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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

OCTOBER 18, 2022

(Commencing at 7:00 p.m.)

Reported by:
Patsy A. Mayberry, C. R.
Complete Reporting Services

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

A P P E A R A N C E S

1
2 PLANNING AND ZONING COMMISSIONERS:

3 WILLIAM EVANS, JR., CHAIRMAN

4 DAN HAIRE, VICE-CHAIRMAN

5 TIMOTHY REINHOLD, COMMISSIONER

6 STANLEY VOSS, COMMISSIONER

7 BILL McLAREN, COMMISSIONER

8 JIM GRUTSCH, COMMISSIONER

9 MIKE KLENKE, COMMISSIONER

10 DAVE LARAMORE, COMMISSIONER

11 DENNIS HARTMANN, COMMISSIONER

12 PLANNING AND ZONING STAFF:

13 SCOTTIE EAGAN, PLANNING DIRECTOR

14 CRYSTAL HOLDMEIER, ASSISTANT

15 LEGAL COUNSEL:

16 MARK PIONTEK, COUNTY ATTORNEY

17 COMPLETE REPORTING SERVICES:

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

19 19 BROOKMOORE DRIVE

20 UNION, MISSOURI 63084

21 (636) 221-0418

22

23

24

25

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

2 (OCTOBER 18, 2022)

3 CHAIRMAN EVANS: I'd like to
4 call to order the Tuesday, October 18th, 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: Here.

13 MS. EAGAN: Dennis Hartmann?

14 COMMISSIONER HARTMANN: Here.

15 MS. EAGAN: Mike Klenke?

16 COMMISSIONER KLENKE: Here.

17 MS. EAGAN: Dave Laramore?

18 COMMISSIONER LARAMORE: Here.

19 MS. EAGAN: Bill McLaren?

20 COMMISSIONER McLAREN: Here.

21 MS. EAGAN: Karl Mittler?

22 COMMISSIONER MITTLER: (Not
23 present.)

24 MS. EAGAN: Tim Reinhold?

25 COMMISSIONER REINHOLD: Here.

1 MS. EAGAN: Stan Voss?

2 COMMISSIONER VOSS: Here.

3 MS. EAGAN: And, Debbie

4 Willette?

5 COMMISSIONER WILLETTE: (Not
6 present.)

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

9 CHAIRMAN EVANS: Thank you.

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

15 (NONE)

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

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

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

25 Other matters on the agenda require public

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

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

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

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

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

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

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

1 and only the Commission, not anyone in the audience,
2 with your comments.

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

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

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

15 CHAIRMAN EVANS: Thank you.

16 All the Commissioners should have received
17 a copy of the July 19th minutes. Are there any
18 corrections, additions?

19 (NONE)

20 If not, the Chair would entertain a motion
21 to approve.

22 COMMISSIONER GRUTSCH: Mr.
23 Chairman, I'd like to make a motion to approve the
24 minutes of the July 19th meeting.

25 COMMISSIONER KLENKE: Second.

1 CHAIRMAN EVANS: We have a
2 motion and a second to approve the July 19th minutes.
3 All in favor signify by saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER GRUTSCH: Aye.

8 CHAIRMAN EVANS: Aye.

9 COMMISSIONER KLENKE: Aye.

10 COMMISSIONER HAIRE: Aye.

11 COMMISSIONER LARAMORE: Aye.

12 COMMISSIONER HARTMANN: Aye.

13 CHAIRMAN EVANS: Opposed?

14 (NONE)

15 Minutes are approved.

16 Election of Officers. We need to vote on
17 chairman and a vice-chair. So we'll start with
18 nominations for our chairman. The floor is open.

19 COMMISSIONER HAIRE: I nominate
20 Bill.

21 COMMISSIONER McLAREN: Second.

22 CHAIRMAN EVANS: Any other
23 nominations?

24 COMMISSIONER HARTMANN: Which
25 Bill?

1 COMMISSIONER GRUTSCH: Make a
2 motion to close the nominations.

3 COMMISSIONER KLENKE: Second.

4 CHAIRMAN EVANS: It's been
5 motioned and seconded to close the nominations for
6 chairman. The nominee is Bill Evans. All in favor
7 signify by saying aye.

