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

TRANSCRIPT OF PROCEEDINGS

PLANNING AND ZONING COMMISSION

PUBLIC MEETING

DECEMBER 19, 2023

(Commencing at 7:00 p.m.)

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REPORTED BY:

PATSY A. MAYBERRY, C. R.

COMPLETE REPORTING SERVICES

19 BROOKMOORE DRIVE

UNION, MISSOURI 63084

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

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A P P E A R A N C E S

1
2 PLANNING AND ZONING COMMISSIONERS:

3 BILL EVANS, CHAIRMAN

4 DAN HAIRE, VICE-CHAIRMAN

5 TIMOTHY REINHOLD, COMMISSIONER

6 STANLEY VOSS, COMMISSIONER

7 BILL McLAREN, COMMISSIONER

8 DEBBIE WILLETTE, COMMISSIONER

9 JIM GRUTSCH, COMMISSIONER

10 MIKE KLENKE, COMMISSIONER

11 KARL MITTLER, COMMISSIONER

12 DAVE LARAMORE, COMMISSIONER

13 DENNIS HARTMANN, COMMISSIONER

14 PLANNING AND ZONING STAFF:

15 SCOTTIE EAGAN, PLANNING DIRECTOR

16 CRYSTAL HOLDMEIER, ASSISTANT

17 LEGAL COUNSEL:

18 MARK PIONTEK, COUNTY ATTORNEY

19 LEXITAS LEGAL - ST. LOUIS:

20 BY: PATSY A. MAYBERRY, C. R.

21 COMPLETE REPORTING SERVICES

22 19 BROOKMOORE DRIVE

23 UNION, MISSOURI 63084

24 (636) 221-0418

25

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

2 (DECEMBER 19, 2023)

3 CHAIRMAN EVANS: I'd like to
4 call to order the December 19th meeting of the
5 Franklin 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: (Not
13 present.)

14 MS. EAGAN: Dennis Hartmann?

15 COMMISSIONER HARTMANN: (Not
16 present.)

17 MS. EAGAN: Mike Klenke?

18 COMMISSIONER KLENKE: Here.

19 MS. EAGAN: Dave Laramore?

20 COMMISSIONER LARAMORE: Here.

21 MS. EAGAN: Bill McLaren?

22 COMMISSIONER McLAREN: Here.

23 MS. EAGAN: Karl Mittler?

24 COMMISSIONER MITTLER: (Not
25 present.)

1 MS. EAGAN: Tim Reinhold?

2 COMMISSIONER REINHOLD: Here.

3 MS. EAGAN: Stan Voss?

4 COMMISSIONER VOSS: (Not
5 present.)

6 MS. EAGAN: And, Debbie
7 Willette?

8 COMMISSIONER WILLETTE: Here.

9 MS. EAGAN: Okay. We have a
10 quorum.

11 CHAIRMAN EVANS: Thank you.

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

17 (NONE)

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

21 MS. EAGAN:

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

25 Some matters on the agenda may be for

1 action by the Planning and Zoning Commission. These
2 matters do not involve public hearings.

3 Other matters on the agenda require
4 public hearings under Missouri law. If a matter
5 involves a public hearing, all individuals who
6 desire to testify will be given an opportunity to do
7 so.

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

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

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

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

25 Then if anyone in the audience would

1 like to speak or comment on a file that is part of
2 the public hearing, they must first print their name
3 on the sign-in sheet provided, and then be sworn in.

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

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

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

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

21 CHAIRMAN EVANS: Thank you.

22 All the Commissioners should have
23 received a copy of the November 21st meeting
24 minutes. If there are no corrections or additions,
25 the Chair would entertain a motion to approve.

1 COMMISSIONER McLAREN: Motion
2 to approve.

3 COMMISSIONER GRUTSCH:
4 Second.

5 CHAIRMAN EVANS: We have a
6 motion and second to approve the November 21st
7 meeting minutes. All in favor signify by saying
8 aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER LARAMORE: 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. And the Chair reserves the right to move
24 any file considered under New Business. That is
25 then voted on to Unfinished Business before

1 addressing the other files under New Business.

2 Unfinished Business. We currently have
3 none.

4 New Business. File 230272, Frederick
5 Hoven.

6 Scottie, do you have the details.

7 MS. EAGAN: This is File
8 230272 for Frederick Hoven.

9 The applicant requests to rezone one
10 parcel from the W Zoning District to the B Zoning
11 District.

12 The property is located at the
13 intersection of High Street and North Columbus
14 Street, south of the right-of-way of Interstate 44,
15 in Boles Township.

16 THE FACTS: The total area for the
17 rezoning is approximately 9 acres.

18 The zoning of this property, as of
19 January 14, 2020, is W. The applicant would like to
20 rezone to the B District.

21 The properties around this site area in
22 the City of Pacific or in St. Louis County.

23 The properties to the south of the
24 proposed site appear to be low-density residential
25 properties. Just north of this property is

1 Interstate 44.

2 This property appears to have access to
3 North Columbus Street. This road appears to have a
4 right-of-way width of 40 feet.

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

16 CHAIRMAN EVANS: Thank you.

17 Is the applicant present? If you'd
18 come forward. State your name and address and sign
19 in, please.

20 MR. FREDERICK HOVEN: My
21 name's Frederick Hoven. My address is 1833 Autumn
22 Lake Road, Pacific, Missouri.

23 (THEREUPON, THE WITNESS WAS
24 SWORN.)

25 CHAIRMAN EVANS: Please give

1 us some detail on what you're proposing.

2 MR. HOVEN: Basically I just
3 recently found out that this property was rezoned.
4 I think it was five years ago. I'm not sure.

5 MS. EAGAN: 2020.

6 MR. HOVEN: Oh, 2020, three
7 years. Okay.

8 It was CD originally for 50 or 60
9 years, and I didn't know it was rezoned. I recently
10 found out about it, it was W, and I would like to go
11 back to the closest zoning of CD, which is B. It
12 just gives me more options to do different things
13 there and our -- if I sell it, more options for
14 other people to do things there such as more than
15 just what W gives me.

16 Like I said, it was CD for many years
17 before the rezoning.

18 CHAIRMAN EVANS: I will say
19 there was a countywide rezoning three or four years
20 ago, which there were public hearings and it was
21 covered in the media. So...

22 MR. HOVEN: Yeah, I -- I
23 didn't see them. I'm sorry.

24 CHAIRMAN EVANS: Do you have
25 any questions for the Commission?

1 MR. HOVEN: (NONE)

2 CHAIRMAN EVANS: Okay. It
3 appears that W and D are relatively close as far as
4 permitted uses. I guess the most significant
5 difference being multi-housing if I remember right,
6 multi-family dwellings which are not permitted in W,
7 but the majority of the rest seem to be relatively
8 similar.

9 COMMISSIONER GRUTSCH: The
10 only exception would be in B large billboards are
11 allowed. They're not allowed in W.

12 COMMISSIONER McLAREN: Mr.
13 Chairman, I have a question as usual. Mine are
14 really going to be Scottie more than for the
15 applicant though.

