

1 FRANKLIN COUNTY PLANNING AND ZONING  
2 FRANKLIN COUNTY GOVERNMENT CENTER  
3 400 EAST LOCUST STREET  
4 UNION, MISSOURI 63084  
5  
6  
7 TRANSCRIPT OF PROCEEDINGS  
8 PLANNING AND ZONING COMMISSION  
9 OCTOBER 15, 2019  
10 (COMMENCING AT 7:00 P.M.)  
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14  
15  
16

17 Reported by:  
18 Patsy A. Mayberry, C. R.  
19 Alaris Litigation Services  
20  
21  
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(NOTE: ALL EXHIBITS, IF ANY, WERE RETAINED BY THE PARTIES AND ARE NOT ATTACHED HERETO.)

1                                   A P P E A R A N C E  
2    PLANNING AND ZONING COMMISSION:  
3    BILL EVANS, CHAIRMAN  
4    DAN HAIRE, VICE CHAIR  
5    TIMOTHY REINHOLD, COMMISSIONER  
6    STANLEY VOSS, COMMISSIONER  
7    BILL McLAREN, COMMISSIONER  
8    DEBBIE WILLETTE, COMMISSIONER  
9    RON WILLIAMS, COMMISSIONER  
10   MIKE KLENKE, COMMISSIONER  
11   DENNIS HARTMANN, COMMISSIONER  
12   TOM TOBBEN, COMMISSIONER  
13  
14   PLANNING AND ZONING STAFF:  
15   SCOTTIE EAGAN, DIRECTOR PLANNING AND ZONING  
16   NICHOLE ZIELKE, COUNTY PLANNER  
17   COUNTY LEGAL COUNSEL:  
18   MARK PIONTEK, COUNTY ATTORNEY  
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20   ALARIS LITIGATION SERVICES:  
21   PATSY A. MAYBERRY, C. R.  
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1 P R O C E E D I N G S

2 (OCTOBER 15, 2019)

3 CHAIRMAN EVANS: At this time,  
4 I'd like to call to order the October 15th meeting of  
5 the 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: Kyle Dubbert?

10 COMMISSIONER DUBBERT: (Not  
11 present.)

12 MS. EAGAN: Dan Haire?

13 COMMISSIONER HAIRE: Here.

14 MS. EAGAN: Mike Klenke?

15 COMMISSIONER KLENKE: Here.

16 MS. EAGAN: Bill McLaren?

17 COMMISSIONER McLAREN: Here.

18 MS. EAGAN: Tim Reinhold?

19 COMMISSIONER REINHOLD: Here.

20 MS. EAGAN: Tom Tobben?

21 COMMISSIONER TOBBEN: Here.

22 MS. EAGAN: Stan Voss?

23 COMMISSIONER VOSS: Here.

24 MS. EAGAN: Debbie Willette?

25 COMMISSIONER WILLETTE: Here.

1 MS. EAGAN: Ron Williams?

2 COMMISSIONER WILLIAMS: Here.

3 MS. EAGAN: And, Dennis

4 Hartmann?

5 COMMISSIONER HARTMANN: Here.

6 MS. EAGAN: Okay. We have a

7 quorum.

8 CHAIRMAN EVANS: Thank you.

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

14 (NONE)

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

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

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

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

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

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

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

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

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

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

25 When it is your turn to speak, you will

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

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

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

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

16 CHAIRMAN EVANS: Thank you.

17 The Commissioners should have two sets of  
18 meeting minutes, one from the September 17th meeting  
19 and one from the September 19th meeting.

20 Does anyone have any additions or  
21 corrections to the September 17th meeting minutes?

22 (NONE)

23 Does anyone have any additions or  
24 corrections to the September 19th meeting minutes?

25 (NONE)

1                   If not, the Chair would entertain a  
2 motion to approve both sets of minutes.

3                   COMMISSIONER TOBBEN: I'll make  
4 a motion to approve both sets of minutes.

5                   COMMISSIONER HARTMANN: Second.

6                   CHAIRMAN EVANS: We have a  
7 motion and a second to approve the September 17th and  
8 September 19, 2019 minutes. All in favor signify by  
9 saying aye.

10                   COMMISSIONER REINHOLD: Aye.

11                   COMMISSIONER VOSS: Aye.

12                   COMMISSIONER McLAREN: Aye.

13                   COMMISSIONER WILLETTE: Aye.

14                   COMMISSIONER WILLIAMS: Aye.

15                   COMMISSIONER KLENKE: Aye.

16                   CHAIRMAN EVANS: Aye.

17                   COMMISSIONER HAIRE: Aye.

18                   COMMISSIONER TOBBEN: AYE.

19                   COMMISSIONER KLENKE: Aye.

20                   CHAIRMAN EVANS: Opposed?

21                   (NONE)

22                   The motion is carried.

23                   Communications and Visitors Comments.

24                   Anyone present wishing to address the Commission?

25                   LARRY COLEMAN:: Yes, I would.

1                   CHAIRMAN EVANS: Please come  
2 forward, and again these are general communications  
3 and visitors comments here, not sworn testimony that  
4 will take place during the public hearing. So that  
5 won't be included in the public hearing files.

6                   LARRY COLEMAN:: That is quite  
7 fine. I just -- just come out here --

8                   CHAIRMAN EVANS: State your  
9 name and address.

10                  LARRY COLEMAN:: My name -- my  
11 name is Larry Coleman, 1121 Old County Farm Road,  
12 Union, Missouri.

13                  And I just come out of here out of the  
14 blue. I just heard about the meeting this evening. I  
15 see we have the two maps and now is the time to speak  
16 about them or later?

17                  CHAIRMAN EVANS: Actually, that  
18 will be in one of the files. So you can say what you  
19 want, but it won't be included in the --

20                  MR. COLEMAN: Well, that's  
21 fine. No, that's fine.

22                  I just noticed the original one up there,  
23 the old ones that we are operating under now is on the  
24 left, and the one that you're proposing or going to  
25 try and go about doing is on the right and it's all

1 color coded. And I notice out of the whole county,  
2 there's one section that has got a little pink circle  
3 about the size of a sody (sic) bottle cap, and I just  
4 want to know what the pink is. I want to know why  
5 that's -- that's where I live. That's where I'm going  
6 to build a house, and it's the only thing that's pink  
7 on the map, and I was wondering why, if anybody could  
8 help me out.