8 COMMISSIONER REINHOLD: Aye.

9 COMMISSIONER VOSS: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER GRUTSCH: Aye.

12 COMMISSIONER KLENKE: Aye.

13 COMMISSIONER HAIRE: Aye.

14 COMMISSIONER LARAMORE: Aye.

15 COMMISSIONER HARTMANN: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 Thank you for your confidence.

19 We also need a vice-chair. Currently it's
20 Dan Haire. Nominations are open.

21 COMMISSIONER McLAREN: Mr.

22 Chairman, I'd like to renominate Dan.

23 COMMISSIONER KLENKE: Second.

24 CHAIRMAN EVANS: Motion and

25 second. Are there any other nominations?

1 (NONE)

2 COMMISSIONER GRUTSCH: Make a
3 motion to close the nominations.

4 COMMISSIONER KLENKE: Second.

5 CHAIRMAN EVANS: We have a
6 motion and a second to close the nominations. Dan
7 Haire has been nominated. All in favor signify by
8 saying aye.

9 COMMISSIONER REINHOLD: Aye.

10 COMMISSIONER VOSS: Aye.

11 COMMISSIONER McLAREN: Aye.

12 COMMISSIONER GRUTSCH: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER KLENKE: Aye.

15 COMMISSIONER LARAMORE: Aye.

16 COMMISSIONER HARTMANN: Aye.

17 CHAIRMAN EVANS: Opposed?

18 (NONE)

19 Congratulations, Dan.

20 Communications and Visitors Comments.

21 Anyone present wishing to address the Commission?

22 (NONE)

23 Move on to Unfinished Business. We have
24 none.

25 Move on to File 220231, Wunderlich

1 Surveying/Pacific Partners, L. L. C.

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

4 MS. EAGAN: This is File 220231.
5 The applicant is Pacific Partners, L. L. C., care of
6 Cameron Lueken.

7 The applicant requests to obtain a Special
8 Occasion Permit in a W Zoning District.

9 The property is located at 2875 Highway
10 MM, approximately 500 feet northeast of the
11 intersection of Highway MM and Coleman Road in Boles
12 Township.

13 THE FACTS: The total area for this
14 Conditional Use Permit is approximately 10 acres.

15 The zoning of this property is W. In the
16 W Zoning District, Special Occasion Permit with outdoor
17 activity requires a Conditional Use Permit.

18 The properties around the proposed site
19 are also in the W Zoning District.

20 This property is surrounded primarily by
21 low-density residential land and undeveloped land.

22 This property has access to Highway MM,
23 which is a State-maintained road.

24 Pacific Partners is not the current owner
25 of the property. We are still waiting on something in

1 writing from the owner for Pacific Partners to apply
2 for this permit.

3 The applicant plans to rent out space for
4 corporate and other similar events.

5 The applicant also plans to have a whiskey
6 distillery at this location. The distillery is a
7 permitted use, and the Special Occasion Permit is a
8 separate issue.

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

13 All conditions shall be completed within
14 one year of approval unless otherwise stated. Failure
15 to meet all conditions may result in the application
16 expiring.

17 All new and/or existing entrances onto
18 Highway MM will need to be examined by MoDOT for a
19 commercial entrance. Planning and Zoning shall receive
20 a copy of this permit prior to the applicant commencing
21 any activities on the property.

22 Parking and parking surface shall be
23 provided in accordance with the Franklin County Land
24 Use Regulations.

25 No hours of operation have been submitted.

1 The applicant did not mention the maximum
2 number of guests.

3 And we did, after I wrote this staff
4 report, we did receive ownership papers for Pacific
5 Partners. So we do have everything we need for that.

6 CHAIRMAN EVANS: Thank you.

7 I think we did also receive a request that
8 this file be tabled. Scottie, is that correct?

9 MS. EAGAN: Correct.

10 CHAIRMAN EVANS: And actually
11 they requested this a week or two ago that it be
12 tabled, but since the agenda was already sent out, it
13 has to be left on the agenda.

