

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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9 TRANSCRIPT OF PROCEEDINGS
10 PLANNING AND ZONING COMMISSION
11 PUBLIC MEETING
12 DECEMBER 15, 2020
13 (Commencing at 7:00 p.m.)

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

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(All exhibits, if any, were retained by the Commission, and will not be attached hereto.)

1 A P P E A R A N C E S
2 PLANNING AND ZONING COMMISSIONERS:
3 DAN HAIRE, VICE-CHAIRMAN
4 TIMOTHY REINHOLD, COMMISSIONER
5 STANLEY VOSS, COMMISSIONER
6 BILL McLAREN, COMMISSIONER
7 JIM GRUTSCH, COMMISSIONER
8 MIKE KLENKE, COMMISSIONER
9 DAVE LARAMORE, COMMISSIONER
10 KARL MITTLER, 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.
19 711 NORTH ELEVENTH STREET
20 ST. LOUIS, MISSOURI 63101
21 (314) 644-2191
22
23
24
25

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

2 (DECEMBER 15, 2020)

3 CHAIRMAN HAIRE: We will call
4 tonight's meeting for Tuesday, December 15, of the
5 Franklin County Planning and Zoning Commission to
6 order.

7 Scottie, will you please take role.

8 MS. EAGAN: Bill Evans?

9 CHAIRMAN EVANS: (Not present.)

10 MS. EAGAN: Jim Grutsch?

11 COMMISSIONER GRUTSCH: Here.

12 MS. EAGAN: Dan Haire?

13 CHAIRMAN HAIRE: Here.

14 MS. EAGAN: Dennis Hartman?

15 COMMISSIONER HARTMAN: Here.

16 MS. EAGAN: Mike Klenke?

17 COMMISSIONER KLENKE: Here.

18 MS. EAGAN: Bill McLaren?

19 COMMISSIONER McLAREN: Here.

20 MS. EAGAN: Tim Reinhold?

21 COMMISSIONER REINHOLD: Here.

22 MS. EAGAN: Stan Voss?

23 COMMISSIONER VOSS: Here.

24 MS. EAGAN: Debbie Willette?

25 COMMISSIONER WILLETTE: (Not

1 present.)

2 MS. EAGAN: Karl Mittler?

3 COMMISSIONER MITTLER: Here.

4 MS. EAGAN: And, Dave Laramore?

5 COMMISSIONER LARAMORE: Here.

6 MS. EAGAN: Okay. We have a

7 quorum.

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

14 (NONE)

15 No? Okay. Thank you.

16 The Commissioners should have received a
17 copy of the November 17th meeting minutes. If there
18 are no corrections or additions, the Chair would
19 entertain a motion to approve.

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

23 COMMISSIONER KLENKE: Second.

24 CHAIRMAN HAIRE: We have a
25 motion and a second.

1 Is there any discussion?

2 (NONE)

3 Okay. All those in favor of approval of
4 the minutes as is please signify by saying aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER GRUTSCH: Aye.

9 CHAIRMAN HAIRE: Aye.

10 COMMISSIONER KLENKE: Aye.

11 COMMISSIONER LARAMORE: Aye.

12 COMMISSIONER MITTLER: Aye.

13 COMMISSIONER HARTMAN: Aye.

14 CHAIRMAN HAIRE: Opposed?

15 (NONE)

16 Minutes are approved.

17 Is there anyone present who would like to
18 address the Commission?

19 (NONE)

20 Okay. Thank you. If not, we will move
21 to Unfinished Business, which we have none.

22 Scottie, will you give us --

23 MS. EAGAN: The hearing
24 procedures?

25 CHAIRMAN HAIRE: The hearing

1 procedures, yes. Thank you.

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

5 Some matters on the agenda may be for
6 action by the Planning and Zoning Commission. These
7 matters do not involve public hearings.

8 Other matters on the agenda require
9 public hearings under Missouri law. If a matter
10 involves a public hearing, all individuals who desire
11 to testify will be given an opportunity to do so.

