of traffic on these two roads, with the RVs and  
23 stuff, these two roads are going to start  
24 deteriorating faster. We're going to get potholes.  
25 It's going to start bellying just like you see on

1 other roads with high volumes of traffic.

2 Who's going to fix that then? Are they  
3 going to be responsible to maintain this road year  
4 after year after year, or when those roads  
5 deteriorate, or is it taxpayers' dollars again fixing  
6 this stuff?

7 So there's a lot of concerns. I do know  
8 that --

9 CHAIRMAN EVANS: If you could  
10 wrap it up.

11 MR. OETTERET: Okay. I do  
12 understand there's a lot of what-ifs, but I agree with  
13 you guys. If we don't look at the what-ifs, we're  
14 going to make a major disaster here.

15 There will be an accident on this road  
16 due to an RV. I can't guarantee you that, but the big  
17 deal on that, I'll bet you some money for you if you  
18 want to take that bet.

19 Thank you.

20 CHAIRMAN EVANS: Thank you.

21 Anyone else present wishing to speak in  
22 opposition? Please come forward. State your name and  
23 address and sign in.

24 MR. RAYMOND HALLERMAN: My  
25 name's Raymond Hallerman. I live at 2165 Etlah Road.



1 (THEREUPON, THE WITNESS WAS  
2 SWORN.)

3 I've lived there on -- over 25 years at  
4 2165 Etlah Road, and the traffic over the years has  
5 really picked up. There's more houses being built out  
6 that direction, more farming going on. All the  
7 farmers that farm Etlah Bottoms, which is over a  
8 hundred -- thousands of acres, all use Etlah Road.

9 As we know, Etlah Road is narrow. It  
10 wasn't built or designed to handle the volume of large  
11 mobile homes or RV trailers. To solve this, possibly  
12 a third lane could be built from Olive around the  
13 curve to the end of their property, which is  
14 approximately 7/10 of a mile. And since it had to be  
15 made to accommodate their RV park that they want, I  
16 think Vatterott should have to pay for and not the  
17 county taxpayers.

18 They keep saying that this is going to be  
19 a home park where they come in and go out. If it's a  
20 home park, why do they need to stay 90 days. When  
21 they stay two to three months at a particular -- at  
22 the same spot, it becomes a mobile home trailer park  
23 and not an RV camping ground.

24 Let's see what else I had here. Another  
25 thing that should be along that from basically Baptist

1 Lane is down to the end of their property, there  
2 should be a hundred-foot buffer zone along there, tree  
3 buffer zone, so we don't have to sit there and look  
4 out our front window and see a bunch of stupid  
5 trailers.

6 And so thank you for letting me speak  
7 tonight.

8 CHAIRMAN EVANS: Thank you.

9 Jim, do you want to make a comment?

10 COMMISSIONER GRUTSCH: I'd like  
11 to address your one comment about the County paying  
12 for this. The County, regardless of what the proposal  
13 is, the County does not pay for any improvements in a  
14 conditional use permit. So don't concern yourself  
15 with that. That is not at issue and would not.

16 I know what our road budget is, and  
17 nothing like that would ever be in there.

18 CHAIRMAN EVANS: Anyone else  
19 present wishing to speak in opposition? Please come  
20 forward. State your name and address and sign in.

21 MS. BETHANY HERRON: My name is  
22 Bethany Herron. I'm at 2095 Etlah.

23 CHAIRMAN EVANS: I'm sorry,  
24 ma'am. Did you speak last meeting?

25 MS. HERRON: I did not.

1 (THEREUPON, THE WITNESS WAS  
2 SWORN.)

3 I do oppose this permit for several  
4 reasons, traffic increase, safety issues on our roads  
5 and properties, increase in noise level, increase of  
6 light pollution, and potential trespassing on  
7 properties along Etlah, Olive and Bakus.

8 The added traffic on the road will cause  
9 many issues for those of who live on Olive, Etlah and  
10 Bakus. All three of these roads are utilized year  
11 round by farm equipment that must move about freely to  
12 have access to the nearby Etlah Bottoms to take crops  
13 and cattle to and from various locations.

14 As far as safety issues, as said before,  
15 these roads are a little dangerous, especially if  
16 you're not a local. We've been wanting to have that  
17 entrance at the barn is the double-blind curve on a  
18 hill. It is right across from my property, and I've  
19 seen many people go into the ditch right there because  
20 they're not used to incoming traffic coming their way  
21 before or knowing how steep that hill is and how much  
22 of a curve that curve is.

23 Also there is a section on Olive Road and  
24 Etlah Road where there ware cedar trees, and if  
25 there's even just a mist, you can hydroplane. So

1 those of us who are locals know to slow down right  
2 there, but if you're not a local, you don't know that  
3 that road can become slick rather quickly.

4 Also if they had any entrances further  
5 down on Etlah past Bakus Lane, there's another hill  
6 that you do not see incoming traffic. So if somebody  
7 is not in their lane correctly, you can have an  
8 accident there as well.

9 The other concern is if somebody misses  
10 an entrance to that RV park, their only option is to  
11 turn in one of our property driveways, or they're  
12 going to have to go all the way down to the -- what  
13 used to be the city of Etlah and try to turn around  
14 there at the railroad tracks.