16 Is it normal that everybody be notified
17 in the city of Pacific and the residents however
18 many feet away?

19 MS. EAGAN: Yeah, we did
20 anybody within 600 feet, including those in St.
21 Louis County.

22 COMMISSIONER McLAREN: Thank
23 you. There's been no response from --

24 MS. EAGAN: We've had phone
25 calls, but nothing in writing.

1 COMMISSIONER McLAREN: Okay.

2 So that was my first question. My
3 second question is I don't want to rely on Mr.
4 Hoven's opinion. I'd like to rely on your opinion.

5 Was it zoned CD before?

6 MS. EAGAN: The issue -- I
7 can't give you a definite 100 percent because the
8 way our old zoning map was it was not done by
9 parcel. It was just general swaths of color.

10 COMMISSIONER McLAREN: Okay.

11 MS. EAGAN: This property is
12 so small in the middle of the city. To determine
13 what it is, I can't give you a hundred percent
14 answer that it was CD or if it was W or ANU or NUA.
15 If you had an opinion in the past from our
16 department that it was CD, then what was probably
17 what we were going with, but there's no way I can
18 tell you 100 percent because I can't zoom in on this
19 property to see what it was.

20 COMMISSIONER McLAREN: Okay.

21 Do you feel that the B most best mimics
22 CD?

23 MS. EAGAN: Yes, in essence.

24 COMMISSIONER McLAREN: Okay.

25 MS. EAGAN: I will say when

1 we did the zoning, we were doing mixed uses or
2 commercial zonings along major corridors in Franklin
3 County.

4 It is possible because this property is
5 so small and in the middle of the city that it just
6 got missed.

7 COMMISSIONER McLAREN: Okay.

8 Mr. Hoven, on the -- just east of your
9 property is St. Louis County?

10 MR. HOVEN: Correct.

11 COMMISSIONER McLAREN: Is
12 that in incorporated Pacific or unincorporated
13 Pacific or just St. Louis County; do you know?

14 MR. HOVEN: I wouldn't know.
15 Since they rezoned it, I'm not sure what it is. I'm
16 not sure if it's in the city limits or not.

17 COMMISSIONER McLAREN: You
18 know, I don't know that B is the right zoning
19 district, but I think W is not the right zoning
20 district for here. I'm pretty familiar with the
21 situation.

22 It's not what -- W is not the right
23 zoning district for this without a doubt. When we
24 did all this, you know, I had concerns that we were
25 doing this. And it seemed to me that it actually

1 seems unfair to me that we're charging him to fix
2 something that we did wrong.

3 CHAIRMAN EVANS: Any other
4 requests or comments?

5 I do have one. What would be the
6 access to this property?

7 MR. HOVEN: Columbus Street
8 goes all the way into the interstate basically, and
9 I think there's 160 feet or 108 feet of frontage to
10 Columbus Street, and also up on top of the enter
11 point from High Street.

12 COMMISSIONER McLAREN: Some
13 of those are paver streets, aren't they?

14 MR. HOVEN: It is, yes, sir.
15 I actually own 1.3 acres along the south side of the
16 property up high along High Street on the paver
17 street part.

18 CHAIRMAN EVANS: And those
19 streets do go through our residential?

20 MR. HOVEN: Yeah, the
21 residential left is a few duplexes and rental
22 properties. I think they sold a few for residents.
23 Yes, it goes all the way -- the paver street goes
24 all the way from where it stops to St. Louis County
25 line on paper.

1 CHAIRMAN EVANS: Any other
2 questions from the Commission?

3 (NONE)

4 All right. Thank you.

5 MR. HOVEN: Thank you.

6 CHAIRMAN EVANS: Any
7 discussion from the Commission?

8 COMMISSIONER WILLETTE:
9 Scottie, I guess I have a question for you. As Bill
10 mentioned charging for this, if it is recommended
11 that we do go along with the zoning change and the
12 Commission approves that, is there a decision that
13 someone can make to not charge?

14 MS. EAGAN: That would be up
15 to the County Commission.

16 COMMISSIONER WILLETTE: Up to
17 the Commission, okay.

18 CHAIRMAN EVANS: An I do see
19 the issue there, but as I stated before, I think the
20 entire county public hearings and the media was
21 notified that he would have had the opportunity at
22 that time to sent a question of rezoning. Not that
23 that would have changed anything, and obviously it
24 is a little bit murky as far as history.

25 COMMISSIONER McLAREN: Well,

1 the history of that end of Pacific is kind of murky.
2 I mean, there was -- before the interstate went
3 through, there was a rock quarry across the highway
4 from here. There was a truck repair shop down the
5 hill pretty close from there. It was Mr. Kepky's
6 (ph.). There was a florist down there. There were
7 greenhouses down there.

8 So it's been pretty mixed since I was
9 a kid.

10 COMMISSIONER REINHOLD: Is
11 the press on it there?

12 COMMISSIONER McLAREN: This
13 was on the south side across from where that new
14 hotel was built, the Landing Nook.

15 COMMISSIONER REINHOLD: Yeah.

16 COMMISSIONER McLAREN: The
17 presses are west of there.

18 COMMISSIONER REINHOLD: Yeah.

19 CHAIRMAN EVANS: And when I
20 looked on it on the big map, it was really hard to
21 tell.

22 COMMISSIONER McLAREN: Well,
23 like I said, I don't think W is the right for this.
24 I'm not sure that C is the correct one, but I'm very
25 confident that this was not the spirit of what W

1 should be.

2 CHAIRMAN EVANS: Right. And
3 the same thing as Jim mentioned, you can't have
4 billboards under B and all that family dwelling
5 seemed to be the two biggest.

6 Any further discussion?

7 (NONE)

8 COMMISSIONER McLAREN: I make
9 a motion we move it to Old Business and present it.

10 COMMISSIONER WILLETTE: I'll
11 second that.

12 CHAIRMAN EVANS: We have a
13 motion and a second to move File 230272 to
14 Unfinished Business. All in favor signify by saying
15 aye.

16 COMMISSIONER REINHOLD: Aye.

17 COMMISSIONER McLAREN: Aye.

18 COMMISSIONER WILLETTE: Aye.

19 COMMISSIONER GRUTSCH: Aye.

20 CHAIRMAN EVANS: Aye.

21 COMMISSIONER KLENKE: Aye.

22 COMMISSIONER LARAMORE: Aye.

23 CHAIRMAN EVANS: Opposed?

24 (NONE)

25 Okay. Motion is carried.

1 So we have File 230272 under Unfinished
2 Business is there any further discussion?

3 (NONE)

4 Again, of course, since this is a
5 rezoning, it is a recommendation to the Commission,
6 who will also have their own public hearing and make
7 the final decision.

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

10 COMMISSIONER McLAREN: I
11 would make a motion that we suggest to the
12 Commission that File 230272 is rezoned as requested.