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

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

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

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

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

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

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

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

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

25 CHAIRMAN HAIRE: Okay. Thank

1 you.

2 Since we have no Unfinished Business,
3 we're going to move to New Business, which is File
4 200176, John Vatterott Farms.

5 Let me give some clarification to the
6 Commissioners on this and make sure we know what we
7 have because the public portion of this meeting of
8 this file is no longer open. So at this time, we
9 tabled it last meeting.

10 So we can either take no action on it at
11 all, we can open up and take a vote on it and
12 discussion, but if we -- or the other option would be
13 to move it out and have a new public hearing on it and
14 start over again. So those are our options on this
15 file.

16 COMMISSIONER REINHOLD: I've
17 got a question. Did they ever -- I wasn't here last
18 meeting, but did they ever bring a drawing or anybody
19 come and explain to us what they were doing for sure?

20 CHAIRMAN HAIRE: The main
21 reasons why it was tabled they didn't think -- the
22 Commissioners didn't think there was enough detail
23 presented at that time.

24 COMMISSIONER REINHOLD: Okay.

25 COMMISSIONER McLAREN: So is

1 the applicant able to present any other information to
2 us?

3 CHAIRMAN HAIRE: No, not at
4 this time. Since the public portion of the hearing is
5 over, they cannot present any additional information
6 either. I think I checked that with Mark, and that is
7 correct.

8 COUNTY ATTORNEY PIONTEK: Yes,
9 sir. The public -- the public hearing on this issue
10 was concluded at the last meeting, and instead of
11 taking any vote on it, there was a motion to table it
12 and seconded and all in favor of tabling it.

13 So if you wanted to bring this up for
14 discussion and a decision tonight, you first have to
15 have a motion to take it off the table and a vote to
16 then take it up for consideration.

17 COMMISSIONER McLAREN: Without
18 getting more information that they can present, I
19 don't see any point of taking it off the table.

20 CHAIRMAN HAIRE: Okay.

21 Any comments from any of the
22 Commissioners?

23 COMMISSIONER VOSS: I agree.

24 COMMISSIONER GRUTSCH: Could I
25 ask a question. Is the applicant present to present

1 any new information?

2 (NONE)

3 Mr. Chairman, I would like to make a
4 motion to take this off of the table and take it to --
5 open it up for a discussion.

6 CHAIRMAN HAIRE: Okay. I have
7 a motion to take it off the table. Do I have a second?

8 COMMISSIONER GRUTSCH: And if I
9 could explain my intention of doing this is we have
10 given the applicant four different occasions to
11 discuss this project. They have not done that. We
12 have had public input at three different meetings.
13 The taxpayers in that area made every effort to comply
14 with the dates that we gave them. They came and gave
15 sincere testimony, passionate testimony regarding this
16 application, and now if we table it again, it's just
17 going to go on and on and on.

18 My thought is we take it off the table,
19 open it back up, and we can then take it to Unfinished
20 Business, and we can vote on it this evening.

21 And if the Commission votes to not go
22 along with the application, we can deny it and go on
23 with the rest of the business and get it out of here.

24 CHAIRMAN HAIRE: Thank you for
25 your clarification, but we do have a motion on here,

1 and I need a second. Otherwise, the motion will be
2 dead.

3 COMMISSIONER REINHOLD: I'll
4 second it.

5 CHAIRMAN HAIRE: Okay. I have
6 second. All those in favor say aye.

7 COMMISSIONER REINHOLD: Aye.

8 COMMISSIONER VOSS: Aye.

9 COMMISSIONER McLAREN: Aye.

10 COMMISSIONER GRUTSCH: Aye.

11 CHAIRMAN HAIRE: Aye.

12 COMMISSIONER KLENKE: Aye.

13 COMMISSIONER LARAMORE: Aye.

14 COMMISSIONER MITTLER: Aye.

15 COMMISSIONER HARTMAN: Aye.

16 CHAIRMAN HAIRE: Opposed?

17 (NONE)

18 Okay. Motion carries. We're open for
19 discussion. Any additional comments from the
20 Commissioners?

21 COMMISSIONER VOSS: I felt that
22 we tabled it mainly to get more information and have
23 some more drawings where we could make a decision.
24 What has happened where -- did we miss something, not
25 give them an opportunity to bring drawings in?