15 The other issue is whether or not there  
16 will be a camp host to monitor noise levels, to  
17 monitor where people are going to and from. They do  
18 talk about golf carts. Will there be restrictions on  
19 those golf carts accessing Olive, Etlah and Bakus?

20 The other thing with the noise, the noise  
21 has increased over the years with the different  
22 events, weddings and music that has happened at the  
23 concert center. They've had -- at least three years,  
24 they had done a music festival there, the different  
25 bands and such.

1                   So it can get rather loud into the night.  
2     There was one night that it went past midnight, and I  
3     could hear it from the inside of my house.

4                   So those are the questions and concerns  
5     that I have. Thank you so much.

6                   CHAIRMAN EVANS: Thank you.

7                   Anyone else wishing to speak in  
8     opposition? Please state your name and address and  
9     sign in.

10                   MS. MANDY KOCH: My name is  
11     Mandy Koch. I live at 2151 Etlah.

12                   (THEREUPON, THE WITNESS WAS  
13                   SWORN.)

14                   We also have concerns about everything  
15     that's been mentioned. We are the residents of the  
16     culvert everybody has been mentioned. So if anybody  
17     had questions about how much water actually does run  
18     through the property, it is quite extensive like  
19     everybody has been talking about. And it does fill up  
20     pretty quickly.

21                   A lot of times it is laying at the bottom  
22     of our driveway because sometimes it's not even  
23     filtering through the culvert at a quick pace. So  
24     there's quite a lot of water for sure.

25                   Our house is for sale right now. With

1 one of the main reasons being this RV proposal. We  
2 have four small kids, you know, that we are raising on  
3 this property. And we thought -- when we bought it,  
4 we thought it would be our forever home. We have  
5 almost lived there six years now, and it is quite  
6 noisy at times.

7 The road is definitely a concern, and  
8 with bringing four kids up on that road and with the  
9 problems that we do see around Cedar Creek, it's a  
10 huge concern. There's been those times that I've had  
11 to stop on the road because they've had trucks or  
12 they've had traffic. So you know, it is a very big  
13 concern that our four kids are going to be driving on  
14 the road.

15 I'm also a school teacher in the New  
16 Haven School District. So we have buses that run that  
17 route. Our buses run through there during summer  
18 school, which you know, might be the peak of their  
19 season for RVs. So I am worried, you know, that buses  
20 coming through there with our summer school students,  
21 you know, along with the RVs that might be a huge  
22 concern.

23 I mean, we never want to jeopardize the  
24 safety of our students that ride that country route.

25 And the last thing, you know, I do think,

1 you know, it is notable that we have to pay attention  
2 to the possibilities of what could happen if they put  
3 this in. I know they said it's not a huge concern  
4 maybe for Cedar Creek because they're not connect the  
5 RV center with other parts of the property.

6 But as we see it, we know they are going  
7 to be connected, especially if you have golf carts  
8 running through there. And hearsay tells us from  
9 previous times when they've tried that, it hasn't been  
10 so successful. People have got on the road with the  
11 gold carts and that wasn't monitored very well.  
12 They've wrecked the golf carts. So I mean, it is a  
13 huge safety concern. But you know, I do feel like we  
14 do need to address those things, and we've got them  
15 like a whole.

16 You know, that's what life is. You know,  
17 how we look at it. Being a school teacher, I know  
18 first hand, right now with COVID if we weren't  
19 addressing all the problems with COVID and what we're  
20 going to see with our students, we would be in a lot  
21 of problems right now. You know, and I feel like, you  
22 know, that's kind of how we have to look at this too,  
23 is what are the problems that you're going to have if  
24 we start connecting all these ideas together.

25 So that is all I have. So thank you.

1 CHAIRMAN EVANS: Thank you.

2 Anyone else wishing to speak in  
3 opposition?

4 (NONE)

5 All right. Thank you all for coming.

6 The floor is open for discussion. I did  
7 want to cover one thing. As we look at this  
8 Conditional Use Permit, the Commissioners have to  
9 remember that it is a permitted use, and we can put  
10 conditions on it to make sure that would fit in that  
11 location, but it is a permitted use there.

12 And one other thing I would mention, Jim,  
13 you probably can back me up on this. As far as wear  
14 and tear on the roads, if you have a licensed vehicle,  
15 you can travel those roads. And you can have 50 RVs  
16 just go down there, not to stay there.

17 But we can't control traffic. Planning  
18 and Zoning Commission is about land use. Now, if  
19 roads -- something about that comes into effect, but  
20 as far as traffic, wear and tear on a road, farm  
21 vehicles are going up and down it all the time. You  
22 can pass along 30 and 40 subdivisions as well Etlah.

23 But we don't separate it and make sure we  
24 understand this is land use. It is a permitted use.  
25 We just have to come up with seeing if we can come up



1 with conditions that will suit the situation.

2 I would say personally the problem I'm  
3 having is coming up with conditions on a plan that I  
4 don't see as 100 percent solid. But that's my comment  
5 on that.

6 Any other discussion?

7 COMMISSIONER HAIRE: Yeah. I  
8 mean, looking at this as trying to approve this thing  
9 on a concept and it's missing a lot of details, not  
10 addressing a lot of issues, is where I have my biggest  
11 concerns.