9 CHAIRMAN EVANS: Scottie?

10 MS. EAGAN: Are you talking  
11 about like right outside the city of Union?

12 MR. COLEMAN: Yep.

13 MS. EAGAN: Pink is the  
14 equivalent of what our RD2 District is, our  
15 Residential Development 2 zoning. It's a high-density  
16 residential district.

17 We put it there because we looked at  
18 Union's current zoning and their future zoning, and we  
19 just kind of mimicked what they have on the outskirts  
20 of their city, and that is what we're doing out in the  
21 county.

22 MR. COLEMAN: Okay. So this  
23 isn't going to affect me tomorrow, or once this is  
24 instituted, this isn't going to affect me on my  
25 property?

1 MS. EAGAN: It won't affect you  
2 personally, no. I mean, you'll still be able to build  
3 a house on your property or anything like that.

4 MR. COLEMAN: And have chickens  
5 and calves and a few other stuff there?

6 MS. EAGAN: Yeah.

7 MR. COLEMAN: Okay. I was just  
8 wondering why I was the only pink on the map. So  
9 that's why.

10 MS. EAGAN: Yeah, you have pink  
11 there, and then there's some pink up by -- it's really  
12 hard to see because it's next to an orange zone there.  
13 It's by, I think it's, St. Louis Rock Road.

14 MR. COLEMAN: Yeah, I know  
15 then.

16 MS. EAGAN: Yeah.

17 MR. COLEMAN: All right. Well,  
18 that was my question. Thank you.

19 CHAIRMAN EVANS: Thank you.

20 Anyone else wishing to make any comments.

21 (NONE)

22 If there's none, we'll move on down to  
23 Unfinished Business. We have none.

24 New Business. File 190194, Planning and  
25 Zoning. Scottie, give us the details.

1 MS. EAGAN: This is File  
2 190194.

3 The applicant is seeking to amend the  
4 Unified Land Use Regulations of Franklin County. The  
5 proposal includes amendments to Article 10,  
6 Supplementary Use Regulation.

7 The change we're making in Article 10, I  
8 think I talked to you guys about last month, is in  
9 relation to it will affect our current zoning map as  
10 well our future zoning map in terms of large parcels  
11 that are split zonings, those parcels that have two  
12 different zonings on it.

13 So in Section 238, lots divided by  
14 district lines, and Section A it said:

15 "Whenever a single lot  
16 greater than 10 acres in size  
17 is located within two or more  
18 different zoning districts, each  
19 portion of that lot shall be  
20 subject to all the regulations  
21 applicable to the district in  
22 which it is located."

23 We are now adding the next sentence,  
24 which says, "In un-subdivided property, the district  
25 boundary lines on the map shall be determined by the

1 use of the scale appearing on the map."

2 So that actually gives us something to  
3 measure by of where those zonings begin and end.

4 And that is the only change to Article  
5 10.

6 CHAIRMAN EVANS: All right.

7 Thank you.

8 Anyone present wishing to speak in  
9 support of Article 10?

10 (NONE)

11 Anyone present wishing to speak in  
12 opposition?

13 (NONE)

14 If not, the floor is open for discussion.  
15 Public comments are closed.

16 I think it's something we discussed last  
17 month. Any comments, questions, discussion?

18 (NONE)

19 If there is no discussion, then the Chair  
20 would entertain a motion.

21 COMMISSIONER HAIRE: I'll move  
22 that we approve File 190194 with the amendment to  
23 Article 10.

24 COMMISSIONER WILLETTE: I'll  
25 second.

1 COMMISSIONER REINHOLD: I'll  
2 second.

3 CHAIRMAN EVANS: We have a  
4 motion and a second to approve File 190194 with the  
5 changes made. All in favor signify by saying aye.

6 COMMISSIONER REINHOLD: Aye.

7 COMMISSIONER VOSS: Aye.

8 COMMISSIONER McLAREN: Aye.

9 COMMISSIONER WILLETTE: Aye.

10 COMMISSIONER WILLIAMS: Aye.

11 COMMISSIONER KLENKE: Aye.

12 CHAIRMAN EVANS: Aye.

13 COMMISSIONER HAIRE: Aye.

14 COMMISSIONER TOBBEN: AYE.

15 COMMISSIONER HARTMANN: Aye.

16 CHAIRMAN EVANS: Opposed?

17 (NONE)

18 Motion is carried.

19 Moving on to File 190170, Planning and  
20 Zoning. This file was tabled, so we will need a  
21 motion to take it off the table.

22 COMMISSIONER McLAREN: I will  
23 make that motion.

24 COMMISSIONER HAIRE: I'll  
25 second it.

1 CHAIRMAN EVANS: We have a  
2 motion and second to take File 190170 off the table.  
3 All in favor signify by saying aye.

4 COMMISSIONER REINHOLD: Aye.

5 COMMISSIONER VOSS: Aye.

6 COMMISSIONER McLAREN: Aye.

7 COMMISSIONER WILLETTE: Aye.

8 COMMISSIONER WILLIAMS: Aye.

9 COMMISSIONER KLENKE: Aye.

10 CHAIRMAN EVANS: Aye.

11 COMMISSIONER HAIRE: Aye.

12 COMMISSIONER TOBBEN: AYE.

13 COMMISSIONER HARTMANN: Aye.

14 CHAIRMAN EVANS: Opposed?

15 (NONE)

16 Scottie, please give us the details.

17 MS. EAGAN: The only difference

18 I have between last month and this month, is there is  
19 an amendment to Article 7 proposing in the T District.

20 It was brought to my attention today that somehow the  
21 category agricultural farming, dairy farming,

22 livestock and poultry raising got taken out of this  
23 district for some reason.