1 COMMISSIONER GRUTSCH: At the
2 last meeting, we did give them an opportunity. We
3 told them it was tabled, and their engineer was in the
4 process of going to get some grade elevations and they
5 said they were presenting that with the idea of having
6 us approve it, and then they'd come up with the final
7 drawings.

8 That's not the way it's done.

9 CHAIRMAN HAIRE: Scottie, if we
10 have an up or down vote on this and it does not pass,
11 they can bring it up again, but they'll have to pay an
12 additional fee and start all over?

13 MS. EAGAN: The way our
14 regulations read if you deny a conditional use permit,
15 it can only come up again if new information is
16 available.

17 CHAIRMAN HAIRE: Which would be
18 in their case, would be, I guess, the details,
19 correct?

20 MS. EAGAN: I guess we could go
21 that way.

22 CHAIRMAN HAIRE: Okay. Any
23 additional comments from the Commissioners?

24 COMMISSIONER McLAREN: Mr.
25 Chairman, I guess I would like to make sure that I

1 understand what we're saying here instead of I guess.

2 CHAIRMAN HAIRE: Okay.

3 COMMISSIONER McLAREN: So my
4 take on it then is if they come with further drawings
5 or something like that, we can take it. They can
6 present this again. Whether they have to pay a second
7 fee or not is irrelevant as far as I'm concerned right
8 now. But I can't feel good about voting to deny this,
9 and then not be able to bring it back up if another
10 set of drawings does not qualify to bring it back up.

11 CHAIRMAN HAIRE: My
12 understanding is that they -- like I said, have to be
13 additional information which the detail -- that's why
14 I was asking Scottie -- whether the additional detail
15 would be enough to let them bring it up again, okay,
16 to the Commission to have another vote. But do we
17 have to have another public hearing and go through the
18 process completely again.

19 MS. EAGAN: Let me just
20 clarify. So it's the sole discretion of your Board
21 based on new information that's available that could
22 not with reasonable diligence have been presented at a
23 previous hearing.

24 So it's going to be up to you all on
25 whether or not it's considered new and it would have

1 to be done within the time period to appeal to BOZA,
2 so within 90 days.

3 CHAIRMAN HAIRE: I guess if the
4 Commission would like to hear their input is that if
5 they brought in detail since they had a change in the
6 architect and engineer, would that satisfy additional
7 information that we need to let them to continue on
8 with the conditional use permit. That's mostly our
9 question.

10 I would say it would in my opinion
11 because we have very little details, and that's
12 basically what I think the Commissioners are trying to
13 do, is find the additional information in which to
14 make a quality decision on, and right now we don't
15 have enough information to do that.

16 COMMISSIONER REINHOLD: I mean,
17 they haven't even showed up here to two of the
18 meetings I know of.

19 CHAIRMAN HAIRE: Yeah. And
20 they missed a couple of the dates, yes.

21 COMMISSIONER REINHOLD: Yeah.

22 CHAIRMAN HAIRE: So I guess,
23 unless there is further discussion, I'll entertain a
24 motion to either approve or not approve these CUP.

25 COMMISSIONER REINHOLD: I make a

1 motion to deny.

2 COMMISSIONER GRUTSCH: Second.

3 CHAIRMAN HAIRE: Any additional
4 discussion on this before we take it to a vote?

5 (NONE)

6 No.

7 COMMISSIONER McLAREN: Do we
8 have a correct motion, or should we move -- is this
9 supposed to move to Old Business first?

10 CHAIRMAN HAIRE: Oh, that is
11 correct. We should move it to Old Business.

12 Well, we've taken it off -- we took it
13 off the table, so yeah, we need to move it to Old
14 Business. I'm sorry. I'll take a motion to move it
15 to Old Business if you want to go ahead and amend your
16 motion.