13 COMMISSIONER WILLETTE: I
14 second that.

15 COMMISSIONER KLENKE: Second.

16 CHAIRMAN EVANS: We have a
17 motion and a second to recommend approval of the
18 rezoning of File 230272. All in favor signify by
19 saying aye.

20 COMMISSIONER REINHOLD: Aye.

21 COMMISSIONER McLAREN: Aye.

22 COMMISSIONER WILLETTE: Aye.

23 COMMISSIONER GRUTSCH: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER KLENKE: Aye.

1 COMMISSIONER LARAMORE: Aye.

2 CHAIRMAN EVANS: Opposed?

3 (NONE)

4 The motion is carried.

5 MS. EAGAN: Can I say

6 something real quick?

7 CHAIRMAN EVANS: Yep.

8 MS. EAGAN: So what we'll do
9 is we'll schedule a public hearing with the County
10 Commission probably in mid to late January and
11 you'll get notified again for the date of date of
12 their hearing.

13 MR. HOVEN: Okay.

14 MS. EAGAN: Okay. So you
15 don't have to stay if you don't want to. Otherwise,
16 you can just leave.

17 MR. HOVEN: Okay. Thank you.

18 CHAIRMAN EVANS: Thank you.

19 Moving back to New Business. File
20 230245 Planning and Zoning. We have a file that's
21 been tabled. We would need a motion to take it off
22 the table.

23 COMMISSIONER McLAREN: I'll
24 make the motion. since I made the motion to table
25 it, to take it off the table for discussion.

1 COMMISSIONER WILLETTE: I'll
2 second that.

3 CHAIRMAN EVANS: We have a
4 motion and second to take File 230245 off the table.
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 LARAMORE: Aye.

13 CHAIRMAN EVANS: Opposed?

14 (NONE)

15 The motion is carried.

16 The floor is open for discussion.

17 Scottie, will you please give us the details.

18 MS. EAGAN: Okay. So there
19 was a lot of discussion in my office about what we
20 wanted to do with these regulations, what's the best
21 to go about it where we still can have teeth to
22 enforce these regulations.

23 We don't want to pass anything that's
24 just going to sit there in limbo and not get done.

25 And then today I did have a chance

1 finally to sit down with the Commission to go over
2 our proposals and see if they have any suggestions,
3 just to make sure we're going in the direction that
4 they were comfortable with.

5 So what we did now a majority of this
6 is still the same as it was in October. However, we
7 are allowing shipping containers now in every zoning
8 district. So in our A, G, R and P Districts, which
9 are our more commercial and industrial districts,
10 we're going to permit one shipping container per
11 22,000 square feet of acreage with a maximum of two.
12 There must be a principal building established on
13 the property.

14 In the O, P, T and Y Districts, which
15 are mainly residential districts, not much
16 commercial activity allowed there, you're allowed to
17 have one shipping container per acre as long as
18 there is a principal building established on the
19 parcel.

20 And then in the W District, which is
21 our more agricultural low-density residential
22 district, you're permitted to have one shipping
23 container per five acres with a maximum of three as
24 long as there is a principal building established on
25 the parcel.

1 I did meet with Bill Placht, the
2 Building Commissioner. They were in the process of
3 amending their building code. So we wanted ours to
4 kind of correlate with each other.

5 So now we say that the container shall
6 be installed/placed in accordance with the 2021
7 International Building Code.

8 Which basically means that if it's over
9 300 square feet, then they have to get a building
10 permit and meet all the requirements of the Building
11 Code.

12 If it's less than that, then they're
13 not required to get a building code for our side of
14 things.

15 The general requirements that we're
16 still requiring is that the shipping container shall
17 be of one color complimentary to the principal
18 building, free of graffiti, murals or logos. You
19 can't stack them. They can't be used for
20 advertising, and they must be placed behind the
21 principal building, not in front of or on the side
22 of.

23 And then lastly we put a section in
24 here for violation. So we say all property owners
25 found in violation of these regulations will be sent

1 a written notice by regular mail indicating the
2 nature of the violation and ordering the actions
3 necessary to correct. Additional written notices
4 may be sent at the discretion of Franklin County.

5 Failure to correct the violations in
6 the allotted time specified in the written notice
7 authorized Franklin County to enter the premises and
8 remove or cause to be removed the container at the
9 owner's expense. Upon removal of the container, the
10 property owner shall be required to pay any costs
11 for removal and storage of the container prior to it
12 be released to the owner.

13 So we're really hoping with these
14 regulations that any container or shipping container
15 that is found to be in violation, there will be a
16 remedy to it.

17 So it's either get a permit, remove it,
18 paint it. It's all very simple stuff that they can
19 do. If they fail to do it, we'll go in and take
20 care of it for them.

21 COMMISSIONER REINHOLD: Can I
22 ask you a question

23 MS. EAGAN: Uh-huh.

24 COMMISSIONER REINHOLD: So
25 most containers are either 8 by 20 or they're 8 by

1 40. And so is there a regulation on how many 200
2 square feet or less permits that can be on there?

3 MS. EAGAN: It just depends
4 on how much property you have and what zoning
5 district you're in.

6 So it doesn't matter the size of it in
7 terms of how many you can have.

8 COMMISSIONER REINHOLD: Well,
9 you just said if it was under 300 square feet, it
10 was not permitted.

11 MS. EAGAN: No. If it's
12 under 300 square feet, you don't need to get a
13 building permit. You don't have to meet building
14 code.

15 COMMISSIONER REINHOLD: So is
16 there a max. Say a person could put five of the 8
17 by 20 containers?

18 MS. EAGAN: No. It's -- your
19 number is still based on your acreage. It doesn't
20 matter the size of it for how many you're allowed to
21 have on your property.

22 COMMISSIONER REINHOLD: Okay.

23 MS. EAGAN: We also did talk
24 about some of the things that were brought up at the
25 last meeting. I know that Dan brought up that he's

1 seen regulations where you can't store things on top
2 of them. And then, Bill, you brought up the
3 refrigerated trailers or containers.

4 I did bring it up with the Commission
5 to see how we wanted to handle that, we wanted to go
6 ahead and write regulations pertaining to all that.

7 The consensus was right now we just
8 kind of want a baseline of regulations because we
9 currently don't have anything, and kind of see how
10 it plays out.

11 If those things start to become an
12 issue or a problem, then we go back to the Code and
13 either amend these regulations or write more
14 regulations for certain aspects like the
15 refrigerated trucks or anything of that nature.

16 Currently we don't have any complaints
17 about the refrigerated trucks or trailers. So
18 that's nothing that was a concern. So far we
19 haven't had people storing things on top of them.

20 So at this point, I didn't address it
21 in these regulations just because we're just trying
22 to get a baseline for where we want to start.

23 CHAIRMAN EVANS: And again,
24 since we're making a recommendation to the
25 Commission who is already involved on that, I think

1 our job is to give them, as Scottie said, a baseline
2 to work with.