12 COMMISSIONER GRUTSCH: Mr.  
13 Chairman, I agree with you that licensed vehicles,  
14 regardless of number and amount, as long as they're  
15 licensed and legally on the road, that's perfectly  
16 allowed anywhere in the state, whether it's a county,  
17 a city or a state highway.

18 Improvements to the roads, the additional  
19 lane, that is a bit of an item. That has to be paid  
20 for by the developer. The County does not do that,  
21 but the County, once that development is made and it's  
22 made to County specifications, then the County takes  
23 responsibility for that.

24 And the County would repair anything that  
25 would happen with that road.

1                   And to add on to what Dan had said, this  
2     plan that's been presented and the presentation by the  
3     applicant tonight is vague at best. It is a concept,  
4     and I get that. They haven't spent time to do a  
5     topographic survey.

6                   They weren't aware of a blue-line stream,  
7     they haven't done much homework at this point. So  
8     there's really, from my opinion, there really isn't  
9     much that we can look at, certainly for approval this  
10    evening. I would have to see quite a bit more before  
11    I would give any thought to considering this.

12                                   CHAIRMAN EVANS: Any other  
13    comments, discussion?

14                   I think Dan and Jim are basically saying  
15    the same thing, that trying to put conditions on this  
16    plan when it doesn't seem to be -- it's more of a  
17    skeleton. I don't see how we could -- what we would  
18    do with that.

19                   Any further discussion?

20                                   COMMISSIONER GRUTSCH: Are we  
21    at the point this evening where we would move this to  
22    Old Business and give the developer an opportunity to  
23    present what he considers answers to questions at a  
24    future meeting?

25                                   CHAIRMAN EVANS: Yeah, I think

1 we would table it.

2 COMMISSIONER McLAREN: Yeah.

3 CHAIRMAN EVANS: We would just  
4 table it, basically, we would leave it on the table it  
5 and let him come back.

6 My concern is I don't want to make this  
7 file a permanent agenda item. But to answer your  
8 question, Jim, probably tabling it is certainly an  
9 option that would give the applicant time to address  
10 the issues.

11 COMMISSIONER LARAMORE: Did we  
12 not do that in a previous hearing again with them,  
13 they were going to come back and give us more details  
14 on one of the previous hearings?

15 CHAIRMAN EVANS: I don't know,  
16 and again that was a July meeting which I was not at.

17 COMMISSIONER GRUTSCH: We did  
18 that at the July meeting, and at that time, he was  
19 going to come back with a better plan, and he had a  
20 different engineer at that time. And at that time,  
21 after our meeting, he withdrew his application.

22 COMMISSIONER LARAMORE: Right,  
23 right.

24 COMMISSIONER GRUTSCH: So  
25 that's -- and now a couple of meetings later, he has

1 reappplied, and that's where we're at today.

2 COMMISSIONER LARAMORE: Okay.

3 COMMISSIONER HAIRE: Mr.

4 Chairman, if we table the motion, do we have to put a  
5 date and a timeline on that?

6 CHAIRMAN EVANS: No, if you  
7 table it, you'd have no timeline. You could, what's  
8 the term, move it to next meeting, put it on the  
9 agenda. But if you table it, it just stays on the  
10 table, and we take it off. It could be next month,  
11 the month after.

12 Any further discussion?

13 COMMISSIONER GRUTSCH: Do you  
14 need a motion to table it?

15 CHAIRMAN EVANS: Yes.

16 COMMISSIONER GRUTSCH: I make a  
17 motion to table John C. Vatterott Farms, File 200176.

18 COMMISSIONER HAIRE: I'll  
19 second it.

20 CHAIRMAN EVANS: We have a  
21 motion and a second to table File 200176. All in  
22 favor signify by saying aye.

23 COMMISSIONER VOSS: Aye.

24 COMMISSIONER McLAREN: Aye.

25 COMMISSIONER WILLETTE: Aye.

1 COMMISSIONER GRUTSCH: Aye.

2 CHAIRMAN EVANS: Aye.

3 COMMISSIONER KLENKE: Aye.

4 COMMISSIONER HAIRE: Aye.

5 COMMISSIONER LARAMORE: Aye.

6 COMMISSIONER HARTMANN: Aye.

7 CHAIRMAN EVANS: Opposed?

8 (NONE)

9 The motion is carried.

10 Moving on to File 200181, Planning and  
11 Zoning. Scottie, will you please give us the details.

12 MS. EAGAN: This File 200191.

13 The applicant requests to rezone five  
14 parcels from the B District to T District.

15 The properties are located at the  
16 intersection of St. Augustine Heights Drive and  
17 Highway O in Calvey Township.

18 The total area for this rezoning is  
19 approximately 3.5 acres and 5 parcels. The zoning of  
20 this property as of January 14, 2020 is B. Planning  
21 and Zoning would like to rezone it to the T District.

22 The intent of the T District is to allow  
23 high-density, single-family and multi-family  
24 residential development in areas that are primarily  
25 served by central utilities.

1           The properties to the east and south are  
2   zoned B. The properties to the west are zoned W.

3           Because of the location of the parcels  
4   along Highway O and Highway N, the Planning and Zoning  
5   Department rezoned the parcels to B, which is intended  
6   to bring shopping, the workplace, and homes closer  
7   together by allowing mixed use of all types of  
8   residential density and most forms of commercial  
9   development.