24 I wanted to make sure we get it back in  
25 considering the large amount of T that we have going

1 around Washington and Union that are currently being  
2 used as agricultural areas. So I'd like to add that  
3 back into the T District.

4 CHAIRMAN EVANS: Any discussion  
5 on that change?

6 (NONE)

7 If not, is there anyone present wishing  
8 to speak in support of File 190170?

9 If not, then -- you're going to speak in  
10 favor of it?

11 MS. LORI MELTNER: Yes.

12 CHAIRMAN EVANS: Okay. Will  
13 you please state your name and address and sign in,  
14 please.

15 MS. MELTNER: My name is Lori  
16 Meltner, 5052 Walnut Grove Drive, Villa Ridge 63089.

17 (THEREUPON, THE WITNESS WAS  
18 SWORN.)

19 I'm going to keep it very brief here. I  
20 believe that approving this proposal would help the  
21 economic development of our county. I feel that  
22 promoting this currently would be, you know, in good  
23 favor for our county.

24 And that's it.

25 CHAIRMAN EVANS: Thank you.

1                   And I should have mentioned that everyone  
2 will have the opportunity to speak, and we have a  
3 limit of five minutes. There's a lot of people here,  
4 so I will keep it to five minutes.

5                   Will you please state your name and  
6 address and sign in, please.

7                   MR. CAMERON LUEKEN: Cameron  
8 Lueken, 512 East Main.

9                   (THEREUPON, THE WITNESS WAS  
10 SWORN.)

11                  As I said, my name's Cameron Lueken with  
12 Wunderlich Surveying and Engineering. We represent  
13 Harlan Meyer tonight. You guys should have received  
14 in your packet a letter regarding that property. I'll  
15 just go ahead and go over that real quick.

16                  I guess I'm a little bit confused of  
17 whether I'm in favor or in opposition. The owner has  
18 about three properties there. Two of them are zoned  
19 correctly, and basically it was just there was no way  
20 for the zoning official to identify that he had an  
21 additional property underneath another name that he  
22 would like to have that same zoning district.

23                  Bill, do you want to -- you look like you  
24 have a question, but --

25                  CHAIRMAN EVANS: No, I'm

1 listening.

2 MR. LUEKEN: Okay. So like I  
3 said, I'm just restating that he controls Washington  
4 Metal Fabricators. They've got about 102,000 square  
5 feet of property there. As Scottie has pointed there  
6 on that map, the two pieces or the two roads that are  
7 heading west -- yeah, right there and right there --  
8 are stuffed into the 93 acres that's identified as  
9 MFP. That's the Meyer Family Partnership. And he  
10 planned on obviously expanding to the west there

11 At this time, it's under MFP and not  
12 under LMH, which Washington Metal operates under. So  
13 there was not really any way for Planning and Zoning  
14 to know that it's all one entity, all in the same  
15 entity, you might say.

16 So the request is just to simply zone  
17 Parcel 47, it would be called A, which would allow  
18 that property then to continue to operate as it is.

19 CHAIRMAN EVANS: Any questions?

20 MR. LUEKEN: And Mr. Meyer is  
21 here if you have any questions for him also.

22 COMMISSIONER WILLIAMS: What's  
23 it zoned now?

24 MR. LUEKEN: It's zoned CD  
25 right now, I believe. Is that right?

1 MS. EAGAN: Yes.

2 COMMISSIONER WILLIAMS: Would  
3 that allow what they want to do under the CD?

4 MR. LUEKEN: I believe it does.  
5 I'm not sure.

6 MS. EAGAN: I don't know what  
7 they -- what are they doing?

8 MR. LUEKEN: What are they  
9 doing now?

10 MS. EAGAN: Uh-huh.

11 MR. LUEKEN: Well, they're  
12 operating -- what's that?

13 MS. EAGAN: What's the proposal  
14 for this property?

15 MR. LUEKEN: The proposal for  
16 the prop- -- because the County had identified it  
17 being zoned as A, which is a -- let me see. Let me  
18 make sure and tell you. Yeah, A is going to be -- A  
19 would allow manufacturing with property over five  
20 people. Correct?

21 MS. EAGAN: Yes. So W --

22 MR. LUEKEN: W is -- W is five  
23 or fewer. A is five or more. I believe.

24 MS. EAGAN: Well, in the W  
25 District, you can have more than five with a

1 conditional use permit with manufacturing light.

2 If they're doing more heavy  
3 manufacturing, then it wouldn't be allowed in the W,  
4 but it would be allowed in A.

5 MR. LUEKEN: Right. And that's  
6 without getting into what's heavy and what's light.

7 MS. EAGAN: Right.

8 MR. LUEKEN: You guys had  
9 already planned on it being A, and like I said, you  
10 just didn't know the rest of the property was the same  
11 operation.

12 CHAIRMAN EVANS: So you're  
13 really looking to have that third parcel included  
14 because --

15 MR. LUEKEN: Yeah.

16 CHAIRMAN EVANS: -- they're  
17 all --

18 MR. LUEKEN: Just like it is  
19 right there, the same, the same as those other two  
20 properties.

21 COMMISSIONER McLAREN: How's it  
22 being used today, Cameron?

23 MR. LUEKEN: A large portion of  
24 it is woods. There's some clearing that's occurred to  
25 build the last facility that's on that property,

1 that's currently unimproved.

2 COMMISSIONER McLAREN: Oh, it's  
3 completely unimproved right now?

4 MR. LUEKEN: It's mostly  
5 unimproved, yeah.

6 COMMISSIONER McLAREN: So you  
7 know, I -- I want you to make the argument to me,  
8 please, why -- when we just past the Article 7, why we  
9 should make an exception for this.

10 MR. LUEKEN: The Article 7  
11 related to?

12 COMMISSIONER McLAREN: What  
13 Scottie just presented that there is -- just because  
14 two pieces are contiguous, doesn't mean it's  
15 necessarily going to be zoned the same. Was that not  
16 what we just passed?