3 Any other discussion?

4 COMMISSIONER McLAREN: Well,
5 it seems to me like we're looking for a problem to
6 solve here.

7 I think it's -- I would much rather
8 have a 20-foot shipping container next door to me
9 than a yard barn that the door is falling off of.

10 If you don't have to have a permit for
11 something, a yard barn, that's less than 200 square
12 feet -- is that correct, 200?

13 MS. EAGAN: Three hundred.

14 COMMISSIONER McLAREN: -- 300
15 square feet, I don't know why I would need a permit
16 for a shipping container that's less than 300 feet
17 when they both basically do the same thing, except
18 for the fact the shipping container is much more
19 secure than a yard barn is.

20 I can lock it up. I don't have to
21 worry about somebody getting in it. There are so
22 many uses I've seen for shipping containers. I've
23 seen people make a shipping container into a chicken
24 house, you know.

25 So how are you going to do that when

1 somebody has taken a shipping container and turned
2 it into a chicken house?

3 We allow somebody in this county to
4 have a business and to have Dumpsters, right? They
5 can store Dumpsters on their property?

6 So why can somebody store a container,
7 which is a Dumpster defined as a container, why can
8 somebody have a business and store containers on
9 their property, but -- Dumpster containers to be
10 clear, but we're going to regulate somebody storing
11 these containers?

12 Are you -- where are you going to draw
13 the line? I think our counselor is just going to
14 have nothing but problems here. If I have a -- I
15 ask for Tim to help with this if you would.

16 If I have a vault, which is basically a
17 shipping container that people use to take onto job
18 sites, and then when that job finishes, they're
19 going to bring it back to their potential warehouse
20 and store it. It's got to be stored somewhere.
21 Most of them have a name and graphics on it.

22 Is that a job box, or is that a
23 container? I just think you're looking at trying to
24 solve a problem here that is not that -- to me is
25 not that big of a problem.

1 Like I said, I would much prefer to
2 have a shipping container next door to me than a
3 falling-down metal yard barn.

4 CHAIRMAN EVANS: Now, the job
5 box, we still have regulations that you can have a
6 shipping container if you are doing construction or
7 whatever and get a permit, and it can be used for
8 one year.

9 MS. EAGAN: Yeah, we still
10 have temporary mobile storage.

11 CHAIRMAN EVANS: Okay. And we
12 have no restrictions on that as far as signage on
13 the side of the container?

14 MS. EAGAN: I don't think so,
15 but let me double check.

16 COMMISSIONER McLAREN: But if
17 I'm a small construction company and I've got ten of
18 these and I'm waiting on a job and they come back,
19 I'm automatically in violation.

20 And then I can say why would you allow
21 me to have two of them on an acre in the A, G, R, B
22 Districts, and if I'm out in the country in the Y I
23 can have one on five acres. That doesn't seem to
24 make a lot of sense to me either.

25 MS. EAGAN: The reason we did

1 that is because of the A, G, R, and B Districts you
2 have the smaller lots. And when you have a business
3 or a factory, you tend to need more for your storage
4 than you do on the large parcels.

5 That's the only reason why we did that.

6 COMMISSIONER McLAREN: I
7 understand that, but if I happen to have a half an
8 acre and I live there or have an acre and I live
9 there, because of the way it's zoned around here,
10 now I can have two containers at my house behind my
11 house. But if I have five acres, I can only have --
12 like I said, I've seen them used for a lot of
13 things, and you know, people use them to store hay
14 in for their horses.

15 They have a multitude of uses, and I
16 just think we're going down a road that's
17 unnecessary here.

18 MS. EAGAN: Unfortunately, we
19 need to because right now they're all prohibited.
20 So right now every single person is in violation.

21 So unless we completely say they're
22 allowed everywhere, which I know Franklin County
23 does not want because that opens up a can of worms
24 that we don't want to do, we need something in place
25 to start from.

1 CHAIRMAN EVANS: So we're
2 really talking about that the door is closed right
3 now. So we're really talking about opening the door
4 and how far we want to open it.

5 MS. EAGAN: We're trying to
6 fix the problems that are there by allowing them in
7 all districts but with certain requirements.

8 And I will say the ones -- this is all
9 still going to be complaint driven. We don't have
10 the manpower to go out and drive all these
11 properties to check on these.

12 The ones we get the most complaints
13 about are the ones that are on the small properties
14 where they have one or two that are right there on
15 the neighbor's property lines. We don't typically
16 get any in the W District when it's a farm that's,
17 you know, a hundred acres. We don't have any of
18 those violations.

19 CHAIRMAN EVANS: I know my
20 neighbor has a very nice farm he just built, and he
21 has one shipping container which most of them out
22 there use it for storing hay.

23 MS. EAGAN: I didn't know
24 that.

25 COMMISSIONER GRUTSCH: You

1 have a veteran that has a business, a well-respected
2 veteran, that has a business in New Haven that takes
3 these containers, rehabilitates them, paints them,
4 makes them look really nice. They're
5 multi-functional. He'll do any kind of interior
6 design work. But right now the County stymies him.
7 He can sell them in Gasconade County. He can sell
8 them in Warren County, Franklin County, unless it's
9 in the city, he can't sell them.

10 COMMISSIONER McLAREN: I
11 understand. I'm for more lax than what we're
12 suggesting here. I think that --

13 COMMISSIONER GRUTSCH: Again,
14 it's complaint driven.

15 COMMISSIONER McLAREN: Right.

16 COMMISSIONER GRUTSCH: So
17 other complaints --

18 COMMISSIONER McLAREN: What's
19 it cost to get a permit going to be?

20 MS. EAGAN: We haven't
21 discussed it at this point.

22 COMMISSIONER McLAREN: Okay.
23 Like I said, I think that for me to -- I think that
24 we should not -- if we're not to require a permit
25 for a structure, a garage, a building, a yard barn,

1 something less than 300 feet, I don't think we
2 should require a permit for this unless it's bigger
3 than 300 feet.

4 MS. EAGAN: The only -- well,
5 there's more than one, but a big reason why I want
6 us to have a permit in Planning and Zoning is so we
7 know what is out there and what is allowed.

8 Because if we don't know and people
9 start having, you know, four or five on a property,
10 then they get turned in for violation, well, that's
11 a whole lot more that you got to remove now to come
12 into compliance. And if we had known up front, hey,
13 you already have two. You can't do that.

14 It's easier for me on my side to let
15 them know ahead of time, hey, you can't do that,
16 than it is for me to come in and say well, now you
17 need to remove all this.

18 COMMISSIONER McLAREN: Okay.
19 So I'll go back to my other question. If somebody
20 is grandfathered in to a business that uses these,
21 whether they're carpenters or whether they're
22 whatever trade that uses these, what provision is
23 there for them to have multiple ones in a district
24 that they're -- really they're grandfathered in,
25 they're noncompliant to start out with?