10           Planning and Zoning was unaware of plans  
11   to re-subdivide these parcels into smaller  
12   single-family lots until after the rezoning took  
13   effect.

14           The owner of the subdivision would like  
15   to divide it into smaller single-family lots. The B  
16   District has a minimum of 22,000 square feet, where  
17   the T District has a minimum of 10,000 square feet.

18           STAFF COMMENTS: Rezoning are allowed in  
19   our regulations due to the every-changing conditions  
20   that exist in the county and elsewhere. According to  
21   Article 14, Section 321, any such change must promote  
22   the health, safety, morals, comfort and general  
23   welfare of Franklin County by conserving and  
24   protecting property and building values by securing  
25   the most economical use of land and facilitating the

1 adequate provision of public improvements in  
2 accordance with the Master Plan.

3           So what happened with these properties is  
4 my department has been working with the owners of  
5 these lots. We were intending to go the PUD route  
6 similar to the Villas at Franklin County Country Club  
7 and the villas out in Villa Ridge, and we worked with  
8 him on months with this. We now have the plans  
9 submitted. We got a sketch plan review meeting set  
10 only to remember that our PUDs have to be at least ten  
11 acres in size. So then we had to go the rezoning  
12 route in order to accommodate what we've been working  
13 on.

14           So, okay.

15           CHAIRMAN EVANS: Okay. And so  
16 again, you're the applicant. Anyone else wishing to  
17 speak in favor?

18           MS. EAGAN: I think so.

19           CHAIRMAN EVANS: In favor?

20           MR. SCOTT McBRIDE: In favor.

21           CHAIRMAN EVANS: Please step  
22 forward. If you'd state your name and address and  
23 sign in, please.

24           MR. McBRIDE: Scott McBride,  
25 133 Green River Trails, Pacific, Missouri.

1 (THEREUPON, THE WITNESS WAS  
2 SWORN.)

3 Hi, I'm Scott McBride. I own the  
4 property that this subdivision here. I bought it to  
5 complete the duplexes that were partially built on it  
6 with the intent of building single detached homes on  
7 the rest of the property. That's why I'm here  
8 tonight.

9 CHAIRMAN EVANS: Thank you.

10 MR. McBRIDE: Thank you.

11 CHAIRMAN EVANS: Any questions?  
12 Bill?

13 COMMISSIONER McLAREN: I'll  
14 just talk loud. That's okay.

15 I guess what I don't -- and I don't know  
16 Scott, so I'm not going to say anything derogatory.  
17 Don't take it that way, but I do not understand why if  
18 the rezoning that the County, the head of the Planning  
19 and Zoning Department is asking to rezone instead of  
20 you going the normal route submitting to us, asking to  
21 rezone, and move from there.

22 That's my issue with this.

23 MS. EAGAN: I can explain it.

24 So we've been working with him on the PUD  
25 process. He hired the engineers. He paid the money.



1 He got the engineering drawings, everything done to do  
2 the PUD route, only for my department to say, oh,  
3 wait, you can't do the PUD. You can't do this at all  
4 then.

5 So working with him, we decided we'll go  
6 the rezoning route, we'll cover the cost of that  
7 because we spent six months with you going another  
8 route, and you spent all this money going that other  
9 route when in fact it was our fault that it didn't  
10 work out.

11 COMMISSIONER McLAREN: And I do  
12 understand that, but to me you're setting a precedent  
13 here that we're doing something different, and I have  
14 sympathy for you. But I don't see how we can treat  
15 you different than another property owner that wants  
16 to rezone their property.

17 MS. EAGAN: I mean, there was  
18 no different than the Summit Valley Apartments that  
19 came through at the beginning of summer when I wasn't  
20 here. We rezoned them to a different district only  
21 for them not --

22 COMMISSIONER McLAREN: But they  
23 petitioned it.

24 MS. EAGAN: No, they didn't.

25 COMMISSIONER McLAREN: They did

1 not?

2 MS. EAGAN: Planning and zoning  
3 did.

4 COMMISSIONER McLAREN: Okay. I  
5 apologize. I just -- that's my issues, it seems to me  
6 like -- so since you're -- since you are the person  
7 bringing the zoning forward, then I guess I'll ask you  
8 the question I ask everybody else.

9 How does this benefit the County?

10 MS. EAGAN: I mean, I can tell  
11 you personally why I think this benefits is especially  
12 in this area where there is already duplexes and other  
13 residences built there, turning it into more of a  
14 residential district than would be zoned the B  
15 District would make a lot of sense there.

16 So I don't see it as being not in  
17 conformity, I guess, with that area.

18 COMMISSIONER McLAREN: So right  
19 behind here to the south, what size lots are those?  
20 The subdivision development that's to the -- if we're  
21 going to talk about conforming.

22 MS. EAGAN: South?

23 COMMISSIONER McLAREN: Yeah,  
24 Haystack. I think it's --

25 COMMISSIONER GRUTSCH:

1 Something like that, yeah.

2 MS. EAGAN: I don't know. I  
3 don't even know where that subdivision is.

4 COMMISSIONER McLAREN: Well, it  
5 comes right off of Highway --

6 COMMISSIONER GRUTSCH: It's  
7 just off picture here.

8 COMMISSIONER McLAREN: Yeah,  
9 it's in the bottom of the picture, and you've got lots  
10 that are three-acre lots to the west of that.