17 COMMISSIONER REINHOLD: I will.

18 COMMISSIONER GRUTSCH: Second.

19 CHAIRMAN HAIRE: Okay. I have
20 a motion and a second to move it to Old Business. All
21 those in favor say aye.

22 COMMISSIONER REINHOLD: Aye.

23 COMMISSIONER VOSS: Aye.

24 COMMISSIONER McLAREN: Aye.

25 COMMISSIONER GRUTSCH: Aye.

1 CO-CHAIRMAN HAIRE: Aye.
2 COMMISSIONER KLENKE: Aye.
3 COMMISSIONER LARAMORE: Aye.
4 COMMISSIONER MITTLER: Aye.
5 COMMISSIONER HARTMAN: Aye.
6 CO-CHAIRMAN HAIRE: Opposed?
7 (NONE)

8 Okay. Moved to Old Business.
9 Next we have File 200235. Scottie, will
10 you please give us the details on this one.

11 MS. EAGAN: This is File
12 200235.

13 The applicant is Pin Oak Rei, L. L. C.
14 and Mid Life Crisis, Inc.

15 The applicants request to rezone seven
16 parcels from the A District to the W District.

17 The properties are located east of
18 Highway AT, being addresses at 1262, 1266, 1302, 1392,
19 1356, and 1366 Highway AT, in Boles Township.

20 THE FACTS: The total area for the
21 rezoning is approximately 49.44 acres and 7 parcels.
22 The zoning of this property as of January 14, 2020 is
23 A. Prior to January 14, 2020, this property was zoned
24 Commercial Activity, Community Business, CA3. The
25 applicant would like to rezone to the W District.

1 The intent of the W District is to
2 provide for agricultural and small-scale commercial
3 uses, cultural uses and institutional uses to mix with
4 low-density residential uses.

5 The properties to the east, east of
6 Highway AT and west of Interstate 44 are zoned A.

7 The properties to the west across Highway
8 AT are zoned both A and R.

9 The properties to the east across
10 Interstate 44 are zoned W.

11 The properties around the rezoning are a
12 mix of low-density residential and a few commercial
13 properties.

14 The properties that make up this rezoning
15 include low-density residential properties and
16 commercial properties, including Pin Oak Creek RV
17 Park.

18 These properties have access to Highway
19 AT. This is a State-maintained road with an 80-foot
20 right-of-way width.

21 This property is located in Public Water
22 Supply District Number 3.

23 STAFF COMMENTS: The owners of all seven
24 parcels have filled out and signed applications
25 agreeing to this rezoning request.

1 Rezoning are allowed in our regulations
2 due to the every-changing conditions that exist in the
3 county and elsewhere. According to Article 14,
4 Section 321, any such change must promote the health,
5 safety, morals, comfort, and general welfare of
6 Franklin County by conserving and protecting property
7 and building values, by securing the most economical
8 use of land and facilitating the adequate provision of
9 public improvements in accordance with the master plan
10 adopted by Franklin County.

11 CHAIRMAN HAIRE: Thank you.

12 Is the applicant present?

13 APP: We are.

14 CHAIRMAN HAIRE: Okay. Please
15 come forward and sign -- take the oath and sign in,
16 please.

17 (THEREUPON, THE WITNESS WAS
18 SWORN.)

19 MR. STEVE KUENZEL SR.: Steve
20 Kuenzel Sr.

21 CHAIRMAN HAIRE: You want to go
22 ahead and give us your presentation.

23 MR. KUENZEL SR.: Sure. First
24 of all, I'm here representing Pin Oak Creek RV Park.
25 They've been in business since 1977, and two of their

1 owners are here, father and son, and they will make
2 the presentation about what they do and a little bit
3 about their park.

4 It's been an RV park at that location
5 since 1977. He will tell you that his family has
6 owned it, I think, for more than 20 years, and one of
7 the requests or the main driving thing is they want to
8 expand and add another 28 or 29 spaces to the ones that
9 they already have.

