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

TRANSCRIPT OF PROCEEDINGS  
BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARINGS  
NOVEMBER 21, 2023  
(COMMENCING AT 7:00 P.M.)

REPORTED BY:  
PATSY A. MAYBERRY, C. R.  
COMPLETE REPORTING SERVICES

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PLANNING AND ZONING COMMISSION  
PUBLIC HEARINGS  
NOVEMBER 21, 2023  
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REPORTED BY:  
PATSY A. MAYBERRY, C. R.  
COMPLETE REPORTING SERVICES  
19 BROOKMOORE DRIVE  
UNION, MISSOURI 63084  
(636)221-0418

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## A P P E A R A N C E

## PLANNING AND ZONING COMMISSION:

BILL EVANS, CHAIRMAN

TIM REINHOLD, COMMISSIONER

STAN VOSS, COMMISSIONER

BILL McLAREN, COMMISSIONER

DEBBIE WILLETTE, COMMISSIONER

JIM GRUTSCH, COMMISSIONER

DAN HAIRE, COMMISSIONER

MIKE KLENKE, COMMISSIONER

KARL MITTLER, COMMISSIONER

DAVE LARAMORE, COMMISSIONER

DENNIS HARTMANN, COMMISSIONER

## PLANNING AND ZONING STAFF:

SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING

CRYSTAL HOLDMEIER, PLANNING ASSISTANT

## LEGAL COUNSEL:

MARK PIONTEK, COUNTY ATTORNEY

## COMPLETE REPORTING SERVICES:

PATSY A. MAYBERRY, C. R.

19 BROOKMOORE DRIVE

UNION, MISSOURI 63084

(636)221-0418/pamayberrygm1@gmail.com

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

2 (NOVEMBER 21, 2023)

3 CHAIRMAN EVANS: I'll call to  
4 order the November 21st meeting of the Franklin  
5 County Planning and Zoning Commission.

6 Scottie, will you 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: Dave Laramore?

18 COMMISSIONER LARAMORE: Here.

19 MS. EAGAN: Bill McLaren?

20 COMMISSIONER McLAREN: Here.

21 MS. EAGAN: Karl Mittler?

22 COMMISSIONER MITTLER: Here.

23 MS. EAGAN: Tim Reinhold?

24 COMMISSIONER REINHOLD: (Not  
25 present.)

1 MS. EAGAN: Stan Voss?

2 COMMISSIONER VOSS: Here.

3 MS. EAGAN: And, Debbie

4 Willette?

5 COMMISSIONER WILLETTE: Here.

6 MS. EAGAN: Okay. We have a

7 quorum.

8 CHAIRMAN EVANS: Thank you.

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

14 (NONE)

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

18 MS. EAGAN:

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

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

25 Other matters on the agenda require



1 public hearings under Missouri law. If a matter  
2 involves a public hearing, all individuals who  
3 desire to testify will be given an opportunity to do  
4 so.

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

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

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

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

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

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

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

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

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

18   CHAIRMAN EVANS: Thank you.

19                   All the Commissioner should have  
20 received a copy of the October 17th meeting.

21                   If there are no corrections or  
22 additions, the Chair would entertain a motion to  
23 approve.

24   (NONE)

25   COMMISSIONER HAIRE: I move

1 that we accept it as written.

2 COMMISSIONER KLENKE: Second.

3 CHAIRMAN EVANS: A motion and  
4 a second to accept the minutes as submitted.

5 All in favor signify by saying aye.

6 COMMISSIONER REINHOLD: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER WILLETTE: Aye.

9 COMMISSIONER GRUTSCH: Aye.

10 CHAIRMAN EVANS: Aye.

11 COMMISSIONER KLENKE: Aye.

12 COMMISSIONER HAIRE: Aye.

13 COMMISSIONER MITTLER: Aye.

14 COMMISSIONER LARAMORE: Aye.

15 COMMISSIONER HARTMANN: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 The minutes are approved.

19 Communication and Visitors Comments.

20 Anyone present wishing to address the Commission?

21 (NONE)

22 If not, we'll move on to Unfinished  
23 Business. We have none.

24 New Business File 230268, Franklin  
25 County Baptists Association.

1                   Scottie, will you please give us the  
2 details.

3                   MS. EAGAN: Sure.

4                   This is File 230268.

5                   The applicant is Franklin County  
6 Baptists Association of Missouri.

7                   The applicant requests to rezone one  
8 parcel from the Y Zoning District to the R Zoning  
9 District.