17 MS. EAGAN: You talking about  
18 Article 10?

19 COMMISSIONER McLAREN: I'm  
20 sorry. Article 10. I apologize.

21 MS. EAGAN: That's a single  
22 parcel that's split. So like --

23 COMMISSIONER McLAREN: Okay.  
24 So that's --

25 MS. EAGAN: -- like your parcel

1 currently.

2 COMMISSIONER McLAREN: Well,  
3 that's what we're talking about basically here, isn't  
4 it?

5 MS. EAGAN: Well, these are  
6 three separate parcels. So this wouldn't fall under  
7 Article 10. This is a completely separate parcel than  
8 the other two that are being proposed to be zoned as  
9 A.

10 COMMISSIONER McLAREN: Are we  
11 -- once again, I'm not trying to pick on you.

12 MR. LUEKEN: I understand.

13 COMMISSIONER McLAREN: Are we  
14 parsing words here so if it's based on taxed parcels?  
15 Is that they way you're looking at it?

16 MS. EAGAN: For what?

17 COMMISSIONER McLAREN: The way  
18 that it's -- I -- please expand on what you're saying  
19 that --

20 MS. EAGAN: So Article 10, for  
21 instance, if this piece right here, if we split it, do  
22 you remember the map that had the hash marks on the  
23 parcels?

24 COMMISSIONER McLAREN: Uh-huh.

25 MS. EAGAN: Those are single

1 parcels that was split into two zonings so the north  
2 side had one, and the south side had another.

3 That's what Article 10 is dealing with.

4 COMMISSIONER McLAREN: Okay.

5 MS. EAGAN: These are all  
6 separate parcels or separate tracts that the same man  
7 or company happens to own all three of them.

8 CHAIRMAN EVANS: I think the  
9 issue was the third parcel was under a different  
10 name, --

11 MR. LUEKEN: Correct.

12 CHAIRMAN EVANS: -- is that  
13 correct?

14 So that's why those were included with  
15 the other two.

16 Any other questions?

17 COMMISSIONER WILLIAMS: It may  
18 be picking at this, but CD wouldn't allow what you're  
19 describing they want to do with that property. They'd  
20 have to rezone it anyway.

21 MR. LUEKEN: Okay. It could  
22 very well be, so now's the -- now's the great time to  
23 fix it.

24 COMMISSIONER WILLIAMS: I'm  
25 just making sure that's what's occurring.

1 MR. LUEKEN: Yeah, I -- I  
2 assume it's zoned CD.

3 MS. EAGAN: It's zoned CD  
4 currently.

5 MR. LUEKEN: Okay. And so  
6 they've been there since -- so, Ron, to answer,  
7 they've been there since '79. So I don't know, you  
8 know.

9 COMMISSIONER WILLIAMS: I  
10 understand. I just -- it's not like we hadn't done  
11 that, you know, at the last meeting. We took some  
12 areas and said --

13 MR. LUEKEN: Sure.

14 COMMISSIONER WILLIAMS: -- you  
15 have a property like that.

16 MR. LUEKEN: Right.

17 COMMISSIONER WILLIAMS: So I  
18 understand. I just wanted to clarify --

19 MR. LUEKEN: Right.

20 COMMISSIONER WILLIAMS: -- that  
21 it's currently zoned the way he's -- his desire to use  
22 it in the future. They would have had to under the  
23 current zoning regulations per map, come in and  
24 rezoned it anyway. Which is fine. What you're asking  
25 for is to say the property owner has intentions to

1 utilize it the same way he does his other properties.

2 And so it makes sense to maybe zone it differently?

3 MR. LUEKEN: Correct.

4 CHAIRMAN EVANS: Any other  
5 questions or comments?

6 (NONE)

7 All right. Thank you, Cameron.

8 MR. LUEKEN: Thank you.

9 CHAIRMAN EVANS: Anyone else  
10 wishing to speak in favor of the file?

11 (NONE)

12 If not, anyone wishing to speak in  
13 opposition?

14 MS. ANN SCHWETYE: What is this  
15 on? This is on opposition of the --

16 CHAIRMAN EVANS: Yes.

17 MS. SCHWETYE: You're saying  
18 yes and some are saying no.

19 CHAIRMAN EVANS: This is if you  
20 would like to speak in opposition to the zoning map.

21 MS. SCHWETYE: To Article 10?

22 MS. EAGAN: No.

23 CHAIRMAN EVANS: No. File  
24 190170. This is Article 7. Again, if you'd state  
25 your name and address.

1 MS. SCHWETYE: Article 7?

2 MS. EAGAN: Yeah. This is the  
3 zoning map.

4 MS. SCHWETYE: Okay.

5 MS. EAGAN: So if you're here  
6 in opposition to the zoning map, then you're where you  
7 need to be.

8 MS. SCHWETYE: Okay. So --

9 (THEREUPON, THE WITNESS WAS  
10 SWORN.)

11 My name is Ann Schwetye, and I live on  
12 Grand -- well, I don't really live there. I have a  
13 home that's weekend home right now on Grand Army Road.

14 I -- I know this is a lot of work. I've  
15 done some city planning myself, city planning not  
16 county planning. And it just so happened right before  
17 this the information came out in the "St. Louis  
18 Business Journal" that states housing stocks ranking  
19 the St. Louis area neighborhoods that deliver the best  
20 return on investments.

21 And by golly, Labadie, Missouri happens  
22 to be one of those neighborhoods. That's what we're  
23 talking about. I live very close to Labadie,  
24 Missouri. It's a very rural farming or large  
25 acreages. And I know with the why we are zoning.

1 It's going to open up to many different and more  
2 varied businesses.

3 So in my extrapolation, I am saying that  
4 I feel that one of the reasons why the return on  
5 investment over the ten years for Labadie has  
6 increased 239 percent. That's a very large increase  
7 for the return on investment, and I think it's due  
8 because the area has restricted uses in that -- in  
9 the zoning that's currently -- I think we're Suburban  
10 Development.