11 MR. McBRIDE: But what I'm  
12 trying to do is no different than what's there. What  
13 it's zoned for now is duplexes. I just want to take  
14 that same duplex and split and have them be single,  
15 not share a wall, single-family homes.

16 I'm not changing the number of homes, the  
17 number of families or anything. I just want to change  
18 the type of building.

19 COMMISSIONER McLAREN: So it's  
20 a zero lot line building then?

21 MS. EAGAN: He doesn't want to  
22 do the zero lot line. So zero lot line can only be  
23 done with a duplex. He wants to not do the duplex and  
24 do single-family.

25 COMMISSIONER McLAREN: I

1 thought we changed that that it could be a zero lot  
2 line, but one up on Highway T had that porch in  
3 between them.

4 MS. EAGAN: Right. That was  
5 still considered a duplex. Are you talking about the  
6 ones at Villa Ridge?

7 MR. McBRIDE: Yeah, there's a  
8 Villa Ridge.

9 MS. EAGAN: Where they have the  
10 deck that connect, and they built two of those, and  
11 then they came back with a different plan to do the  
12 single-family cottages as a PUD.

13 Just like the Villas at Franklin County  
14 Country Club came to get a PUD, but both of those had  
15 more than ten acres which is the route we were working  
16 with him on, forgetting that ten acres was out  
17 minimum.

18 COMMISSIONER McLAREN: So this  
19 was designed and it had a villa, a duplex, on 22,000  
20 square feet?

21 MS. EAGAN: Correct.

22 COMMISSIONER McLAREN: And you  
23 want to do a single-family house?

24 MR. McBRIDE: Correct. When I  
25 bought the property, there was a building there that

1 was unfinished.

2 COMMISSIONER McLAREN: I live  
3 close to there, so I know. Yeah, there was a --

4 MR. McBRIDE: I'm just trying  
5 to complete this project and move on to another one.

6 COMMISSIONER McLAREN: But  
7 there's not going to be any -- any more -- there's not  
8 going to be any more houses there than was -- than  
9 were there; is that true?

10 MS. EAGAN: Correct.

11 MR. McBRIDE: Correct.

12 COMMISSIONER McLAREN: Okay.

13 MS. EAGAN: Instead except  
14 building singles.

15 COMMISSIONER McLAREN: Pardon  
16 me?

17 MS. EAGAN: Instead of -- so on  
18 Lot 1, instead of a duplex, you'll have a Lot 1A and a  
19 Lot 1B, each with a house.

20 COMMISSIONER McLAREN: All  
21 right.

22 MS. EAGAN: And then the same  
23 for 2, 3, 4. So it's going to be similar to the  
24 duplex you can see on there. I can't read the numbers  
25 they're so far away. So instead of the duplex with a

1 line down the middle, you'll have a house and a house.  
2 COMMISSIONER McLAREN: Okay.  
3 How many --  
4 MS. EAGAN: Ten total.  
5 COMMISSIONER McLAREN: How many  
6 houses were platted for there or villas?  
7 MS. EAGAN: So originally --  
8 MR. McBRIDE: Seven.  
9 MS. EAGAN: Right.  
10 COMMISSIONER McLAREN: So there  
11 was going to be 14 --  
12 MR. McBRIDE: Fourteen --  
13 COMMISSIONER McLAREN: --  
14 owners?  
15 MR. McBRIDE: Correct.  
16 COMMISSIONER McLAREN: Okay.  
17 So how many owners is there going to be now?  
18 MR. McBRIDE: Fourteen.  
19 COMMISSIONER McLAREN: Okay.  
20 And the villas are pretty nice villas. You've done a  
21 good job --  
22 MR. McBRIDE: Thank you.  
23 COMMISSIONER McLAREN: -- of  
24 finishing them from clad to brick wall. It's kind of  
25 funny to have a brick wall in Robertsville.

1 MR. McBRIDE: I know. I didn't  
2 get it, but I went ahead and finished it.

3 COMMISSIONER McLAREN: Okay.  
4 So I appreciate that, but what will be the -- will the  
5 size and the values of the houses be the single-family  
6 house be comparable to what's --

7 MS. EAGAN: Bill, if you can  
8 give me just one second, I'll have Patsy mark this as  
9 an exhibit, and you can pass it around so you can see  
10 his layouts.

11 MR. McBRIDE: So to answer that  
12 question, I've already paid my architect to take the  
13 existing building and plans I have, split them and  
14 slide them apart.

15 COMMISSIONER McLAREN: So  
16 you're going to build the same floor plan?

17 MR. McBRIDE: Same exact floor  
18 plan, just split. I'm not going to have a common  
19 wall. Split that wall, slide them apart.

20 COMMISSIONER McLAREN: So that  
21 the two --

22 MS. EAGAN: Hold on s second.  
23 I got to mark it.

24 (THEREUPON, EVIDENCE WAS MARKED  
25 FOR IDENTIFICATION AS EXHIBIT 1.)