10                  The property is located on Copperfield  
11 Drive, approximately 850 feet east of the  
12 intersection of Copperfield Drive and Highway 47, in  
13 Central Township.

14                  THE FACTS: The total area for the  
15 rezoning is approximately 3 acres.

16                  The zoning of this property as of  
17 January 14, 2020 is Y. The applicant would like to  
18 rezone to the R District.

19                  The properties to the north, south and  
20 east of the proposed site are zoned Y. The  
21 properties directly west on Copperfield Drive are  
22 zoned R.

23                  The properties to the west of the  
24 proposed site appear to be commercial properties.  
25 The properties to the east appear to be low-density

1 residential properties. The properties to the north  
2 and south appear to be vacant.

3 This property is a part of a larger  
4 subdivision, Copperfield Acres, that has been  
5 re-subdivided multiple times.

6 This property has access to Copperfield  
7 Drive. This is a private road with a 50-foot wide  
8 easement.

9 STAFF COMMENTS: The property directly  
10 east, owned by the Romanian Pentecostal Church, has  
11 applied to rezone their property to the W Zoning  
12 District. This was just heard by the County  
13 Commission on November 16th, and a decision has yet  
14 to be made.

15 Rezoning are allowed in our  
16 Regulations due to the every-changing conditions  
17 that exist in the county and elsewhere. According  
18 to Article 14, Section 321, any such change must  
19 promote the health, safety, morals, comfort, and  
20 general welfare of Franklin County by conserving and  
21 protecting property and building values, by securing  
22 the most economical use of land and facilitating the  
23 adequate provision of public improvements in  
24 accordance with the Master Plan adopted by Franklin  
25 County.

1 CHAIRMAN EVANS: Thank you.

2 Is the applicant present?

3 MR. JIM PLYMALE: I'm here.

4 CHAIRMAN EVANS: If you'd  
5 just step forward, state your name, and sign in.

6 MR. PLYMALE: I need to sign  
7 here as well?

8 CHAIRMAN EVANS: Yes.

9 MR. PLYMALE: Okay. I'm Jim  
10 Plymale. I'm the director of Franklin Baptists  
11 Association.

12 (THEREUPON, THE WITNESS WAS  
13 SWORN.)

14 CHAIRMAN EVANS: Will you  
15 please give us some details of what you're  
16 proposing.

17 MR. PLYMALE: Yeah. We have  
18 had this property for sale actually for about eight  
19 to ten years altogether, and we did sell about an  
20 acre or two of that area to the Romanian Church  
21 bordering us there just -- actually it was two and a  
22 half acres, I guess we sold about in 2018.

23 And we just had a recent offer to buy  
24 this property from us about two months ago, and  
25 after they applied for the Conditional Use Permit,

1 just found out that it had been changed from  
2 Community Development when we bought that property  
3 and when this subdivision was surveyed and set out  
4 in the development to W.

5 MS. EAGAN: Y.

6 MR. PLYMALE: Y, sorry about  
7 that, Residential.

8 But so -- and I understand that was  
9 done in 2020. You know, we may have received  
10 something about that, but we were not aware of it.  
11 Somehow we didn't see it over there. I'm not saying  
12 it wasn't sent or whatever, but we never noticed  
13 that change taking place. And so we were surprised  
14 whenever we come to do the sale that we found out  
15 that it was actually Y, City Community Development.

16 That's -- you all would know more about  
17 that than I do. So bottom line is in order to do  
18 the businesses -- the business that has like  
19 drilling, underground drilling, equipment, drills  
20 and trucks and want to be able to locate some of  
21 their vehicles in a building there to keep them and  
22 work on them more the open commercial type use.

23 CHAIRMAN EVANS: The  
24 Commissioners have any questions?

25 COMMISSIONER McLAREN: So is

1 it pertinent that it was in Community Development  
2 originally?