11 COMMISSIONER REINHOLD: Aye.

12 COMMISSIONER VOSS: Aye.

13 COMMISSIONER McLAREN: Aye.

14 COMMISSIONER WILLETTE: Aye.

15 COMMISSIONER WILLIAMS: Aye.

16 COMMISSIONER KLENKE: Aye.

17 CHAIRMAN EVANS: Aye.

18 COMMISSIONER HAIRE: Aye.

19 COMMISSIONER TOBBEN: AYE.

20 COMMISSIONER HARTMANN: Aye.

21 CHAIRMAN EVANS: Opposed?

22 (NONE)

23 I understand that you are trying to get  
24 the best value out of the property and the taxes.

25 However, I think this speaks for itself

1 in the article about the land value around Labadie,  
2 which has increased by far much more.

3 I -- opening up to a -- we would now be a  
4 W and one of -- I'm just going to give you an example.  
5 I grew up on a farm in Iowa, quite frankly, and we  
6 lived close to a -- within about 5, 10 miles a fish  
7 processing plant. And one of the permitted uses is an  
8 animal processing plant within this area.

9 Well, in my opinion, if an animal  
10 processing plant comes next to my property, I know  
11 there are odors. I know that there are environmental  
12 issues. Where we live, I know that the roads are very  
13 narrow. I think the County would have to do some road  
14 construction. There'd be probably more police  
15 protection, and I would just like you to think about  
16 maybe for that area knowing this came in the "Business  
17 Journal" that you rethink and perhaps rezone. Maybe  
18 go back to what even St. Albans is in the yellow,  
19 because I think that has a similar value. It's a  
20 similar flow of the land, and that's exactly what I  
21 would -- that's why I oppose W. I would like it to go  
22 back to the yellow.

23 So that's what I have to say. Thank you.

24 CHAIRMAN EVANS: Thank you.

25 And if I didn't mention this before,

1 again on this rezoning, the Planning and Zoning  
2 Commission makes a recommendation to the Franklin  
3 County Commission.

4 The Franklin County Commission will in  
5 turn have their own public hearing, and they are the  
6 only one who have the authority to change any zoning.  
7 So again, this is a recommendation and they will have  
8 a public hearing.

9 Anyone else wishing to speak in  
10 opposition? Step forward. Please state your name and  
11 address and sign in, please.

12 MR. TERRY PUTTHOFF: My name is  
13 Terry Putthoff, 682 Deer Ridge Road.

14 I just want to agree with the woman that  
15 was just up here. My wife and I actually just moved  
16 out here three, four months ago, I think. And we came  
17 from northwest Missouri, and the biggest reason why we  
18 moved here was because of the fact that it's a rural  
19 area. And it's peaceful, and we've gotten to know  
20 some of the neighbors. The neighbors are great.

21 I don't begrudge anybody a nice piece of  
22 property to live, but if you open up Highway 100 to  
23 all the businesses and construction, I have a feeling  
24 it's going to do exactly the opposite of what we would  
25 like with our property, and it's going to decrease the

1 value.

2 We both worked hard to get where we are,  
3 and like I said, that's the reason we're here. And I  
4 -- I don't begrudge anybody a business, a place to  
5 live, but you have to stop and think about it sometime  
6 from the fewer people that might be affected by this,  
7 and putting in industries like -- you're definitely  
8 going to have sooner or later pollution issues.

9 There's a lot of pristine ground in the  
10 area we live, and we would love more than anything to  
11 see it stay that way. And honestly, we would like the  
12 help of the County to secure that.

13 I don't have a lot more to say on that,  
14 but I do have a question. The one yellow spot back up  
15 in the corner, that's St. Albans?

16 MS. EAGAN: Yes.

17 MR. PUTTHOFF: Okay. They were  
18 yellow as well as the rest of the area, correct?

19 MS. EAGAN: Yes.

20 MR. PUTTHOFF: Okay. Why --  
21 just curious, why is it that they're staying yellow?  
22 I'm serious. I'd like to know because there's --  
23 there's obviously something that's come about that  
24 somebody's decided to keep St. Albans -- and it's a  
25 beautiful area, but what was the decision to keep that

1 yellow and turn the rest of us white?

2 CHAIRMAN EVANS: Scottie?

3 MS. EAGAN: I will say that  
4 initially St. Albans was a mix of yellow and W or YW.  
5 Just because I didn't know what their future plans  
6 were, St. Albans -- two different people from St.  
7 Albans did come and meet with us and showed us their  
8 future plan of where their development is happening.

9 So yes, the majority of St. Albans is the  
10 Y because they are planning for those higher-density  
11 subdivisions up there. They have the infrastructure  
12 up there for them, but they did request large pieces  
13 up there to be W and then also request for more B,  
14 which is our commercial district.

15 MR. PUTTHOFF: Okay. Can I  
16 request that the area that we're in stay yellow?

17 MS. EAGAN: That's up for these  
18 guys to decide tonight.

19 MR. PUTTHOFF: Okay, cool. I  
20 -- there are a lot of people that stand behind me on  
21 this. I guess sometimes you got to think about the  
22 aesthetic value of where you are instead of thinking  
23 about the monetary value, and that seems to be what  
24 everybody goes for nowadays, is the monetary value.

25 And you do away with the aesthetic value,

1 and the monetary value doesn't mean anything.

2 Anyhow, thank you very much.

3 CHAIRMAN EVANS: Thank you.

4 COMMISSIONER WILLETTE: I have  
5 a question.

6 CHAIRMAN EVANS: Okay.

7 COMMISSIONER WILLETTE: Sir.

8 I'm sorry. You had mentioned something about Highway  
9 100.

10 MR. PUTTHOFF: Yeah.

11 COMMISSIONER WILLETTE: So are  
12 you objecting to the commercial the reds and the blues  
13 that are along the highway? Is that --

14 MR. PUTTHOFF: Well, doesn't W  
15 open it up to pretty much anything?

16 COMMISSIONER WILLETTE: No.

17 MR. PUTTHOFF: No?

18 COMMISSIONER WILLETTE: They're  
19 quite different. But are you objecting to the places  
20 right on the highway that are --

21 MR. PUTTHOFF: That are blue?

22 COMMISSIONER WILLETTE: --  
23 designated red and blue?

24 MR. PUTTHOFF: Yeah. Yeah,  
25 exactly. Yes, that and the fact that we're white now,

1 and --

2 COMMISSIONER WILLETTE: Where  
3 you live is?

4 MR. PUTTHOFF: -- we used to be  
5 yellow. Yeah. In fact, there was a pretty  
6 substantial size acreage that was yellow, and there  
7 again, it goes back to my other question why is St.  
8 Albans staying yellow, because they requested that.