1 MS. EAGAN: Then I would say
2 they're not grandfathered in.

3 COMMISSIONER McLAREN: Their
4 business is grandfathered in.

5 MS. EAGAN: The business
6 might be, but the shipping container is not. Since
7 I've been here, in 2002 -- 2007, that container,
8 shipping containers have been prohibited in Franklin
9 County.

10 That would be my argument on the
11 planning side of things, they're in violation. They
12 just haven't been turned in.

13 COMMISSIONER REINHOLD: What
14 happens at these storage facilities that have their
15 facility have buildings, but then they have a bunch
16 of these containers that people rent?

17 I mean, some of these rental places
18 have got several of them.

19 MS. EAGAN: The one in New
20 Haven is aware that he can't have that shipping --
21 the shipping containers there. He knows he's in
22 violation.

23 Other ones I don't know about. I know
24 there's one on Highway 50 that has five or six
25 semi-trailers in the back. I've notified him and

1 let him know those are prohibited and he can't have
2 them there.

3 I don't know of any other ones because
4 I don't go driving around looking for them, but
5 those are two that I know of that we've contacted.

6 COMMISSIONER REINHOLD: So
7 you're saying they're tractor-trailers?

8 MS. EAGAN: Uh-huh.

9 COMMISSIONER REINHOLD: Why
10 would they be prohibited?

11 MS. EAGAN: They are
12 prohibited. They're not allowed.

13 COMMISSIONER REINHOLD: I
14 mean, why wouldn't they be allowed?

15 MS. EAGAN: They're
16 considered mobile storage. Mobile storage is
17 prohibited in Franklin County.

18 COMMISSIONER REINHOLD: But
19 if he has a title and they have a title and license
20 on these, how could you say it wasn't permitted?

21 MS. EAGAN: Because it's just
22 the trailer portion. There's no driving portion on
23 it, so it's considered mobile storage at that point.

24 COMMISSIONER McLAREN: I'll
25 follow your argument here. On a tractor-trailer,

1 you can buy a permanent plate. So it's licensed
2 forever. So if it's a licensed vehicle, how can
3 you --

4 MS. EAGAN: So I'm thinking I
5 don't know. Maybe I'm thinking of two different
6 things. I'm thinking of the tractor-trailer, which
7 is the front portion and the trailer.

8 COMMISSIONER McLAREN: No, the
9 trailer park you can buy a permanent one-time plate,
10 you can buy -- it's good for as long as you own that
11 trailer. So it's a licensed trailer.

12 So how do you go on somebody's property
13 and say you can't have a licensed trailer?

14 MS. EAGAN: We always
15 considered that mobile storage, just like you can't
16 use and start packing it with all your belongings to
17 store it on your property. That's considered mobile
18 storage.

19 COMMISSIONER REINHOLD: Well,
20 I'm going to use my office as an example. I got
21 three dock doors on the back of my shop, and there's
22 two tractor and trailers backed up to them. The
23 tractor is never hooked up to them, and sometimes we
24 take that thing to a job and then we -- when we
25 bring it back, we back it up to our dock doors.

1 MS. EAGAN: Well, I would
2 consider -- personally I would consider that
3 differently than these six trailers sitting in a
4 storage unit, like a -- there's three buildings that
5 are storage units and then six trailers behind it
6 that people are renting.

7 This isn't connected to a business.
8 This isn't parked up to a dock door. These are in a
9 storage facility being rented out as storage.

10 If it's in conjunction with a business,
11 obviously we're not going to write you up for a
12 violation for mobile storage.

13 We're talking about trailers that are
14 on somebody's property just sitting there with
15 nothing else, no business, maybe a home, you know,
16 some vehicles around it. That's what we typically
17 see.

18 We don't have a lot of businesses. I'm
19 trying to think. We have one business that I can
20 think of that's in violation with shipping
21 containers, but that's a whole other story than just
22 shipping containers.

23 CHAIRMAN EVANS: The
24 complaints have been on residential property and not
25 businesses?

1 MS. EAGAN: Correct.

2 CHAIRMAN EVANS: I think, as
3 Scottie says, we need a baseline. So right now
4 everyone's in violation, and it seems like we need
5 to recommend something to the Commission, but it
6 also looks like one of those things we'll probably
7 be readdressing in the future to fine tune it.

8 I don't think whatever we recommend is
9 going to be where it ends up in the next, you know,
10 even six months or a year.

11 MS. EAGAN: I'm open in
12 different acreages and different numbers. Like in
13 the W District, do one in a five acres, doing on in
14 a three acres. The only reason I went with five is
15 to keep it simple.

16 We can go down to three. That's a
17 minor subdivision number. I don't want to go much
18 more above three in that district, but I'm open to
19 suggesting it to the Commission if you all want.

20 COMMISSIONER McLAREN: Well,
21 that's a legal lot size in the Y District.

22 MS. EAGAN: Three is. Three
23 is.

24 COMMISSIONER McLAREN: Well,
25 I would think that --

1 MS. EAGAN: And I considered
2 doing three.

3 COMMISSIONER McLAREN:
4 Scottie, I know I'm being argumentative with you,
5 and --

6 MS. EAGAN: Uh-huh.

7 COMMISSIONER McLAREN: -- I
8 get it, but I would like to get this right to start
9 out with. And I don't think we're right.

10 So unfortunately, I'm going to have to
11 use myself here, which I really don't want to do. I
12 own a construction company. I am in a district
13 where I am grandfathered in. I have three
14 containers there. That's me.

15 So I'm in violation --

16 COMMISSIONER GRUTSCH: Write
17 him up.

18 COMMISSIONER McLAREN: Do
19 what?

20 COMMISSIONER GRUTSCH: Write
21 him up.

22 CHAIRMAN EVANS: Jim's going
23 to write you up right now.

24 COMMISSIONER McLAREN: Bring
25 it on. She's making notes now.

1 I think we need to look at in a Y
2 District, there's businesses that exist in that
3 district that are grandfathered in. I understand
4 that, but the containers aren't grandfathered in.

5 MS. EAGAN: Right.

6 COMMISSIONER McLAREN: I get
7 that. But I think being there and being able to
8 have three containers, and I have enough acreage it
9 doesn't matter, but I've got some neighbors that do
10 the same kind of work I do. They don't have enough
11 acreage to be able to have the amount of containers
12 that they bring in from a job site that's got a name
13 painted on them because they make secure storage.

14 That's the rub that I wanted us not to
15 get into because, like I said, it needs to be fixed.
16 I agree with you, but if we can have a business that
17 rents Dumpsters and they can store Dumpsters on
18 their property, however many there are, I don't know
19 how these -- and I consider them to be job boxes --
20 but I don't know how you can differentiate that and
21 say you can't have that.