3 MR. PLYMALE: Yes.

4 COMMISSIONER McLAREN: Okay.

5 My remembrance of Community Development was the  
6 about the most restrictive. Is it not?

7 MS. EAGAN: No, the Community  
8 Development Zoning District was one of our more  
9 lenient. It allowed for most forms of commercial as  
10 well as residential.

11 COMMISSIONER McLAREN: What  
12 was the most restrictive?

13 MS. EAGAN: Most restrictive?

14 COMMISSIONER McLAREN: My  
15 memory is not as good as yours.

16 MS. EAGAN: It would have  
17 been either probably SB, which is now our Y.

18 COMMISSIONER McLAREN:  
19 Suburban Development. I'm sorry. I apologize.

20 MS. EAGAN: Yeah.

21 MR. PLYMALE: I'm learning as  
22 well.

23 MS. EAGAN: Yeah.

24 COMMISSIONER McLAREN: Thank  
25 you.



1 MR. PLYMALE: Like I said, I  
2 think the whole subdivision was Community  
3 Development. Originally we bought three acres  
4 there, and there we decided we didn't need all that  
5 and we weren't using it. That's why we put it up  
6 for sale.

7 CHAIRMAN EVANS: Yeah, I  
8 think all this was changed when we redid the Master  
9 Plan and the rezoning. So it was public knowledge  
10 what was being done.

11 Any further questions for the  
12 applicant?

13 (NONE)

14 Thank you.

15 MR. PLYMALE: Thank you.  
16 Ultimately I know they had to apply for -- even if  
17 you approve this rezoning, they'll have to apply for  
18 a conditional use approval and go through that  
19 process.

20 In fact, I think they already have done  
21 that when we found out that we had to have a  
22 rezoning for the particular lot.

23 So we appreciate it if you'd consider  
24 it. We think it would be fine for our community.  
25 It's a nice business and we want to be a part of

1 that.

2 CHAIRMAN EVANS: Okay. I  
3 will mention in a rezoning that we do a  
4 recommendation to the County Commission. The County  
5 Commission will make the final decision and have  
6 their own public hearing.

7 MR. PLYMALE: Thank you. I  
8 appreciate you all.

9 CHAIRMAN EVANS: Any other  
10 questions or comments? Bill?

11 COMMISSIONER McLAREN:  
12 Scottie, who owns the two parcels in the front?

13 MS. EAGAN: Crystal can tell  
14 you.

15 MS. HOLDMEIER: The church,  
16 Baptists, and then Gwen Lynn also.

17 MR. PLYMALE: Did you ask who  
18 owns the property?

19 MS. HOLDMEIER: But the  
20 Baptists own --

21 MR. PLYMALE: Yeah, we own  
22 that one there. We own the property across the  
23 road, all that all the way down where the large  
24 building is and the ball fields.

25 COMMISSIONER McLAREN: You

1 own all that?

2 MR. PLYMALE: Yeah.

3 COMMISSIONER McLAREN:

4 Currently?

5 MR. PLYMALE: We'll still  
6 have, I think, after we sell this, we'll have about  
7 18 acres still of that property. Three different  
8 lots.

9 COMMISSIONER McLAREN: Well,  
10 thank you. So I'm going to ask Mr. Evans if you can  
11 stay up here for a minute.

12 MR. PLYMALE: Sure.

13 COMMISSIONER McLAREN: But I  
14 have another question. Why aren't you asking to  
15 rezone all 18 acres?

16 MR. PLYMALE: Basically we've  
17 developed that all that we plan to develop that, you  
18 know, and so unless there's some reason we need to  
19 rezone it, you know, we're not planning to sell  
20 anything or do anything differently with any of that  
21 acreage. Except for some day, we bought that lot on  
22 the south side of Butterfield there back about 20  
23 years, and mainly just to protect our entrance and  
24 our access to our driveway and make sure that it was  
25 attractive and usable.

1 COMMISSIONER McLAREN: But  
2 the two lots out to Highway 47, those are your lots,  
3 right?

4 MS. EAGAN: They are already  
5 zoned R.

6 MR. PLYMALE: Yeah.

7 COMMISSIONER McLAREN: All  
8 right.

9 MR. PLYMALE: That's what --  
10 and it's just the one to the north is ours, and the  
11 other one belongs, I believe, to Hotshot's, unless  
12 they've sold it recently.