1 COMMISSIONER McLAREN: So there  
2 the two villas that are there, how far is it to the  
3 side property line?

4 MR. McBRIDE: I don't know  
5 offhand.

6 COMMISSIONER McLAREN: So in  
7 this zoning, what is the lot -- the setback, the side  
8 setback?

9 MS. EAGAN: We don't have  
10 setbacks anymore. We have utility easements of five  
11 feet.

12 COMMISSIONER HAIRE: I think  
13 it's a little bit more than five feet by looking at  
14 that and --

15 MR. McBRIDE: They're at least  
16 20 foot apart.

17 COMMISSIONER HAIRE: That's  
18 what I was going to say. Yeah, I would imagine.

19 MR. McBRIDE: So I don't know  
20 if they're ten foot off --

21 COMMISSIONER HAIRE: I was  
22 going to guess about 15, but yeah.

23 MR. McBRIDE: I really didn't  
24 pay any -- they were already there. I didn't pay  
25 attention to them.



1 COMMISSIONER LARAMORE: What  
2 are the square footage on the houses?

3 MR. McBRIDE: The ones I'm  
4 proposing?

5 COMMISSIONER LARAMORE: Yes.

6 MR. McBRIDE: Fifteen hundred.

7 COMMISSIONER LARAMORE: Okay.

8 MR. McBRIDE: I think actually  
9 once we went through the redesign, it dropped to  
10 1,480, but it's right there.

11 COMMISSIONER McLAREN: So it  
12 appears to me that they're going to be about five foot  
13 from the property line, and so the houses will be ten  
14 foot apart.

15 CHAIRMAN EVANS: Any other  
16 questions?

17 (NONE)

18 All right. Thank you.

19 MR. McBRIDE: Thank you.

20 COMMISSIONER GRUTSCH: Mr.  
21 Chairman, since this is a Planning and Zoning request,  
22 do we need to just make a -- vote on a recommendation  
23 to the Commission?

24 CHAIRMAN EVANS: Since it's  
25 rezoning, it still has to be moved to Old Business and

1 then we can act on it.

2 Any other discussion?

3 (NONE)

4 If not, the Chair would entertain a  
5 motion.

6 COMMISSIONER GRUTSCH: Mr.  
7 Chairman, I would make a motion to move File 200191,  
8 Planning and Zoning to Old Business.

9 COMMISSIONER HAIRE: I'll  
10 second that.

11 CHAIRMAN EVANS: We have a  
12 motion and a second to move File 200191 to Unfinished  
13 Business. All in favor signify by saying aye.

14 COMMISSIONER VOSS: Aye.

15 COMMISSIONER McLAREN: Aye.

16 COMMISSIONER WILLETTE: Aye.

17 COMMISSIONER GRUTSCH: Aye.

18 CHAIRMAN EVANS: Aye.

19 COMMISSIONER KLENKE: Aye.

20 COMMISSIONER HAIRE: Aye.

21 COMMISSIONER LARAMORE: Aye.

22 COMMISSIONER HARTMANN: Aye.

23 CHAIRMAN EVANS: Opposed?

24 (NONE)

25 The motion is carried.

1 Moving on to File 200192, Planning and  
2 Zoning.

3 Scottie.

4 MS. EAGAN: This is File  
5 200192, Planning and Zoning.

6 The applicant is seeking to amend the  
7 2001 Unified Land Use Regulations of Franklin County.

8 The proposal includes amendments to  
9 Article 14, Amendments.

10 So this is long story short, we had an  
11 applicant turn in a rezoning to rezone their  
12 neighbor's property. We said you can't do that.  
13 It has to be the owner of the property or contingent  
14 upon a sale or they have written authorization from  
15 the owner.

16 They still turned it in because the  
17 regulations read that any other person may petition to  
18 amend these regulations. So I wanted to change  
19 Article 14 so we won't have this happen again.

20 So I'm proposing it for to say:

21 "Any other person may  
22 also petition for a regulation  
23 amendment. In cases of rezoning  
24 requests, applications will be  
25 accepted in accordance with

1 Article 4, Section 78, "Who  
2 May Submit Permit Applications."

3 And then that will go into detail about  
4 it having to be an owner, an agent of the owner, a  
5 lessee, contract, so on and so forth.

6 So those are my proposed changes to  
7 Article 14.

8 CHAIRMAN EVANS: Any discussion  
9 on those?

10 (NONE)

11 Again, I think those require a public  
12 hearing. So is there anyone here who wishes to speak  
13 in favor or rezone their neighbor's property while  
14 we're at it?

15 (NONE)

16 And again, I believe since it's an  
17 amendment change, we'd have to move this to Old  
18 Business.

19 So if there's no further discussion, the  
20 Chair would entertain a motion.

21 COMMISSIONER GRUTSCH: Mr.  
22 Chairman, I'd like to make a motion to move File  
23 200192, Planning and Zoning to Unfinished Business.

24 COMMISSIONER KLENKE: Second.

25 CHAIRMAN EVANS: We have a

1 motion and second to move File 200192 to Unfinished  
2 Business. All in favor signify by saying aye.