22 MS. EAGAN: Well, I mean, if
23 your business is renting out Dumpsters, you would
24 have to get a permit in Franklin County for your
25 business. So we would have restrictions. It might

1 be maybe it's permitted in their district, maybe
2 it's a conditional use permit, but we had one come
3 through here not that long ago out off --

4 COMMISSIONER McLAREN:
5 Highway 100.

6 MS. EAGAN: Uh-huh.

7 COMMISSIONER McLAREN: In
8 Gray Summit.

9 MS. EAGAN: Right, that you
10 guys were putting restrictions on how many he could
11 have on his property. So we do have restrictions.

12 COMMISSIONER McLAREN: But it
13 was a half an acre, and we were going to let him
14 have six or something there at one time. So...

15 (CROSSTALK)

16 MS. EAGAN: Right, but I'm
17 just saying we're not --

18 COMMISSIONER McLAREN: And
19 obviously almost --

20 MS. EAGAN: -- it's not the
21 one that --

22 COMMISSIONER McLAREN: -- all
23 of those have --

24 MS. EAGAN: -- you guys store
25 as much out there --

1 COMMISSIONER McLAREN: -- a
2 name painted on the side.

3 MS. EAGAN: -- as you want on
4 them. You know. We just need -- we need something.
5 Is this perfect? No. Is this going to fix all the
6 problems? Absolutely not. I know that.

7 I know we're going to come back here
8 and I know we're still going to have violations. I
9 know we're still going to have people yelling at us.

10 COMMISSIONER REINHOLD: But
11 it's going to be permitted?

12 MS. EAGAN: They will be
13 permitted. You'll at least get one no matter where
14 you are.

15 CHAIRMAN EVANS: Bill, as
16 Scottie says, obviously we need a baseline.
17 Everything is in violation now.

18 So unless there's some specific changes
19 we want to make to this, then, unless there's
20 further discussion, I think we need to get this to
21 the Commission who has obviously been involved.

22 And once again, this could be back to
23 us in a month or two months to modify it. So again,
24 and, Bill, I understand what you're saying, but I
25 think we need to get something nearer or sit here

1 with everybody in violation.

2 And I see no need to really --
3 obviously we could table it again, but I don't think
4 that we would come up with any new information if we
5 did that. So...

6 COMMISSIONER REINHOLD: So if
7 the container is less than 300 square feet, they
8 don't need a permit?

9 MS. EAGAN: They don't need a
10 building permit. They'll still need a permit from
11 our office to make sure they meet these just general
12 requirements. I don't know what the cost would be.
13 That's going to be something we'll probably talk
14 about.

15 COMMISSIONER McLAREN: In
16 order for me to consider voting in favor of this,
17 I'm going to say that it needs to be three acres to
18 five acres in the Y District, if three acres is what
19 is currently able to be developed as a future legal
20 lot. So I'm pretty -- feel pretty strongly about
21 that, and I feel pretty strongly that to say it
22 can't have any advertising on it is asking for a
23 problem.

24 CHAIRMAN EVANS: But I think
25 there you get into the problem with our signage

1 regulations. Is that the issue, Scottie, with that
2 signage on the side of it?

3 MS. EAGAN: That' a big one.
4 We don't want advertisements on it, and we want it
5 to be as complimentary to the area as it can be,
6 which is why we suggest regulating one color
7 complimentary to the structure that's already there.

8 CHAIRMAN EVANS: So if you
9 have signage on it, the whole side and everything,
10 would that be in violation of our signage
11 regulations?

12 MS. EAGAN: Correct.

13 CHAIRMAN EVANS: Correct. So
14 that's the issue there, is you already have our one
15 regulation saying that you can't do it, and this
16 would be violate that regulation. So --

17 MS. EAGAN: Yeah, our sign --
18 what's it called, signage code, signs -- sign
19 regulations prohibit putting any sort of
20 advertisement on trailers, except during fireworks
21 season they're grandfathered in.

22 CHAIRMAN EVANS: So if we
23 tried to do that, Mark would stand up here and tell
24 us we can't do it.

25 Would I be correct, Mark?

1 COUNTY COUNSEL PIONTEK: Yes.

2 COMMISSIONER REINHOLD: I
3 don't know you're going to fix that because every
4 container I know has a sign on it. Every container
5 I own has a sign on it. Every trailer I own has a
6 sign on it.

7 MS. EAGAN: Well, a business
8 trailer is different than a storage -- I mean, we're
9 talking about something that is being used for
10 storage on your property. We're not talking about a
11 construction container.

12 COMMISSIONER McLAREN: Can we
13 define that -- I mean, that's really my biggest rub
14 there. Can we define that in here. Once again,
15 I'll make a joke, and it can be about me.

16 I don't want my wife to call you and
17 say Bill's got a container out here that says
18 McLaren Grading on it. Get it gone.

19 CHAIRMAN EVANS: Now, are you
20 talking about having it on a job site or --

21 COMMISSIONER McLAREN: Yeah,
22 but when I bring it home when I'm not using it, it's
23 going to come back in my shop.

24 CHAIRMAN EVANS: Right.

25 COMMISSIONER McLAREN: And it

1 may sit there for six months or eight months or a
2 year. You know, if I've got three or four of them,
3 they may come back and set there, and they're going
4 to say McLaren Grading on the side of them.

5 And that's -- I guess that's one of my
6 rubs here, is how do you address that, you know.

7 COMMISSIONER REINHOLD:
8 There's a lot of businesses that have way more than
9 what you're saying.

10 COMMISSIONER WILLETTE: But
11 the intent for those business trailers is not to sit
12 there and store things. The intent is to move them
13 onto the job site. So that is different from -- so
14 can something be put in the description to
15 differentiate those?

16 CHAIRMAN EVANS: I think the
17 thing you're talking about trailers that can be
18 moved onto a job site but that would be back at the
19 business first is where most of the complaints are.
20 The storage units being put on residential or
21 private property with no intention of moving them.

22 MS. EAGAN: I know how this
23 is going to play out, and I already a few people in
24 mind that will take this if we do put something in
25 here, an exception, that will say, oh, well, now

1 it's, you know, John Smith's, you know, farm.

2 Well, that's my business, and I'm going
3 to put my name on it.

4 I just see -- I know that I know these
5 violators. I know how they think. I know what
6 they're going to do to get this multiple containers
7 on their property no matter what.

8 COMMISSIONER REINHOLD: So
9 what is the biggest complaint? Tell us what the
10 biggest complaints are.

11 MS. EAGAN: The eyesore of
12 them. The multiple of them. Well, they have some
13 people living in them, but that's a different issue
14 we take up with building code.

15 It's mainly the sight of them, and --

16 CHAIRMAN EVANS: And this is
17 all complaint driven?

18 MS. EAGAN: Uh-huh.

19 COMMISSIONER REINHOLD:
20 Mostly in residential?

21 MS. EAGAN: Mostly.

22 CHAIRMAN EVANS: Unless
23 Bill's wife calls, then we wouldn't have a problem
24 with most businesses.

25 Again, I don't think we'll reach

1 consensus on it, but I think we have to do something
2 rather than leave it where all shipping containers
3 are in violation. And I think we'll see this again,
4 and probably fine tune it when situations come up,
5 which I basically have no problem with if we have to
6 work with it for a few months to get it right.