13 MS. EAGAN: Yeah. Anything  
14 right along 47, Bill, is R, and then as you go out,  
15 we started changing the zoning.

16 MR. PLYMALE: So ours would  
17 be R, the neighboring R, right to the west there as  
18 well.

19 COMMISSIONER McLAREN: But  
20 it's common ownership right now?

21 MR. PLYMALE: Yeah.

22 CHAIRMAN EVANS: Any other  
23 questions for the applicant?

24 MR. PLYMALE: I'm sorry if I  
25 sat down too soon.

1 MS. EAGAN: Bill, you can see  
2 the zoning.

3 MS. HOLDMEIER: Here's the  
4 zoning, Bill. Here's the property in question  
5 that's all around it.

6 COMMISSIONER McLAREN: Okay.

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

9 COMMISSIONER HAIRE: No.

10 CHAIRMAN EVANS: Thank you.

11 MR. PLYMALE: Thank you.

12 I'll be available if needed.

13 CHAIRMAN EVANS: Anyone else  
14 wishing to speak in support of this file?

15 (NONE)

16 Anyone wishing to speak in opposition?

17 Now would be the time if you have a question. If  
18 you'd please state your name and address and sign  
19 in, please.

20 MS. LYNN BORESI: I'm Lynn  
21 Boresi, and I'm one of the owners pf Hotshot  
22 Asphalt. We own two of the properties on  
23 Copperfield Drive that has access to that property.

24 (THEREUPON, THE WITNESS WAS  
25 SWORN.)

1 I'm not sure if I'm pro or against  
2 this. I'm just here to just state our concern once  
3 again as we did last week about the access onto our  
4 road now that the use is going to be changing for  
5 it.

6 Like I said, we own two of the side  
7 properties that access Copperfield Drive, and no one  
8 has taken care of the road other than my company.  
9 So my company, the one on the corner, installed the  
10 road many years ago, and we've just been limping  
11 along with the surface of it.

12 As it stands now, it's in dire need of  
13 some more extensive repairs. So just wanted to make  
14 sure that the new owners, whoever is going to be  
15 changing the use of that, is aware of that they're  
16 going to have to be putting in more monies towards  
17 the maintenance of our road.

18 We have an HOA, but it is not active.  
19 So we have nothing in place right now to do  
20 maintenance.

21 CHAIRMAN EVANS: I was not  
22 here last month. Jim, it's a private road?

23 COMMISSIONER GRUTSCH: That  
24 is a private road, and it will be up to you to  
25 maintain the road or adjust or modify your covenants

1 and agreements to raise money to maintain your road.

2 MS. BORESI: Yes. Just  
3 wanted to put it out there. All right.

4 CHAIRMAN EVANS: All right.  
5 Thank you.

6 MS. BORESI: Thank you.

7 COMMISSIONER McLAREN: Which  
8 two pieces of property are -- or the asphalt  
9 company's?

10 MS. BORESI: The one on the  
11 corner, that one. That one there, and then the one  
12 next to -- yep.

13 COMMISSIONER McLAREN: Are  
14 they both zoned R right now?

15 MS. HOLDMEIER: This one is.

16 COMMISSIONER GRUTSCH: The  
17 front one is. The back one is not.

18 MS. HOLDMEIER: No, this one  
19 is Y. That one is R.

20 COMMISSIONER McLAREN: Okay.

21 MS. BORESI: Just to support  
22 what Jim said, we were not informed either. Maybe  
23 you sent something out or whatever, but the mail was  
24 totally screwed back in 2020. So we never received  
25 notice that either of our properties changed zoning

1 during that time.

2 CHAIRMAN EVANS: But it was a  
3 county-wide effort, and the entire county was gone  
4 over with the Master Plan and zonings were changed.

5 MS. BORESI: Okay.

6 CHAIRMAN EVANS: But it was  
7 -- no individuals things were sent out, but there  
8 was public notice. It was in the papers. There  
9 were public meetings on it.