3 COMMISSIONER VOSS: Aye.

4 COMMISSIONER McLAREN: Aye.

5 COMMISSIONER WILLETTE: Aye.

6 COMMISSIONER GRUTSCH: Aye.

7 CHAIRMAN EVANS: Aye.

8 COMMISSIONER KLENKE: Aye.

9 COMMISSIONER HAIRE: Aye.

10 COMMISSIONER LARAMORE: Aye.

11 COMMISSIONER HARTMANN: Aye.

12 CHAIRMAN EVANS: Opposed?

13 (NONE)

14 The motion is carried.

15 File 200213, Planning and Zoning.

16 Scottie.

17 MS. EAGAN: This is File

18 200213, Planning and Zoning.

19 The applicant is seeking to amend the

20 Unified Land Use Regulations of Franklin County.

21 The proposal includes amendments to

22 Article 10, Supplementary Use Regulations.

23 The changes to this article is found

24 under Section 226(c)(2). So we have been having a lot

25 of calls in the office over the past few months about

1 using and RV or motor home as a temporary residence,  
2 or as we call it, a second dwelling.

3 So if somebody is building a house or  
4 moving a house onto their property, we have a section  
5 in our code that allows you right now to live in a  
6 mobile home on the property for up to a year until  
7 your house is finished. Then you have to remove the  
8 mobile home.

9 So many people have called in regards to  
10 having an RV in place of a mobile home or a trailer in  
11 place of a mobile home. So I'm proposing to change  
12 Number 2 to say, "The use of a" -- and this talks  
13 about things that are prohibited in all districts.

14 And it says, "The use of a travel  
15 trailer, motor home or tent as a residence."

16 And I'm proposing to add, "A travel  
17 trailer or motor home may be used as a temporary  
18 residence in accordance with Section 231(b)", and then  
19 that will take you to our second dwelling agreements  
20 and the regulations for that.

21 So basically just letting people use an  
22 RV instead of having to buy a mobile home and move it  
23 onto a property for a second dwelling temporarily.

24 CHAIRMAN EVANS: Okay.

25 COMMISSIONER KLENKE: Same

1 timeframe of one year?

2 MS. EAGAN: Correct.

3 CHAIRMAN EVANS: Anyone present  
4 wishing to address this amendment?

5 (NONE)

6 Any discussion?

7 COMMISSIONER VOSS: A lot  
8 easier to drive it off.

9 CHAIRMAN EVANS: If not, the  
10 Chair would entertain a motion, and again, since this  
11 is an amendment to the regulations, we have to move it  
12 to Unfinished Business.

13 COMMISSIONER GRUTSCH: Mr.  
14 Chairman, I'd like to make a motion to approve or move  
15 File 200213, Planning and Zoning to Unfinished  
16 Business.

17 COMMISSIONER McLAREN: Second.

18 CHAIRMAN EVANS: We have a  
19 motion and second to move File 200213 to Unfinished  
20 Business. All in favor signify by saying aye.

21 COMMISSIONER VOSS: Aye.

22 COMMISSIONER McLAREN: Aye.

23 COMMISSIONER WILLETTE: Aye.

24 COMMISSIONER GRUTSCH: Aye.

25 CHAIRMAN EVANS: Aye.

1 COMMISSIONER KLENKE: Aye.

2 COMMISSIONER HAIRE: Aye.

3 COMMISSIONER LARAMORE: Aye.

4 COMMISSIONER HARTMANN: Aye.

5 CHAIRMAN EVANS: Opposed?

6 (NONE)

7 The motion is carried.

8 All right. Moving back to Unfinished  
9 Business, we have File 200191, Planning and Zoning.

10 And it would be the same St. Augustine  
11 Heights Estate File. Is there any further discussion?

12 (NONE)

13 And again, since this is a rezoning, it  
14 would be recommending approval, confirming the  
15 rezoning request, and the County Commission will have  
16 to take final action.

17 COMMISSIONER HAIRE: I move  
18 that we give approval for the rezoning request on File  
19 200191.

20 COMMISSIONER KLENKE: Second.

21 CHAIRMAN EVANS: We have a  
22 motion and a second to approve -- recommend approval  
23 of rezoning request of File 200191. All in favor  
24 signify by saying aye.

25 COMMISSIONER VOSS: Aye.



1 COMMISSIONER McLAREN: Aye.  
2 COMMISSIONER WILLETTE: Aye.  
3 COMMISSIONER GRUTSCH: Aye.  
4 CHAIRMAN EVANS: Aye.  
5 COMMISSIONER KLENKE: Aye.  
6 COMMISSIONER HAIRE: Aye.  
7 COMMISSIONER LARAMORE: Aye.  
8 COMMISSIONER HARTMANN: Aye.  
9 CHAIRMAN EVANS: Opposed?  
10 (NONE)  
11 The motion is carried.  
12 Moving on to File 200192, Planning and  
13 Zoning. Any further discussion?  
14 (NONE)  
15 If not, the Chair would entertain a  
16 motion.  
17 COMMISSIONER GRUTSCH: Mr.  
18 Chairman, I would like to make a motion to approve  
19 File 200192.  
20 COMMISSIONER McLAREN: Second.  
21 CHAIRMAN EVANS: We have a  
22 motion and a second to approve File 200192. All in  
23 favor signify by saying aye.  
24 COMMISSIONER VOSS: Aye.  
25 COMMISSIONER McLAREN: Aye.