7 MS. EAGAN: I mean, we'll
8 bring it up to the Commission when we talk with
9 them, the concerns we have regarding business names
10 and such. I mean, when I was writing them, I was
11 thinking of the names like Meritz and Conex (ph.)
12 and stuff like that. That's what we don't want to
13 see.

14 COMMISSIONER McLAREN: And I
15 can understand that. I can -- like I said, I can
16 understand everything we're doing. I'm just looking
17 at the other how they could use them, what get used
18 for, and the amount of contractors that are in
19 Franklin County that have these kind of items that
20 they use for their work.

21 MS. EAGAN: On average, would
22 you say how many would a typical contractor have?

23 COMMISSIONER KLENKE: It's
24 going to vary depending on the size of the
25 contractor and what they do.

1 COMMISSIONER McLAREN: A
2 flooring contractor really doesn't need one as much
3 as somebody that's like Tim is probably one --
4 somebody that would have --

5 COMMISSIONER REINHOLD:
6 Probably one.

7 COMMISSIONER McLAREN: You
8 know, you have expensive stuff that you're going to
9 put in that container. You have fixtures and pipe
10 and --

11 COMMISSIONER REINHOLD: They
12 still break in them though.

13 COMMISSIONER McLAREN: I get
14 it, but they're more secure than a lot of things.

15 COMMISSIONER REINHOLD: Oh,
16 yeah.

17 MS. EAGAN: So contractors
18 are using these instead of like the pull-behind job
19 trailers?

20 COMMISSIONER REINHOLD: Yeah.

21 MS. EAGAN: You're putting
22 these on a trailer and taking them to the site
23 instead of the pull-behind?

24 COMMISSIONER REINHOLD: Yeah.

25 MS. EAGAN: Okay.

1 COMMISSIONER REINHOLD: We
2 normally call a tow truck company and they just come
3 and pick them up and haul them.

4 MS. EAGAN: Okay.

5 COMMISSIONER REINHOLD:
6 Because if you take a trailer to the job site, it's
7 gone. They steal the trucks.

8 MS. EAGAN: Right.

9 COMMISSIONER KLENKE:
10 Scottie, you talk about -- I mean, you get calls
11 about contractors?

12 MS. EAGAN: No.

13 COMMISSIONER KLENKE: I mean,
14 people --

15 MS. EAGAN: Like I said,
16 there's only one business that's in violation for
17 having them, but it wasn't because he was a business
18 that had them. It's because he, you know, started
19 building without a permit, building in a floodplain.
20 You know, there's so much that was to this, then
21 we're like well, now you have shipping containers.

22 So that's his issue. It wasn't hey,
23 this sandblaster has a shipping containers. That
24 wasn't what started it.

25 CHAIRMAN EVANS: Again, I

1 think we need the baseline, and if this is complaint
2 driven, obviously Scottie has some latitude in
3 addressing these.

4 So again, it's not -- when I look
5 through it, it's I have questions too, but I had no
6 specific.

7 COMMISSIONER REINHOLD: I
8 mean, now it's defined with you can get them and
9 rent them. They have actually offices built out of
10 them.

11 COMMISSIONER McLAREN:
12 Windows, porch and screen doors.

13 COMMISSIONER REINHOLD:
14 Windows.

15 COMMISSIONER McLAREN: Yeah,
16 they make them into restrooms.

17 COMMISSIONER REINHOLD: Yeah.
18 You can get a combo one that has an
19 office, restroom, and storage all in one.

20 CHAIRMAN EVANS: Well,
21 Scottie, isn't that an office and a house thing a
22 totally separate issue?

23 MS. EAGAN: I know that the
24 house would be. The office, I don't know.

25 COMMISSIONER REINHOLD:

1 They're just temporary anyway. You know, it would
2 be a six month thing.

3 MS. EAGAN: Like a job site
4 office, kind of like what mobile homes are being
5 used for.

6 COMMISSIONER REINHOLD: Yeah.

7 MS. EAGAN: I can probably
8 address this somewhere else in the code.

9 COMMISSIONER REINHOLD: I
10 guess right now none of those things are permitted
11 right now.

12 CHAIRMAN EVANS: That's the
13 point, every one is in violation right now.

14 MS. EAGAN: Now, we do have
15 -- let me find it. Because have the use. In
16 Article 10, it says the use of a mobile home for any
17 other purpose other than a residence or an office.
18 We could probably do something with containers there
19 if it becomes an issue.

20 CHAIRMAN EVANS: Any o ther
21 discussion?

22 (NONE)

23 I know Bill had the one suggestion.
24 Scottie, did you write that down on the number?

25 MS. EAGAN: Three acres

1 versus five acres, right?

2 COMMISSIONER McLAREN: Yeah.

3 CHAIRMAN EVANS: Okay. That
4 would be the one specific change.

5 If there is no further discussion, the
6 Chair would entertain a motion to move this to
7 Unfinished Business.

8 COMMISSIONER GRUTSCH: Mr.
9 Chairman, I'd like to make a motion to move the
10 file, and I guess this is File 230245 move that to
11 Unfinished Business.

12 COMMISSIONER KLENKE: Second.

13 CHAIRMAN EVANS: And that
14 would be with the one suggested change?

15 COMMISSIONER GRUTSCH: I'm
16 okay with that.

17 CHAIRMAN EVANS: We have the
18 motion and a second to move File 230245 to
19 Unfinished Business with the one change.

20 All in favor signify by saying aye.

21 COMMISSIONER REINHOLD: Aye.

22 COMMISSIONER WILLETTE: Aye.

23 COMMISSIONER GRUTSCH: Aye.

24 CHAIRMAN EVANS: Aye.

25 COMMISSIONER KLENKE: Aye.

1 COMMISSIONER LARAMORE: Aye.

2 CHAIRMAN EVANS: Opposed?

3 COMMISSIONER McLAREN: Nay.

4 CHAIRMAN EVANS: The motion
5 is carried.

6 Moving on to File 230244, Planning and
7 Zoning. That file, that was tabled in October. We
8 need a motion to take it off the table.

9 COMMISSIONER GRUTSCH: Mr.
10 Chairman, I make a motion to take File 230244 off
11 the table and open it for discussion.

12 COMMISSIONER WILLETTE: I'll
13 second that.

14 CHAIRMAN EVANS: A motion and
15 second to take File 230244 off the table. All in
16 favor signify by saying aye.

17 COMMISSIONER REINHOLD: Aye.

18 COMMISSIONER McLAREN: Aye.

19 COMMISSIONER WILLETTE: Aye.

20 COMMISSIONER GRUTSCH: Aye.

21 CHAIRMAN EVANS: Aye.

22 COMMISSIONER KLENKE: Aye.

23 COMMISSIONER LARAMORE: Aye.

24 CHAIRMAN EVANS: Opposed?

25 (NONE)

1 The floor is open for discussion.

2 Scottie, will you please give us the background.

3 MS. EAGAN: So I added a few
4 more definitions than what we had last time. We
5 have just your general definition of container
6 because we are talking about shipping containers.