10 MS. BORESI: Okay.

11 CHAIRMAN EVANS: But no  
12 individual postcards were sent out since it affected  
13 everyone in the county.

14 MS. BORESI: Okay. That  
15 explains it. All right. Thank you.

16 MR. PLYMALE: It's on us. We  
17 should have noticed.

18 CHAIRMAN EVANS: Anyone else  
19 wishing to speak in opposition?

20 If you would state your name and  
21 address and sign in, please.

22 MS. LOUISE PARKER: Louise  
23 Parker, 349 Osage Drive.

24 (THEREUPON, THE WITNESS WAS

25 SWORN.)



1 I am a property owner behind the  
2 Baptist Association, which we abut directly behind  
3 their farthest parcel behind the ball fields.

4 And so my concern is due to rezoning  
5 and future uses setting a precedent for changing  
6 other parcels to the proposed zoning, which includes  
7 things like storage facilities, convenience stores,  
8 car sales, self-storage units, billboards, et  
9 cetera.

10 And that wouldn't prevent this current  
11 proposed buyer from selling it in the future and a  
12 future owner also requesting to put up such items in  
13 the future on this proposed lot, but also that  
14 future lots would also be potentially asked to  
15 rezoned to this use.

16 And I am against many, many of these  
17 uses on this list, if I've done a reasonable  
18 comparison of the two types of zoning here. So I  
19 may not have all the information, but my best of my  
20 knowledge, I don't want billboards, boarding houses,  
21 convenience stores, self-storage, et cetera in my  
22 backyard at any time.

23 I'm also concerned about traffic and  
24 lines. 47 is very busy. 47 and College Road is  
25 already somewhat dangerous. We all know about that

1 terrible motorcycle accident that was south of here,  
2 closer to St. Clair.

3 I'm also concerned about the lights  
4 because there's already obnoxious lights from a  
5 self-storage, RV storage across 47, especially with  
6 the grade of the land and cars entering and exiting  
7 the property.

8 CHAIRMAN EVANS: Any  
9 questions?

10 (NONE)

11 Thank you.

12 Anyone else wishing to speak in  
13 opposition?

14 If you could state your name and  
15 address and sign in, please.

16 MS. JENNIE KLENKE: I'm  
17 Jennie Klenke, and I'm 363 Osage Drive, and we also  
18 are --

19 (THEREUPON, THE WITNESS WAS  
20 SWORN.)

21 Jennie Klenke, and we are at 363 Osage  
22 Drive, so we also are the neighboring property  
23 behind their property.

24 So we have very similar concerns to  
25 what Louise just said. It's very peaceful. We've

1 owned the property since '91. We waited 11 years to  
2 actually build because we did want to know what was  
3 going to go in behind us. It was actually a big --  
4 that was impactful in our decision to build there.

5 So once it was determined what was  
6 happening there, we decided it was something we'd  
7 like to have. We didn't mind having that behind us  
8 anyway. So that was impactful.

9 This is a change in zoning that would,  
10 as Louise mentioned, it could impact if it's sold in  
11 the future. We don't know what will happen. It  
12 also impacts what would be allowed to be rezoned in  
13 other areas that's directly behind us.

14 We do see the lights from the parking  
15 lot, in the winter especially. So it's not that  
16 it's not unseen. But it's peaceful there. We love  
17 it. And we'd like to keep it. This is where we  
18 actually just said we're going to retire, so we just  
19 did some upgrades.

20 Anyway, this is just -- we would like  
21 to see it remain the same.

22 CHAIRMAN EVANS: All right.  
23 Thank you.

24 Any questions?

25 (NONE)

1 Thank you.

2 Any rezoning for any other parcels are  
3 handled on an individual case basis. So they are all  
4 unique.

5 Any discussion?

6 COMMISSIONER McLAREN: Mr.  
7 Chairman, and I may be wrong. I was obviously not  
8 right thinking about Community Development and  
9 Suburban Development. So at the risk of being  
10 absolutely wrong, it seems to me like when a  
11 rezoning went through, we had some conversations  
12 about issues where there was a piece of property  
13 that would have been common ownership but they  
14 touched either.

15 If they touched each other and they  
16 were zoned in two different districts, that we were  
17 going to accommodate that. Was that something we  
18 talked about?