10 He'll explain that to you in a little bit
11 more detail.

12 It's hard for me to describe from here,
13 but if you can find I-44, this location is just off of
14 I-44. I can't really -- without a pointer or
15 anything, I can't really describe it. I don't know
16 if, Dan, if you could --

17 CHAIRMAN HAIRE: It should be
18 right there.

19 MR. KUENZEL SR.: Yeah, that's
20 it. So it's right off 44. You're going to notice
21 that there's a little bit of red to the left of it, a
22 little bit of red to the right of it, and then white
23 going on both sides of it.

24 I'm not sure that I can -- there we go.
25 So anyway, it's right in that area right there. Now

1 if you go to the next one, a blowup of that again, you
2 got I-44 running along here. You've got AT in this
3 area here. So there's red to the left, red to the
4 right, and then white on each side.

5 So the Purple Zoning District is the A
6 Zoning District, and that provides for a wide range of
7 commercial, retail, service and manufacturing
8 activities serving a large community trade area. It
9 currently is zoned for ag processing. You could put a
10 bus station there, could do light or heavy
11 manufacturing, a medical marijuana manufacturing
12 facility, sales of heavy construction equipment, a
13 truck terminal, and not real sure how this got zoned
14 purple in the middle of the red which is light
15 commercial and white which gives you more residential.

16 But if you go the very next one, doing a
17 blowup, this is the area that we're asking to be
18 rezoned out of the purple. And you can just see in
19 this overlay this is the RV park right here as it
20 currently exists.

21 The area that they're going to expand is
22 basically a little bit in front of it there, and then
23 they're going to do a little cutting and filling off
24 to the side. They have a contract to acquire 13 acres
25 here, which is all woods, to put some nature trails

1 and that sort of thing in. They've already acquired
2 the two acres that's right in front.

3 Now, when we first looked at doing this
4 proposal, I told basically Chris Paxton, one of the
5 owners, I said, look, you've got some people that live
6 down in this area. You've got some people that live
7 up in this area. Go talk to your neighbors and make
8 sure that they're not opposed.

9 It turned out that every one them he
10 talked to asked if they could be part it, and this guy
11 up here found out late and came to him, you know, just
12 a couple of days ago and said hey, I'd kind of like to
13 get in on this too. Well, obviously it was too late
14 to bring it to you.

15 So there's seven parcels. Three are
16 residential here and up here that want it. There's
17 three undeveloped which is the parcels, one of which
18 we purchased, and this is thirteen acres of two
19 parcels. And then you've got the actual campground
20 itself.

21 And so if you go to the next one, what we
22 want to do is join up with the White that's
23 overwhelming on this side, and of course, it's
24 overwhelming on this side as well.

25 It turns out that when you go to the

1 White Zoning District, as Scottie read to you, this
2 allows for small-scale uses to mix with low-density
3 residential uses. Which is just exactly what this
4 property has been and what it is right now.

5 So what we're really asking is to take
6 this area which has got some low-density residential,
7 got light commercial and an RV park is a permitted use
8 within the White District.

9 So it seems like what we're really asking
10 you to do is to rezone this to the use that it
11 currently is, which is light commercial as well as
12 low-density residential.

13 There is very short access to 44. So
14 there's not going to be an issue with traffic, and the
15 way they run the RV park now is when you pull in like
16 on a Friday night, they don't check you in and then
17 tell you to go to your camp site.

18 What they do is to avoid any backup along
19 the road, people immediately go to their camp
20 sites, and then they walk back up to the office to
21 check in. So there's not a problem in terms of traffic
22 coming to it and getting back onto I-44.

23 The other thing is they'll obviously tell
24 you that, you know, in this particular comate, there's
25 a tremendous demand right now for recreational

1 activity, particularly outdoor activity. And this
2 would be ideal for that use. And that's why they want
3 to expand, because there is such a demand for that
4 right now.

5 Chris will talk a little bit about that
6 demand and that sort of thing.

7 The other thing Mark Frankenberg will
8 talk to you, there is a significant part of this that
9 is in the floodplain. So the likelihood that somebody
10 is going to build a truck terminal or some sort of
11 heavy industrial use given the amount of fill and
12 engineering and cost that it would take to really put
13 it into a heavy-duty commercial use is probably
14 unlikely.