14 MS. EAGAN: Correct. It was the
15 day after we did the notices.

16 CHAIRMAN EVANS: Okay. So we
17 had prior notice, but one day too few prior to notice.

18 I would think since the material has
19 pretty much been all received, and obviously it has
20 hired professionals to handle this, unless there's any
21 discussion...

22 COMMISSIONER GRUTSCH: I have a
23 question.

24 COMMISSIONER McLAREN: You know,
25 I have a question just because --

1 CHAIRMAN EVANS: Okay.

2 COMMISSIONER McLAREN: Scottie,
3 it appears the property goes right through the middle
4 of a building.

5 COMMISSIONER HAIRE: That's what
6 I was going to say. Lueken's doesn't show that, but it
7 shows it up here.

8 MS. EAGAN: So the activity will
9 take place only on the parcel that is highlighted.

10 COMMISSIONER HAIRE: But which
11 parcel is right, because Cameron showed a parcel, and
12 this shows that whole building included in the parcel
13 that he shows.

14 MS. EAGAN: Crystal, could you
15 zoom in on that parcel.

16 So it appears on Cameron's drawing, the --
17 at least the littler one, he includes the parcel to the
18 left of it as well.

19 COMMISSIONER HAIRE: Uh-huh.

20 MS. EAGAN: But his application
21 is just for the 34.3.

22 MS. HOLDMEIER: Just this one.

23 MS. EAGAN: Yeah. So if you
24 look at the drawing of the zoomed in one, the proposed
25 tent would be on that like rectangular site. And then

1 parking all be where Crystal's arrow is.

2 So all the activity will be taking place
3 on this parcel, which is probably why he didn't include
4 it as his application. I don't know why he included it
5 on his map, but --

6 COMMISSIONER HAIRE: Will that
7 be part of the distillery though, that building?

8 MS. EAGAN: I think a portion of
9 it is.

10 COMMISSIONER HAIRE: Would he
11 want -- I mean, I just question would Cameron want to
12 maybe amend that potentially?

13 MS. EAGAN: To include the other
14 parcel?

15 COMMISSIONER HAIRE: Yeah.

16 MS. EAGAN: I can contact him.

17 COMMISSIONER McLAREN: Well,
18 that was one question I had.

19 The second question, it seems to me like
20 there was a request for a CUP, which is off the
21 subject. But there was a request for a CUP just east
22 of here, and I don't remember if we did that CUP. I
23 think we did. And I've never seen anything done with
24 it. So I'm questioning.

25 COMMISSIONER KLENKE: That was

1 on Coles Road, if I remember right.

2 COMMISSIONER McLAREN: Right.

3 COMMISSIONER HAIRE: Just right
4 there.

5 COMMISSIONER KLENKE: Yeah.

6 COMMISSIONER McLAREN: Right.

7 COMMISSIONER REINHOLD: Somebody
8 built a house there.

9 COMMISSIONER HAIRE: Yeah.

10 COMMISSIONER McLAREN: So do we
11 need to -- I'm just asking. Since that CUP was not
12 activated within the year, that we need to consider
13 that that CUP shouldn't be on that property anymore?

14 MS. EAGAN: Typically after a
15 year if nothing has been done, then that approval has
16 been void.

17 COMMISSIONER McLAREN: My third
18 question would be and this is kind of a convoluted
19 question, but it relates to the distillery.

20 Do you look at for a distillery to be
21 open, does it require X amount of food sales like a
22 restaurant or a bar would be? Or does a distillery
23 supercede -- the permit for a distillery supercede
24 that?

25 MS. EAGAN: I mean, as far as

1 the distillery, they're not allowed to do any sort of
2 restaurant or anything on that location.

3 They can do prepackaged foods. When we
4 met with the architect, I think, he said they have no
5 plans to do any sort of food or anything with the
6 distillery. It's just going to be tasting rooms, which
7 is why they're getting this permit for any other events
8 that they want to do out there. They would have it
9 catered in.

10 COMMISSIONER McLAREN: All
11 right.

12 CHAIRMAN EVANS: Yeah, I think
13 that question had come up on even another CUP, and I
14 think one out on 50 or something like that, whether
15 they could have food or not. And they can't.

16 COMMISSIONER GRUTSCH: Scottie,
17 did they -- did the applicant give any reason why they
18 wanted to postpone the meeting?