9 Well, I'm going to be the first one, and  
10 I'll even sign a paper. I'm requesting that the area  
11 I live in stay yellow.

12 COMMISSIONER WILLETTE: Thank  
13 you.

14 MR. PUTTHOFF: Thank you.

15 CHAIRMAN EVANS: Thank you.

16 If you please state your name and address  
17 and sign in, please.

18 MS. TRICIA ROUEFF: Tricia  
19 Roueff. I live in 1979 Fiddle Creek Road.

20 (THEREUPON, THE WITNESS WAS  
21 SWORN.)

22 I'd like to thank the Committee for their  
23 time and efforts, but I would encourage you to  
24 reconsider the zoning for the area bound by the  
25 eastern edge of Franklin County, the area north of 100

1 and east of Washington, Missouri.

2 As several have stated, we were  
3 previously zoned yellow. In changing to the white,  
4 the concern is I think you have looked at short-term  
5 gain not long-term. I think if you look at what is  
6 being attracted to that area now, there are businesses  
7 going into these areas and also homes that will  
8 increase the value of the communities and of the  
9 county that will not come in if you open it as broadly  
10 as you have now.

11 And I would ask you to consider why,  
12 again, St. Albans and also the heart of Washington can  
13 stay zoned yellow but our area cannot. If you  
14 actually go out into these areas, you will see that  
15 they are large tracts attracting newer homes and  
16 larger tax values and they also are still very popular  
17 agricultural areas that again will not continue if you  
18 open it up.

19 And as I have stated previously, Franklin  
20 County does not have the infrastructure at this point  
21 to support the types of developments you are  
22 proposing, both in this area I've previously mentioned  
23 and along 100.

24 If you track the area from Highway 0 to  
25 44 on 100 in those curves, and you allow the number

1 and types of commercial development along 100 that you  
2 are proposing, it's not safe. We had another accident  
3 in the curves over the weekend on a bright sunny day,  
4 and it gets worse in the winter and it gets worse in  
5 the rain.

6 We have deaths in those curves on a  
7 regular basis. As I stated before while I am aware  
8 the State has proposals to change Highway 100, those  
9 proposals have been on the books for 25 years. I  
10 think you're putting the cart before the horse to say  
11 that this road can support what you're proposing. It  
12 may be able to in the future, but right now I think  
13 you're taking the area that's already high risk and  
14 putting it at even greater risk.

15 If you haven't driven those areas on a  
16 regular basis, I would encourage you to do so. And I  
17 would encourage you again to speak to your first  
18 responders about the number of accidents they attend  
19 to in those areas.

20 I thank you for your time and effort.

21 CHAIRMAN EVANS: Thank you.

22 Anyone else wishing to speak in  
23 opposition? Will you please state your name and  
24 address and sign in, please.

25 MS. PATRICIA SCHUBA: Good

1 evening. My name is Patricia Schuba. I live in  
2 Labadie, Missouri.

3 (THEREUPON, THE WITNESS WAS  
4 SWORN.)

5 Thank you for your time this evening and  
6 for giving us the opportunity to speak. I just had a  
7 chance this afternoon to download Article 7 Zoning  
8 Districts and Zoning Map, and found several things  
9 that I'm hoping you can reconsider.

10 Many of us from the Labadie were quite  
11 engaged on the landfill issue. So it came to my  
12 surprise that a coal ash landfill would be allowed in  
13 District W. And as everyone who's in the room can  
14 see, the white area is District W, and that's a good  
15 portion of this county. And I remember at the time  
16 when we discussed the Labadie Landfill, that it had to  
17 be on the Ameren property. And many of us thought  
18 that was a dangerous location near the water and in a  
19 floodplain, which if many of you have followed that  
20 issue, that's now been pretty much decided that it is.

21 And so we're working on how to clean up  
22 that site, but it's also equally a risk to have it  
23 near family farms and their homes.

24 And so I'm a little concerned that we've  
25 included that as a permitted use, not even a

1 conditional use permit. So I would hope that you as  
2 commissioners, as our neighbors would consider  
3 removing that from the Code.

4 If a power plant wants to build one of  
5 those in our county, they can approach the County  
6 Planning and Zoning, or they can deal with the  
7 Department of Natural Resources.

8 I feel like we're sending out an  
9 invitation to utilities to build these God awful sites  
10 in our County, which as was mentioned by several of  
11 the people who spoke here tonight, Franklin County is  
12 an up and coming place for people who want to move  
13 from the St. Louis area out into a more rural  
14 community with larger plots of land near family farms.

15 I know our farm has been in our family  
16 for four generations, and we're on the very eastern  
17 border of Franklin County with St. Louis County. And  
18 we never wanted a permanent landfill the size that's  
19 in Labadie near our home, but we certainly don't want  
20 it up on 100. And I just looked. I didn't even look  
21 to see that the zone where it's commercial on 100, it  
22 would be allowed there.

23 So I remembered an executive from Ameren  
24 say to me, well, Patricia, we could put it right next  
25 to your family farm. Well, now they might b able to.

1           So I can't say what my neighbors will do.  
2    You know, if they want to sell their property for a  
3    high price, that site could be right next to my  
4    family, next to my niece and nephew, and I would never  
5    want that for anyone here in the county.

6           I also noticed the CAFOs (ph.) are also  
7    allowed, and I don't think the public really  
8    understands what that means. And I know that in the  
9    last legislative session, we were told that we cannot  
10   write regulations that are more restrictive than the  
11   state, but we don't need to open the door for them to  
12   come into our county.