15 So we think what we're asking for is what
16 the use currently is, expand that use a little bit,
17 the residential people would like to be protected in
18 terms of their property staying low-density
19 residential, and so we think that we're not real sure
20 how the purple idea came about. But we think at least
21 this portion of it, we'd like to have it rezoned to
22 what it's currently being used for, and we would think
23 that with our use and residential, it will continue to
24 be that into the future. If there was a business use,
25 it's going to be light commercial rather than heavy

1 commercial.

2 Mark Frankenberg will talk to you about
3 the floodplain issues, and then Chris will explain to
4 you a little bit about the park. I'm happy to answer
5 anything on my part of it or to wait till they get
6 done, and then you can call us back up. I'm not sure
7 how you do that, but...

8 CHAIRMAN HAIRE: Any questions
9 from Mr. Kuenzel?

10 (NONE)

11 MR. KUENZEL SR.: All right.
12 I'll turn it over to Mark Frankenberg.

13 CHAIRMAN HAIRE: Mark, can you
14 just sign in, please.

15 (THEREUPON, THE WITNESS WAS
16 SWORN.)

17 MR. MARK FRANKENBERG: Good
18 evening. My name's Mark Frankenberg. I'm with the
19 engineering and survey firm Fischer Frankenberg in
20 Washington, and, Crystal, can we go to the next slide.

21 As you see here, here is the floodway,
22 okay, and we're out of the floodway quite a bit, right
23 here. So we won't be doing any development of that
24 just due to the engineering that would needed in that.

25 But this is the 100-year flood area, and

1 this is the 500 year. So on this new expansion right
2 now, he is only in the 500-year and zone X. So we
3 won't even need flood permits or anything for this.
4 But this down here where he's going to put the trails
5 and maybe a little bit of fill, we will have to
6 probably get a floodplain development permit to do
7 this.

8 But it's all very conducive to this
9 activity due to the fact that it is in the special
10 flood hazard area. And if a shop or something wants
11 to go in here, the insurance would probably be so
12 flood prohibited because it's going to be five -- or
13 the hundred-year flood area.

14 And here is us again. So an RV park
15 would be perfect for that area just because it
16 wouldn't hinder any flows and it wouldn't have to be
17 any fill. That's an area to facilitate the park.

18 Does anybody have any questions?

19 CHAIRMAN HAIRE: Do any of the
20 Commissioners have questions for Mr. Frankenberg?

21 (NONE)

22 MR. FRANKENBERG: Okay. Thank
23 you.

24 CHAIRMAN HAIRE: Thank you.

25 State your name and sign in, please.

1 MR. CHRIS PAXTON: My name is
2 Chris Paxton.

3 (THEREUPON, THE WITNESS WAS
4 SWORN.)

5 Hi, there. My name's Chris Paxton. As
6 Steve said, we own Pin Oak Creek RV Park. The
7 campgrounds originally go back to the '70s. We've
8 owned it since 2002. When we bought it, it was really
9 pretty much rundown, overgrown, and a pretty bad
10 eyesore.

11 We've taken a lot of years and a lot of
12 time rebuilding it, fixing it up, making it one of the
13 best family campgrounds not only in the St. Louis area
14 but in all of Missouri.

15 We've been listed as one of the top nine
16 by "The Best Things Missouri". Top five "I Step
17 Outside.org." We've been featured on Channel 4's Great
18 Day St. Louis as well as Channel 5's Show Me St.
19 Louis.

20 We've got over four out of five star
21 ratings on Facebook as well. We were even named the
22 large park of the year by the Missouri Campground
23 Association in 2019.

24 So that tells you a little bit about what
25 we've done. Over the past five years, the camping

1 industry has grown exponentially. Dealers and
2 manufacturers all over are just going crazy.

3 Because of that, everybody is trying to
4 expand, you know. The parks are way over -- you know,
5 we're so busy, we can't see straight really. This year
6 alone we've turned down on average 20 to 30 campers
7 per week, and those guys are going outside of the
8 county to then camp.