19 MS. EAGAN: Just the e-mail
20 asking for it to be postponed, but they didn't give a
21 reason.

22 COMMISSIONER GRUTSCH: All
23 right.

24 CHAIRMAN EVANS: And at the time
25 they asked it, I think they still did not have the

1 letter --

2 COMMISSIONER GRUTSCH: All
3 right.

4 MS. EAGAN: Correct. We didn't
5 have the ownership information.

6 CHAIRMAN EVANS: -- from the
7 property owner, so...

8 COMMISSIONER McLAREN: So you
9 need a motion to table then?

10 CHAIRMAN EVANS: Yes.

11 COMMISSIONER McLAREN: I make a
12 motion to table to the File Number 220231.

13 COMMISSIONER HAIRE: May I ask a
14 question. When we table it, do we need to leave it
15 open?

16 CHAIRMAN EVANS: When it's
17 tabled, it sits on the table till we take it off.

18 COMMISSIONER HAIRE: Okay. So
19 we can -- okay.

20 CHAIRMAN EVANS: We can take it
21 off next month or the month after, but it just sits on
22 the table till whatever time we take it off.

23 COMMISSIONER HAIRE: Okay.

24 CHAIRMAN EVANS: Okay. We have
25 a motion to table this file. Do we have a second?

1 COMMISSIONER REINHOLD: Second.

2 CHAIRMAN EVANS: We have a
3 motion and a second to table File 220231. All in favor
4 signify by saying aye.

5 COMMISSIONER REINHOLD: Aye.

6 COMMISSIONER VOSS: Aye.

7 COMMISSIONER McLAREN: Aye.

8 COMMISSIONER GRUTSCH: Aye.

9 CHAIRMAN EVANS: Aye.

10 COMMISSIONER KLENKE: Aye.

11 COMMISSIONER HAIRE: Aye.

12 COMMISSIONER LARAMORE: Aye.

13 COMMISSIONER HARTMANN: Aye.

14 CHAIRMAN EVANS: Opposed?

15 (NONE)

16 The motion is carried.

17 Preliminary Plats. We have none.

18 Planning and Zoning Commission Forum.

19 Discussion regarding CUP 210315, Bramas Missouri, L. L.

20 C.

21 Scottie?

22 MS. EAGAN: Okay. I have been
23 in contact with the applicant, Mr. Mitchell, regarding
24 Condition Number 5 of the CUP, that says:

25 "Applicant shall obtain

1 a DNR permit for on-site storage
2 of liquids and provide Planning
3 and Zoning with a copy of the
4 permit prior to issuance of this
5 CUP."

6 He spoke to me and said he's talked with
7 DNR. he's talked with engineers. Nobody can tell him
8 what permit he is supposed to get.

9 I reached out to Jim to see if Jim knew
10 anything about it, and he said he talked to DNR, and
11 that there are no containment restrictions for what the
12 applicant testified to at his hearing.

13 So my suggestion would be to removed
14 number 5 or reword it so it's more specific so this guy
15 knows what he needs to do in order to get his CUP.

16 COMMISSIONER GRUTSCH: As a point
17 of explanation, I did talk with DNR, and the type
18 material that they -- that he proposing to store is an
19 emulsified asphalt. It's a water-based material, and
20 they do not presently have any permit for containment
21 of that unless it's 50,000 gallons above-ground
22 storage.

23 So at this point, they weren't going to
24 store anything like that at this location. So my
25 recommendation, talking to the gentleman at the hearing

1 for the paperwork they're proposing, I think we can
2 safely just eliminate number 5.

3 COMMISSIONER KLENKE: So, Jim,
4 they're not going to store any at all, or they weren't
5 going to store the quantity that you were concerned
6 with?

7 COMMISSIONER GRUTSCH: They
8 weren't going to store the -- the quantity that I was
9 concerned about, a 1,000 gallons.

10 COMMISSIONER KLENKE: Right.

11 COMMISSIONER GRUTSCH: DNR does
12 not regulate that.

13 COMMISSIONER KLENKE: Okay.

14 COMMISSIONER GRUTSCH: Unless
15 it's a manufacturing facility such as like Peterson
16 Oil, --

17 COMMISSIONER KLENKE: Sure.

18 COMMISSIONER GRUTSCH: -- they
19 have to have permits. But in small quantities like he
20 was talking about, a 1,700 gallon distributor would be
21 the largest quantity he will have, and that does not
22 permitted item.