1 COMMISSIONER WILLETTE: Aye.

2 COMMISSIONER GRUTSCH: Aye.

3 CHAIRMAN EVANS: Aye.

4 COMMISSIONER KLENKE: Aye.

5 COMMISSIONER HAIRE: Aye.

6 COMMISSIONER LARAMORE: Aye.

7 COMMISSIONER HARTMANN: Aye.

8 CHAIRMAN EVANS: Opposed?

9 (NONE)

10 The motion is carried.

11 File 200213, Planning and Zoning. Any  
12 further discussion?

13 (NONE)

14 If not, the Chair would --

15 COMMISSIONER McLAREN: Can I  
16 ask Scottie a question on this?

17 CHAIRMAN EVANS: Okay, Bill.

18 COMMISSIONER McLAREN: Just  
19 because this is probably off the subject, but not  
20 really. So I read that there's places that they've  
21 made these tiny houses for veterans. What would  
22 happen if somebody wanted to put a tiny house in  
23 Franklin County or a group of tiny houses like for  
24 veterans?

25 MS. EAGAN: I mean, we have

1 people all the time calling tiny houses and container  
2 houses and so on and so forth. Our policy in our  
3 office is if it meets the standards of a single-family  
4 dwelling per the building codes, that's how we will  
5 view it in our office.

6 Now, if they're wanting to do a  
7 development with multiple of them, that's a different  
8 story. They'd still have to come through the office  
9 and either do an un-subdivided development, a major  
10 subdivision or a PUD.

11 They have those three options to do that.

12 COMMISSIONER McLAREN: Okay.

13 CHAIRMAN EVANS: Any other  
14 discussion?

15 (NONE)

16 The Chair would entertain a motion.

17 COMMISSIONER HAIRE: I'll move  
18 to approve the amendment on File 200213.

19 COMMISSIONER WILLETTE: I'll  
20 second that.

21 CHAIRMAN EVANS: We have a  
22 motion and a second to approve File 200213. All in  
23 favor signify by saying aye.

24 COMMISSIONER VOSS: Aye.

25 COMMISSIONER McLAREN: Aye.

1 COMMISSIONER WILLETTE: Aye.  
2 COMMISSIONER GRUTSCH: Aye.  
3 CHAIRMAN EVANS: Aye.  
4 COMMISSIONER KLENKE: Aye.  
5 COMMISSIONER HAIRE: Aye.  
6 COMMISSIONER LARAMORE: Aye.  
7 COMMISSIONER HARTMANN: Aye.  
8 CHAIRMAN EVANS: Opposed?  
9 (NONE)

10 The motion is carried.

11 Preliminary Plats. We have none.

12 Planning and Zoning Commission Forum. We  
13 would like to welcome our new Commissioner tonight.

14 Anything else the Commissioner would like  
15 to discuss?

16 No discussion. All right.

17 Planning Director's Report.

18 MS. EAGAN: I have a few  
19 things. We will have a meeting next month. I know we  
20 have a rezoning. Do we have anything else?

21 Okay. So we just have one rezoning, and  
22 Vatterott potentially.

23 We hired a new code enforcement officer  
24 in our office. His name is Jason Maclet (ph.). We  
25 stole him from the assessor's office. So he started

1 earlier this month. So he's slowly doing all the code  
2 enforcement for us.

3 Obviously, you know Nichole left. So  
4 Crystal will be coming to our meetings to help us out.

5 And then the application I told you about  
6 the rezoning I did reject the application based on the  
7 fact that I believe it didn't have significant merit  
8 or benefit to public of Franklin County.

9 So they are appealing my decision, so we  
10 are going to the Board of Zoning Adjustment next week.  
11 And I will let you know next month how that went.

12 So hopefully Article 14 will clear up  
13 that mess.

14 COMMISSIONER HAIRE: I think  
15 the person you talked about having a wider  
16 responsibility for some of the stuff in the Building  
17 Department?

18 MS. EAGAN: Yeah. So he'll be  
19 doing violations of septic and unsafe structures as  
20 well.

21 So as far as Nichole's position, we're  
22 still trying to figure out how that's going to go.  
23 Right now I'm doing addressing and my job too, so...

24 But that's all I have.

25 CHAIRMAN EVANS: Well, Crystal,

1 it's nice to -- we have you Tuesdays here then every  
2 month with us.

3 MS. HOLDMEIER: I know.

4 CHAIRMAN EVANS: If there's  
5 nothing else, the Chair would entertain a motion to  
6 adjourn.

7 COMMISSIONER McLAREN: Motion  
8 to adjourn.

9 COMMISSIONER KLENKE: Second.

10 CHAIRMAN EVANS: A motion and a  
11 second to adjourn. All in favor signify by saying  
12 aye.

13 COMMISSIONER VOSS: Aye.

14 COMMISSIONER McLAREN: Aye.

15 COMMISSIONER WILLETTE: Aye.

16 COMMISSIONER GRUTSCH: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER KLENKE: Aye.

19 COMMISSIONER HAIRE: Aye.

20 COMMISSIONER LARAMORE: Aye.

21 COMMISSIONER HARTMANN: Aye.

22 CHAIRMAN EVANS: Opposed?

23 (NONE)

24 We are adjourned.

25 (THEREUPON, THE PROCEEDINGS

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CONCLUDED AT 8:43 P.M.)

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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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PUBLIC HEARING 11/17/2020

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