9 While strictly not for not only us, but
10 the other businesses in the area, you know, everybody
11 that comes to us then supports a lot of local
12 restaurants, a lot of the local stores, some of the
13 other recreation areas.

14 So just this small expansion right now
15 would help out with -- you know, it's going to develop
16 more in property taxes, sales taxes and everything
17 else. You know, like Steve said, we're right off
18 Highway 44. So it's nice for tourism for people who
19 travel throughout the state, and we quite honestly
20 have talked to some of our neighbors. They're in
21 favor of us. You know, they see what kind of family
22 campground we run and know that we run a good
23 campground, and not had any objection to us at all
24 doing this expansion.

25 CHAIRMAN HAIRE: Any questions

1 for Chris?

2 COMMISSIONER GRUTSCH: On one
3 of your sheets, it refers to the RV park and paintball
4 area. Is there a paintball course there?

5 MR. PAXTON: There was. This
6 year with COVID we actually -- we shut that down. So
7 we are not doing paintball anymore.

8 COMMISSIONER GRUTSCH: But
9 you're not going to bring it back as a special event
10 or anything?

11 MR. PAXTON: You know what, we
12 do -- for Halloween we do some zombie paintball
13 shoots. So if COVID does die off where we can put
14 people on a trailer again, then we would like to look
15 at that. But as far as the paintball fields
16 themselves, we are shutting those down for good.

17 COMMISSIONER GRUTSCH: Okay.
18 Thank you. No more questions.

19 CHAIRMAN HAIRE: Any additional
20 questions?

21 (NONE)

22 Is there anyone else who would like to
23 speak in -- for approval of this rezoning?

24 (NONE)

25 No. Anyone who would like to speak in

1 objection to this file?

2 (NONE)

3 None. Thank you.

4 Commissioners, any additional discussion?

5 COMMISSIONER McLAREN: Mr.

6 Chairman, my question would be for Scottie.

7 When this was rezoned, is it a

8 nonconforming use right now?

9 MS. EAGAN: Yeah, when we

10 actually did the county line rezoning, this portion,

11 the A District or the Purple District didn't change.

12 So CA3 which was prior in the A District now. So this

13 portion actually didn't change when we did the

14 rezoning.

15 But it's been a nonconforming use since

16 zoning has been enacted.

17 COMMISSIONER McLAREN: The

18 entire time it's been nonconforming?

19 MS. EAGAN: Uh-huh, that's

20 correct.

21 CHAIRMAN HAIRE: Any additional

22 discussion by the Commissioners?

23 (NONE)

24 COMMISSIONER GRUTSCH: Mr.

25 Chairman, I'd like to make a motion that we recommend

1 to the County Commission to approve this application
2 for rezoning.

3 MS. EAGAN: We'd have to move
4 it to Unfinished first.

5 COMMISSIONER GRUTSCH: I'm
6 sorry. Yeah, I make a motion that we move it to
7 Unfinished Business.

8 COMMISSIONER REINHOLD: I
9 second it.

10 CHAIRMAN HAIRE: We have a
11 second, okay. All those in favor say aye.

12 COMMISSIONER REINHOLD: Aye.

13 COMMISSIONER VOSS: Aye.

14 COMMISSIONER McLAREN: Aye.

15 COMMISSIONER GRUTSCH: Aye.

16 CO-CHAIRMAN HAIRE: Aye.

17 COMMISSIONER KLENKE: Aye.

18 COMMISSIONER LARAMORE: Aye.

19 COMMISSIONER MITTLER: Aye.

20 COMMISSIONER HARTMAN: Aye.

21 CO-CHAIRMAN HAIRE: All those
22 opposed?

23 (NONE)

24 Okay. It's in Unfinished Business.

25 We're going to go to Unfinished Business.

1 We have File 200176, John C. Vatterott Farm. Any
2 further discussion from the Commissioners?

3 (NONE)

4 If not, I'll take a motion?

5 COMMISSIONER GRUTSCH: Mr.
6 Chairman, I would like to make a motion for File
7 200176 to deny the request for a conditional use
8 permit by John C. Vatterott Farms.