23 COMMISSIONER KLENKE: Okay.

24 CHAIRMAN EVANS: Any other
25 discussion?

1 As far as procedure, it's on minor changes
2 to CUPs, can that be handled administratively, or do we
3 need to vote?

4 MS. EAGAN: I think you guys
5 still need to vote whether or not you're okay with
6 that.

7 CHAIRMAN EVANS: And that would
8 be Condition 5?

9 MS. EAGAN: Yes.

10 CHAIRMAN EVANS: If there's no
11 further discussion, the Chair would entertain a motion.

12 COMMISSIONER GRUTSCH: Since I
13 was the one that brought up the issue, I will make a
14 motion to remove Condition Number 5 from the
15 applicant's CUP application.

16 COMMISSIONER KLENKE: I'll
17 second.

18 CHAIRMAN EVANS: We have a
19 motion and a second to remove Condition 5 from CUP
20 210315. All in favor signify by saying aye.

21 COMMISSIONER REINHOLD: Aye.

22 COMMISSIONER VOSS: Aye.

23 COMMISSIONER McLAREN: Aye.

24 COMMISSIONER GRUTSCH: Aye.

25 CHAIRMAN EVANS: Aye.

1 COMMISSIONER KLENKE: Aye.

2 COMMISSIONER HAIRE: Aye.

3 COMMISSIONER LARAMORE: Aye.

4 COMMISSIONER HARTMANN: Aye.

5 CHAIRMAN EVANS: Opposed?

6 (NONE)

7 Motion is carried.

8 Planning Directors' Report.

9 COMMISSIONER McLAREN: Mr.
10 Chairman.

11 CHAIRMAN EVANS: Oh, I'm sorry.

12 Any ==

13 COMMISSIONER McLAREN: Could we
14 have a little bit more discussion here real quick?

15 CHAIRMAN EVANS: Sure.

16 COMMISSIONER McLAREN: Since
17 this photographs up here and the aerial photo is up
18 here, we also did a CUP just east of here on Highway M,
19 east of Purina Farms about two years ago for a
20 manufacturing facility. And nothing has ever been done
21 there.

22 You know, I guess it's just getting to be
23 a thorn in my side that we do these CUPs and then
24 nothing ever gets done, and a Realtor is going to come
25 back and say well, you gave a CUP for this. And I

1 think a perfect example of that would be up at the end
2 of Thornton Road and Highway 100.

3 I think there was an existing CUP there
4 which allowed them to do some stuff that didn't come
5 back before us.

6 MS. EAGAN: No. Right there,
7 are you talking about the storage?

8 COMMISSIONER McLAREN: Yes.

9 MS. EAGAN: No, so they did not
10 -- were not allowed to get a CUP there, but then when
11 we changed the zoning --

12 COMMISSIONER McLAREN: I was
13 told there was an existing CUP on that already.

14 MS. EAGAN: H'm, I --

15 COMMISSIONER McLAREN: And I
16 didn't hear that from you. It was somebody in the
17 community --

18 MS. EAGAN: Not that I'm aware
19 of. I know when we did the zoning change, he was one
20 of the first people to come in and get a zoning
21 verification --

22 COMMISSIONER McLAREN: Okay.

23 MS. EAGAN: -- of that property
24 so he could do a storage lot there.

25 COMMISSIONER McLAREN: Right.

1 Well, regardless, I apologize I used that for an
2 example incorrectly then. But if -- you know, when we
3 do these CUPs and nobody ever does anything with them,
4 I don't know that I feel that's really correct. And
5 that if they haven't acted upon them, that CUP needs to
6 go away.

7 MS. EAGAN: And it does. So if
8 there's a CUP on the property that's been approved but
9 they haven't done any work on it, it becomes null and
10 void.