19 CHAIRMAN EVANS: I do  
20 remember that. Scottie?

21 MS. EAGAN: The only thing I  
22 remember -- I mean, it was so long ago. I know we  
23 talked about large parcels that were along major  
24 highways, that we talked about doing two different  
25 zonings on the front half, you know, having access

1 and the back half Y or whatever, but --

2 COMMISSIONER McLAREN: I  
3 think the piece that I remember was some were in  
4 your township.

5 CHAIRMAN EVANS: Prairie.

6 COMMISSIONER McLAREN: Yeah.

7 CHAIRMAN EVANS: Yeah, along  
8 30.

9 COMMISSIONER McLAREN: Yeah,  
10 we came up with a discussion that if it was zoned  
11 two different ways, and somebody requested it, we  
12 would look very favorably. And I understand what  
13 everybody is saying, but I'm just trying to remember  
14 if that was something that we just talked about or  
15 we actually did it.

16 CHAIRMAN EVANS: I don't  
17 think anything was done, because my property  
18 actually backs up against Delview (ph.) and backs up  
19 to I think R, which is along 30, and all that  
20 property is R, and nothing is split. And I don't  
21 think anybody has come along with an issue, and all  
22 the parcels along there are not split. I know that  
23 for a fact, so...

24 But yeah, I do remember that  
25 conversation.

1 Any other discussion?

2 (NONE)

3 Again, this is a recommendation to the  
4 Commission, who will have their own public hearing.  
5 So...

6 If there's no further discussion, the  
7 Chair would entertain a motion.

8 MS. EAGAN: Did you want to  
9 give any rebuttal?

10 CHAIRMAN EVANS: Sure.

11 MS. EAGAN: Sorry.

12 CHAIRMAN EVANS: Anything  
13 that you'd like to say?

14 MR. PLYMALE: Well, I would  
15 just -- had a little hard time hearing. My wife  
16 says I need hearing aids, which she's trying to get  
17 me to check it out, and I've got an appointment next  
18 week to get the hearing checked out.

19 But anyway, I'll try to talk a little  
20 louder into this. I understand that a couple of the  
21 ladies were in the property there that's kind of  
22 behind us. You know, I don't really see how this  
23 would affect them even though they have some  
24 concern.

25 Their access is out the other way.

1 They don't get out on the Highway 47 where they  
2 live. So I don't see how that would have any impact  
3 on what we're doing there at all personally, but  
4 that's something you all decide that.

5 I do agree Highway 47 is tremendously  
6 busy, especially between three and five o'clock and  
7 between seven and nine o'clock in the morning. And  
8 we'll be glad when it's get four-lane highway  
9 through there either way. But that is an issue for  
10 some of them, but I also think this is something  
11 that would be good to the county. I think retro  
12 company that does a lot of work in the area, and  
13 they need a place to keep their equipment.

14 So that's all I can say. So --

15 CHAIRMAN EVANS: Thank you.

16 MR. PLYMALE: And by the way,  
17 she was asking about the road maintenance. Her  
18 husband did send a copy of the covenant agreement on  
19 the original subdivision. It does mention that the  
20 property owners are responsible for that  
21 maintenance.

22 And so I forwarded that to the  
23 prospective buyer, and they understand that. So I  
24 know that -- I know we take care of all of ours  
25 because we own on both sides of it, but that's why

1 we do it. Okay. Thank you.

2 CHAIRMAN EVANS: Thank you.

3 MR. PLYMALE: Unless there's  
4 something else.

5 CHAIRMAN EVANS: Any further  
6 discussion?

7 I think personally it appears to be  
8 appropriate given the business is right across the  
9 street, if you drive down there, it is a commercial  
10 on the one side.

11 COMMISSIONER McLAREN: It's  
12 non-conforming use, I'm assuming, right now?

13 MS. EAGAN: The one lot is a  
14 prior existing non-conforming use. So it's  
15 grandfathered in.

16 COMMISSIONER McLAREN: Right.

17 MS. EAGAN: Yeah.

18 CHAIRMAN EVANS: If there is  
19 no further discussion, the Chair would entertain a  
20 motion to move this to Unfinished Business.

21 COMMISSIONER HAIRE: I move  
22 that we move File 230268 to Unfinished Business.

23 COMMISSIONER KLENKE: I  
24 second.

25 CHAIRMAN EVANS: We have a



1 motion and second to move File 230268 to Unfinished  
2 Business. All in favor signify by saying aye.