9 COMMISSIONER REINHOLD: I
10 second it.

11 CHAIRMAN HAIRE: We have a
12 motion and a second. Any additional discussion on
13 this file?

14 (NONE)

15 None. All those in favor say aye.

16 COMMISSIONER REINHOLD: Aye.

17 COMMISSIONER VOSS: Aye.

18 COMMISSIONER McLAREN: Aye.

19 COMMISSIONER GRUTSCH: Aye.

20 CO-CHAIRMAN HAIRE: Aye.

21 COMMISSIONER KLENKE: Aye.

22 COMMISSIONER LARAMORE: Aye.

23 COMMISSIONER MITTLER: Aye.

24 COMMISSIONER HARTMAN: Aye.

25 CO-CHAIRMAN HAIRE: Those

1 opposed?

2 (NONE)

3 None. The motion carries to deny the
4 CUP.

5 Scottie, they'll get notification and
6 their options when you inform them?

7 MS. EAGAN: Typically with
8 denials in the past, we haven't notified them.

9 CHAIRMAN HAIRE: Okay.

10 MS. EAGAN: But I was going to
11 ask --

12 CHAIRMAN HAIRE: You were
13 saying, Scottie, you were going to ask Mark?

14 MS. EAGAN: I was going to Mark
15 Piontek if he wanted us to notify them on the denial.

16 COUNTY ATTORNEY PIONTEK: It's
17 not required.

18 MS. EAGAN: Okay.

19 CHAIRMAN HAIRE: Thank you.

20 Next in Old Business is File 200235. Any
21 discussion -- further discussion by the Commissioners?

22 (NONE)

23 Otherwise, I'll take a motion.

24 COMMISSIONER GRUTSCH: Mr.

25 Chairman, I'd make a motion to approve the applicant's

1 request for rezoning to the County Commission for Pin
2 Oak REI and Mid Life Crisis, Inc.

3 COMMISSIONER McLAREN: Second.

4 CHAIRMAN HAIRE: And we have a
5 motion and a second. Any additional discussion by the
6 Commissioners before we take a vote?

7 (NONE)

8 No. All those in favor say aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER VOSS: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CO-CHAIRMAN HAIRE: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER LARAMORE: Aye.

16 COMMISSIONER MITTLER: Aye.

17 COMMISSIONER HARTMAN: Aye.

18 CO-CHAIRMAN HAIRE: Opposed?

19 (NONE)

20 Okay. The motion carries for
21 recommendation.

22 Preliminary Plats. We have none.

23 Scottie, do we have anything for the
24 Planning and Zoning Commission Forum?

25 MS. EAGAN: Not unless you guys

1 have anything you want to speak about.

2 CHAIRMAN HAIRE: Do you have a
3 Director's Report you'd like to give us?

4 MS. EAGAN: As of today, we
5 don't have anything for January's meeting, but the
6 deadline is Monday.

7 Just so Pin Oak knows, we do have a
8 public hearing scheduled in January. Crystal, do you
9 remember that date?

10 MS. HOLDMEIER: Seventh.

11 MS. EAGAN: January 7th at
12 1:30. But we'll notify you and everything of that
13 hearing, but we do have it scheduled.

14 And that's all I have.

15 CHAIRMAN HAIRE: Okay. Thank
16 you. I'll take a motion to adjourn from the
17 Commissioners.

18 COMMISSIONER McLAREN: Motion
19 to adjourn.

20 CHAIRMAN HAIRE: Do I have a
21 second?

22 COMMISSIONER KLENKE: Second.

23 CHAIRMAN HAIRE: Thank you very
24 much. We're adjourned.

25 (THEREUPON, THE PROCEEDINGS

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CONCLUDED AT 7:38 P.M.)

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CERTIFICATE OF REPORTER

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

IN WITNESS WHEREOF, I have hereunto set my hand.

Patsy A. Mayberry

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

My Commission Expires:
August 26, 2022



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