11 COMMISSIONER McLAREN: Okay.

12 MS. EAGAN: So then when anybody
13 calls, we can look at our system and see, you know,
14 when that permit was approved and, you know, if they
15 want to extend it, we'll say no, you have to start
16 over. And we've done that before.

17 COMMISSIONER McLAREN: Fair
18 enough.

19 COMMISSIONER KLENKE: So that's
20 the year you're talking about, one year after they're
21 awarded?

22 MS. EAGAN: After it's been
23 approved, yes.

24 COMMISSIONER KLENKE: And you
25 said any work, because on that site, there was a couple

1 of times I saw equipment down there.

2 COMMISSIONER REINHOLD: Yeah.

3 COMMISSIONER McLAREN: No, there
4 was a tractor. There was two tractors that sat there
5 for two years. And now it's been cleared, but I think
6 it's being cleared for AMEREN to put new poles in is my
7 assumption.

8 COMMISSIONER KLENKE: Okay.

9 COMMISSIONER McLAREN: But I saw
10 it being cleared, and that's what brought --

11 CHAIRMAN EVANS: Under the
12 policy CUPs, they have 12 months to complete everything
13 --

14 MS. EAGAN: So if it's --

15 CHAIRMAN EVANS: -- or just
16 start?

17 MS. EAGAN: If it's
18 questionable, we will bring them back in before you
19 guys for you to talk to them and see where they, why is
20 it not done, so on and so forth. And then you guys
21 will make that determination.

22 COMMISSIONER KLENKE: So, Bill,
23 you said 12 months they have to complete it all, not to
24 do substantial --

25 COMMISSIONER McLAREN: I thought

1 all they had to do was get it started. That was -- my
2 first meeting here that was the way it was said.

3 MS. EAGAN: So if they -- like I
4 said, if it's iffy on whether or not they're going to
5 do it or not, that's when we will bring them back
6 before you guys, to say, you know, what's going on, how
7 long has it been, so on and so forth. And we've done
8 that a few times where you guys have extended the
9 permit.

10 CHAIRMAN EVANS: Especially if
11 they have, you know, where they're material related or
12 something like that --

13 MS. EAGAN: Right.

14 CHAIRMAN EVANS: -- something
15 legitimate, we can extend, but normally, like you say,
16 going in and knocking one tree down and saying you
17 started, doesn't cut it.

18 MS. EAGAN: Right. Like if they
19 get a building permit and they're building it but they
20 haven't finished it yet, we're not going to void their
21 permit at that time.

22 COMMISSIONER McLAREN: I
23 understand that part.

24 MS. EAGAN: Yeah.

25 CHAIRMAN EVANS: Anything else

1 under Planning and Zoning Commission Forum?

2 (NONE)

3 Planning Director's Report.

4 MS. EAGAN: I don't have
5 anything. I think next month will just be this CUP
6 again. So not too much right now.

7 CHAIRMAN EVANS: Anything else
8 we need to discuss?

9 (NONE)

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

12 COMMISSIONER McLAREN: Mr.
13 Chairman, I make a motion to adjourn the meeting.

14 COMMISSIONER KLENKE: Second.

15 CHAIRMAN EVANS: Got a motion
16 and a second to adjourn. All in favor signify by saying
17 aye.

18 COMMISSIONER REINHOLD: Aye.

19 COMMISSIONER VOSS: Aye.

20 COMMISSIONER McLAREN: Aye.

21 COMMISSIONER GRUTSCH: Aye.

22 CHAIRMAN EVANS: Aye.

23 COMMISSIONER KLENKE: Aye.

24 COMMISSIONER HAIRE: Aye.

25 COMMISSIONER LARAMORE: Aye.

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COMMISSIONER HARTMANN: Aye.

CHAIRMAN EVANS: Opposed?

(NONE)

We are adjourned.

(THEREUPON, THE PROCEEDING WAS
ADJOURNED AT 7:28 P.M.)

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1 CERTIFICATE OF REPORTER

2 STATE OF MISSOURI)
) SS
 3 COUNTY OF FRANKLIN)

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

21 IN WITNESS WHEREOF, I have hereunto set
 22 my hand.

23 _____
 24 Patsy A. Mayberry, Court Reporter
 Notary Public, State of Missouri
 My Commission Expires: September 14, 2026
 25