3 COMMISSIONER REINHOLD: 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 MITTLER: Aye.

11 COMMISSIONER LARAMORE: Aye.

12 COMMISSIONER HARTMANN: Aye.

13 CHAIRMAN EVANS: Opposed?

14 (NONE)

15 The motion is carried.

16 The next two files, Files 230245 and  
17 230244 are tabled and will remain so.

18 Scottie, would you just like to give us  
19 a comment on those?

20 MS. EAGAN: I haven't had a  
21 chance to meet with the Commission yet to discuss  
22 the issues that were brought up at our last meeting,  
23 but since then, we've had more discussions in my  
24 office about the direction we want to go. So I  
25 think I'm going to rewrite the code that I gave you

1 guys and present something new.

2 I'm hoping for December, but I can't  
3 promise anything. It's just going to be when I can  
4 get it in front of the Commission.

5 CHAIRMAN EVANS: Okay. Thank  
6 you.

7 Moving back then to Unfinished  
8 Business, File 230268, Franklin County Baptists  
9 Association. Any further discussion?

10 (NONE)

11 If not, the Chair would entertain a  
12 motion to recommend approval or not approval of this  
13 file to the Commission.

14 COMMISSIONER WILLETTE: Mr.  
15 Chairman, I'd like to make a motion that we  
16 recommend to the Commission the approval of the  
17 request in File 230268.

18 COMMISSIONER HAIRE: I'll  
19 second it.

20 CHAIRMAN EVANS: We have a  
21 motion and a second to recommend approval for  
22 rezoning under file 230268. All in favor signify by  
23 saying aye.

24 COMMISSIONER REINHOLD: 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 MITTLER: Aye.

7 COMMISSIONER LARAMORE: Aye.

8 COMMISSIONER HARTMANN: Aye.

9 CHAIRMAN EVANS: Opposed?

10 (NONE)

11 The motion is carried.

12 Moving on to Preliminary Plats. We

13 have none.

14 Planning and Zoning Commission Forum.

15 Anything the Commissioners wish to discuss?

16 (NONE)

17 If not, we'll move on to Planning

18 Director's Report.

19 MS. EAGAN: We have so far  
20 one file for December. It's another rezoning. This  
21 is on the county line right in Pacific, and they  
22 potentially -- the storage units they might just be  
23 getting some.

24 CHAIRMAN EVANS: All right.

25 If there is nothing else, the Chair would entertain

1 a motion to adjourn.

2 COMMISSIONER McLAREN: Motion  
3 to adjourn, Mr. Chairman.

4 COMMISSIONER KLENKE: Second.

5 CHAIRMAN EVANS: We have a  
6 motion and a second to adjourn. All in favor please  
7 signify by saying aye.

8 COMMISSIONER REINHOLD: Aye.

9 COMMISSIONER McLAREN: Aye.

10 COMMISSIONER WILLETTE: Aye.

11 COMMISSIONER GRUTSCH: Aye.

12 CHAIRMAN EVANS: Aye.

13 COMMISSIONER KLENKE: Aye.

14 COMMISSIONER HAIRE: Aye.

15 COMMISSIONER MITTLER: Aye.

16 COMMISSIONER LARAMORE: Aye.

17 COMMISSIONER HARTMANN: Aye.

18 CHAIRMAN EVANS: Opposed?

19 (NONE)

20 We are adjourned.

21 (THEREUPON, THE PROCEEDINGS

22 CONCLUDED AT 7:36 P.M.)

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CERTIFICATE OF REPORTER

STATE OF MISSOURI            )  
  ) SS  
COUNTY OF FRANKLIN        )

I, PATSY A. MAYBERRY, Professional Court Reporter and Notary Public within and for the State of Missouri, before whom the foregoing proceeding was taken, do hereby swear that: the aforementioned was held at the time and in the place previously described; the witness whose testimony appears in the foregoing transcript was duly sworn by me; the proceedings were taken down in stenographic notes by me and transcribed by me, or under my supervision, to the best of my ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this testimony was taken; further that I am not a relative or employee of any attorney or counsel employed by the parties thereto, nor financially or otherwise interested in the outcome of the action; and that the aforementioned represents a true and accurate transcript of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand.

---

Patsy A. Mayberry, Court Reporter  
Notary Public, State of Missouri  
My Commission Expires: September 14, 2026