13           And I just wanted to share with people a  
14   size 1A CAFO, which is allowed in these regulations  
15   would mean operations as large as -- it's almost  
16   frightening -- 7,000 cattle, 4,900 cows, dairy cows,  
17   385,000 turkeys, 17,500 hogs. Those are huge  
18   operations, and in the state of Missouri, there's only  
19   20 of those. And we're saying Franklin County right  
20   outside of St. Louis County, we've opened the door for  
21   that.

22           So I don't think that's what we want, and  
23   so I appreciate that you take the input from the  
24   public and you consider that when you make these  
25   decisions. Please recommend removing those things

1 from these regulations.

2 Thank you very much. My family is  
3 counting on you.

4 CHAIRMAN EVANS: Thank you.

5 Anyone else wishing to speak in  
6 opposition? Please state your name and address and  
7 sign in, please.

8 MS. ANGELA DILLION: My name is  
9 Angela Dillion. I live at 2057 Fiddle Creek Road.

10 (THEREUPON, THE WITNESS WAS  
11 SWORN.)

12 Thanks for the opportunity to speak  
13 tonight. My husband and I have been out on Fiddle  
14 Creek for about 16 years now. We were in St. Louis  
15 County before, so I kind of echo some of the other  
16 comments of why we moved out here, peace, quiet,  
17 rural. It's, you know, just absolutely beautiful  
18 where we live.

19 I don't understand why all of a sudden we  
20 are just opening the flood gates to just about  
21 anything, it seems like, manufacturing light. Medical  
22 marijuana infused products manufacturing can be right  
23 next door to me.

24 You know, when you buy, I'm a Realtor as  
25 well. When you purchase, you look at a lot of things,

1 and one of the things we did look at was zoning. And  
2 to just say hey, all this stuff can be allowed now is  
3 extremely disturbing.

4 Just like the gentleman had said before,  
5 we've worked very hard for, you know, out lifetime.  
6 We hope -- we are on 21 and 1/2 acres. We hope it to  
7 pass down to our kids. Our kids want us to keep it,  
8 stay, and it's just been a great family place.

9 And having the yellow zoning, the yellow  
10 zone, being a little bit more restrictive, especially  
11 on Fiddle Creek and up Grand Army, if you're at -- I  
12 don't know if you can zone in on the map here there at  
13 Fiddle Creek and 100, and you see Thornton Road and  
14 100 as well. Now you've got -- I mean, I'm going to  
15 talk to the Blue District as well. You've got blue on  
16 the most eastern edge of the county coming in from 100  
17 where there's no commercial in St. Louis County except  
18 a dump you know. It's all rural out in -- it's all  
19 residential in St. Louis County, and then you come  
20 into Franklin County. There's a gas station now at  
21 100 and DuBois (ph.).

22 But if you look at Thornton Road and 100,  
23 right next to it is a dense development of small  
24 homes. I don't know if you can get that particular  
25 intersection. Are you able to do that?

1 MS. EAGAN: When my map wants  
2 to work.

3 MS. DILLION: When your map  
4 wants to work. I'm feeling your pain. There you go.

5 But if you see the -- I guess kind of the  
6 middle of the map there. There you go. Can you point  
7 out Thornton Road and Fiddle Creek. Let's see, what  
8 can I see.

9 Pretty much the center of the map where  
10 you see the little cul de sac with a bunch of homes  
11 right there. Is there a way to point it out? There  
12 you go. That's it right there.

13 You see that's Ellisville right there.  
14 It's all residential around it, and all of a sudden  
15 now it's blue when you come up Thornton Road there,  
16 and that is just really inappropriate for commercial.  
17 As Patricia was just saying as well, those curves  
18 right there between there and east of there, really  
19 just not good at all.

20 That is -- just because it's 100, doesn't  
21 make it appropriate for commercial development. And I  
22 really sincerely hope that you guys really look at  
23 that as a very strong residential piece of 100. There  
24 are parts of 100 that commercial is appropriate for,  
25 and there's some on it now when you get into Gray

1 Summit and so forth. But right there is extremely bad  
2 spot for commercial.

3 And I really do, as the other people all  
4 so suggested, just to stay yellow. Because opening it  
5 up to light manufacturing and all this other stuff is  
6 just unbelievable when you hear of someone living  
7 there, and it is very strong farm, agricultural,  
8 residential.

9 And it makes no sense to open this zoning  
10 up like this and disrupt that lifestyle that everybody  
11 has out there.

12 So those are my comments.

13 CHAIRMAN EVANS: Thank you.

14 Anyone else present wishing to speak in  
15 opposition? Would you please state your name and  
16 address and sign in, please.

17 (THEREUPON, THE WITNESS WAS  
18 SWORN.)

19 MR. TOM SCHWETYE: Tom  
20 Schwetye. We're off of Grand Army Road.

21 I, as the other speakers have been  
22 talking about the appropriateness of zoning, I'm not  
23 sure how zoning is accomplished here in Franklin  
24 County other than Scottie going out and looking at  
25 different pieces of property, talking to select

1 populations. And I think that's one way to do it.

2 Another way to do it would be for you all  
3 to go into the county, perhaps go to schools,  
4 churches, et cetera, and ask the folks in the  
5 community what their vision is. I don't know if you  
6 can do that. I don't know if there's a law in  
7 Franklin County that prohibits that or if this is the  
8 venue that has to happen.

9 Our property is over a hundred acres. We  
10 have a certified tree farm. Ours is fourth -- four  
11 generation property also. The thought of all the  
12 permitted uses that W would bring to this -- to our  
13 area is unthoughtful, if I could be critical.

14 People driving out from St. Louis City  
15 looking for property, they're driving down 100. If  
16 they start seeing nothing but Baldwin, Ellisville,  
17 Manchester, those types of development, that -- then  
18 we are not differentiated from St. Louis County.  
19 We're just like St. Louis County.

20 Now if that's the vision of this panel,  
21 that's one thing. I don't know if it is or not. I  
22 don't know what your vision is. It's concerning at  
23 this point.

24 There is not -- I don't think there's a  
25 lot of thought that has gone into this. Other

1 speakers have thanked you for your work. I'm not one  
2 of them. So I am being critical. I wish you all  
3 would be critical of yourselves.