7 And then we have your more defined
8 definition of shipping container, which then also
9 goes on to say, you know, things such as trailers,
10 vehicles, all that stuff is prohibited.

11 So then I had to go and define what
12 trailers are, and then I discovered there's a pull
13 trailer and a semi-trailer and a tractor-trailer. I
14 mean, I know so much about the shipping industry
15 now.

16 So those are just all the definitions.
17 So I just wanted to be very specific with what we're
18 talking about when we're saying you can and can't
19 have in Article 10.

20 Oh, then I don't know if you guys
21 noticed, but in Article 10, we used to take
22 principal structure. And today I went to go define
23 that only to realize we actually already had a
24 definition for principal building.

25 So I also wanted to include types of

1 things that we also included with principal
2 buildings, which are barns, sheds, garages, you
3 know, as well as your homes and stuff of that
4 nature.

5 So if you do have a property with just
6 a garage or just a shed, we will allow you to have
7 shipping containers as storage as well.

8 CHAIRMAN EVANS: Any
9 discussion on that?

10 COMMISSIONER McLAREN: For
11 whatever reason, you know, you don't have it
12 highlighted, but a semi-trailer does not have to be
13 moved.

14 MS. EAGAN: Okay.

15 COMMISSIONER WILLETTE: In
16 that same area of semi-trailer, it states "end being
17 supposed by the rear."

18 MS. EAGAN: That's supposed
19 to be supported by the rear.

20 COMMISSIONER WILLETTE:
21 Supported, okay.

22 I guess semi-trailer is a real term to
23 people in the trucking industry. People that deal
24 in the trucking industry all the time do not use the
25 term semi, but if that's a real definition,

1 whatever.

2 CHAIRMAN EVANS: If we have
3 -- and I can't remember which column you have the
4 two trailers hooked on. I should know this. My son
5 works at a trucking company.

6 COMMISSIONER WILLETTE:
7 Called a double.

8 COMMISSIONER McLAREN:
9 Doubles.

10 CHAIRMAN EVANS: Yeah.
11 There's a nickname they use. And that second
12 trailer would have front wheels?

13 COMMISSIONER McLAREN: No,
14 it's a dolly.

15 CHAIRMAN EVANS: Is it a
16 dolly on that.

17 COMMISSIONER McLAREN: You
18 can mix and match.

19 CHAIRMAN EVANS: Okay.

20 Any other discussion or changes?

21 (NONE)

22 If not, the Chair would entertain a
23 motion to move this to Unfinished Business.

24 COMMISSIONER WILLETTE: Mr.
25 Chairman, I'll make a motion to move File 230244 to

1 Unfinished Business.

2 COMMISSIONER McLAREN:

3 Second.

4 CHAIRMAN EVANS: A motion and
5 a second to move File 230244 to Unfinished Business
6 with the one change from supposed to supported and
7 supposed.

8 All in favor signify by saying aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER WILLETTE: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER LARAMORE: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 The motion is carried.

19 Moving back to Unfinished Business File
20 230245. Any further discussion?

21 (NONE)

22 Again, I don't think this is perfect,
23 but it does provide a baseline, and I know Scottie
24 has talked to the Commission and spent a lot of time
25 on it. So...

1 COMMISSIONER GRUTSCH: Mr.
2 Chairman, I would like to make a motion to recommend
3 to the Commission to approve File 230245 with the
4 one correction going from five acres to three acres
5 in the one zoning district.

6 CHAIRMAN EVANS: Do we have a
7 second?

8 COMMISSIONER KLENKE: I'll
9 second it.

10 CHAIRMAN EVANS: We have a
11 motion and a second to approve File 230245 with the
12 one change submitted.

13 All in favor signify by saying aye.

14 COMMISSIONER REINHOLD: Aye.

15 COMMISSIONER WILLETTE: Aye.

16 COMMISSIONER GRUTSCH: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER KLENKE: Aye.

19 COMMISSIONER LARAMORE: Aye.

20 CHAIRMAN EVANS: Opposed?

21 (NONE)

22 COMMISSIONER McLAREN: Nay.

23 CHAIRMAN EVANS: The motion
24 is carried.

25 Under Unfinished Business, we have File

1 230244. The floor is open for discussion. Is there
2 any further discussion?

3 (NONE)

4 If not, the Chair would entertain a
5 motion to approve or recommendation.

6 COMMISSIONER McLAREN: Chair,
7 I'll make the motion to approve -- recommend File
8 230244.

9 COMMISSIONER WILLETTE: I'll
10 second that.

11 CHAIRMAN EVANS: We have a
12 motion and a second to recommend approval of File
13 230244 with the one correction changing the word
14 supposed to supported.

15 All in favor signify by saying aye.

16 COMMISSIONER REINHOLD: Aye.

17 COMMISSIONER McLAREN: Aye.

18 COMMISSIONER WILLETTE: Aye.

19 COMMISSIONER GRUTSCH: Aye.

20 CHAIRMAN EVANS: Aye.

21 COMMISSIONER KLENKE: Aye.

22 COMMISSIONER LARAMORE: Aye.

23 CHAIRMAN EVANS: Opposed?

24 (NONE)

25 The motion is carried.

1 Preliminary Plats. We have none.

2 Planning and Zoning Commission Forum.

3 Is there anything the Commissioners wish to discuss?

4 (NONE)

5 If there is none, the Planning

6 Director's Report.

7 MS. EAGAN: I don't believe
8 -- and Crystal can corrected me -- I don't think
9 we'll have a January meeting. I don't think we've
10 had any new applications.

11 And then Dennis Hartmann did e-mail
12 Crystal and I that tonight would have been his last
13 meeting. I think he's either getting a new job or a
14 new position where he won't be able to attend any
15 meetings between January and June. So he felt it
16 was best that he step away and let somebody else
17 fill in.

18 So if you guys know anyone in Central
19 Township, give them a call.

20 But other than that, no, I don't have
21 anything.

22 CHAIRMAN EVANS: Okay. With
23 that, the Chair would entertain a motion to adjourn.

24 COMMISSIONER McLAREN: Motion
25 to adjourn, Chair.

1 COMMISSIONER KLENKE: Second.

2 CHAIRMAN EVANS: A motion and
3 second to adjourn. All in favor signify by saying
4 aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER WILLETTE: Aye.

8 COMMISSIONER GRUTSCH: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER KLENKE: Aye.

11 COMMISSIONER LARAMORE: Aye.

12 CHAIRMAN EVANS: Opposed?

13 (NONE)

14 We are adjourned.

15 (THEREUPON, THE PROCEEDINGS

16 CONCLUDED AT 8:10 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