4 Take a close look at the topography of at  
5 least, you know, most of the county up in the  
6 northwest -- or northeast area. Take a look at the  
7 cost to the County of future development.

8 Okay. So you're going to get small tract  
9 homes. You're going to get hog farms. You're going  
10 to get whatever W allows you to do, but what is the  
11 cost to the County to supply services for those uses?

12 It's dollars and cents also. So I'd like  
13 for you to step back, take a look -- another look at  
14 what you're doing and how it's going to affect the  
15 future.

16 Questions?

17 CHAIRMAN EVANS: All right.  
18 Thank you.

19 I will say this. Some significant amount  
20 of work has gone into this. The Planning and Zoning  
21 Department has worked what, a year and a half, to do  
22 this. And as was said to anyone who was here the last  
23 meeting, all the Commissioner had input as far as  
24 going out to each area and running each road.  
25 Obviously one area that didn't was the -- no elected

1 or appointed commissioner. And there were public  
2 meetings held, two different ones, to get input from  
3 the public.

4 This has been advertised, promoted for a  
5 year, year and a half, with results available from us.  
6 So to say that this is short-sighted and hasn't been  
7 looked at extensively, would be inaccurate.

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

11 MS. JENNIFER BRINKMANN:  
12 Jennifer Brinkmann. I live on 330 Bridgefield, which  
13 is my driveway. I live off of Fiddle Creek Road.  
14 I've lived on three addresses on Fiddle Creek Road.

15 (THEREUPON, THE WITNESS WAS  
16 SWORN.)

17 I may have a little different perspective  
18 on this. I served on the -- I was a director on the  
19 Public Water District Board for more than 20 years. I  
20 delivered mail in that area for 28 years.

21 On Highway 100 when 44 is closed by snow,  
22 traffic is terrible. All the -- all the trucks,  
23 everybody gets off at Gray Summit and goes through  
24 there. I mean, I've seen that several times. I've  
25 had to -- I couldn't even deliver mail a few times

1 because there were so many vehicles on the road.

2 I know there's no infrastructure along  
3 Highway T between Labadie and St. Albans. So the  
4 development there would be quite bad. And while  
5 there's water lines along 100, there's no sewer until  
6 you get out to Victoria Gardens.

7 So I don't know what you'd do with the  
8 DNR on that either. But anyway, it's just something  
9 to think about. It's a little different perspective.

10 Okay. Thank you.

11 CHAIRMAN EVANS: Thank you.

12 Anyone else wishing to speak in  
13 opposition? Please state your name and address and  
14 sign in, please.

15 (THEREUPON, THE WITNESS WAS  
16 SWORN.)

17 MR. KEVIN TOKEN: Good evening.  
18 I'm Kevin Token. I live at 949 Grand Ridge Road --  
19 Grand Ridge Drive in Labadie. And just to reiterate  
20 some of what's been said here tonight.

21 First I want to thank you all for your  
22 work. You guys have hard jobs because there are  
23 people involved, and so I know they're hard because if  
24 it wasn't for people, it'd be easy. So -- but -- so I  
25 appreciate your work.

1           So the area that everybody's talking  
2 about, northeast part of the county, you know, when I  
3 moved here four years ago, the reason I moved was  
4 because of the quiet, the pristiness, the lack of  
5 noise pollution, the lack of light pollution, it just  
6 -- I drive 45 minutes to work everyday. And when I  
7 come out here it's -- I get to settle down.

8           The minute small light manufacturing gets  
9 installed or an RV campground or any of the things  
10 listed on there, that noise pollution goes up. That  
11 light pollution goes up. That pristiness goes away,  
12 and I believe as some have said, the property values  
13 go down. So I'm just asking you to think about that.  
14 If you ever drive Fiddle Creek or Grand Army, it's  
15 just absolutely gorgeous. You know, do it at dusk  
16 sometimes.

17           So think about that and how it affects us  
18 and the traffic. Someone mentioned traffic. Those  
19 roads weren't made for truck traffic or you know, lots  
20 of traffic. So let's keep the traffic down.

21           That's all I have to say. Thank you.

22                           CHAIRMAN EVANS: Thank you.

23           Anyone else present wishing to speak in  
24 opposition? You need to state your name and address  
25 and sign in, please.

1 DR. JERRY FRIEDMAN: Dr. Jerry  
2 Friedman. I live on Grand Army Road in Labadie.

3 (THEREUPON, THE WITNESS WAS  
4 SWORN.)

5 I appreciate all the work you have put  
6 in. I would like to point out that so far all the  
7 comments you have heard are in opposition. I  
8 therefore, refer you to the definition of a democracy,  
9 which is the will of the majority.

10 Thank you.

11 CHAIRMAN EVANS: Thank you.

12 Anyone else please state your name and  
13 address and sign in, please.

14 MR. MIKE GENOVESE: Mike  
15 Genovese, Grand Arm Road. And I spoke at the last  
16 meeting, and I just --

17 (THEREUPON, THE WITNESS WAS  
18 SWORN.)

19 And I just want to reiterate what I said  
20 then. I just think that in the W, there's too many  
21 permitted uses and possible conditional uses that can  
22 be put in that area, in an area where the topography  
23 does not align with those particular uses. And I  
24 guess I -- and I asked the question why -- why did you  
25 change it? I just don't understand the thinking about

1 that.

2 MS. EAGAN: Should I answer  
3 that?

4 CHAIRMAN EVANS: If you want  
5 to.

6 MS. EAGAN: Just like I stated  
7 last meeting, we looked at topography and we looked at  
8 current zoning. We looked at current uses, future  
9 uses, future land use map, the master plan. We looked  
10 at where infrastructure is and where it's not.

11 In our opinion, that area of the  
12 northeast county isn't fit for a high-density  
13 residential district. It's more fit for the W  
14 District, and that's why the change happened.

15 MR. GENOVESE: That's your  
16 opinion.

17 MS. EAGAN: Right.

18 MR. GENOVESE: But I don't  
19 think -- I don't think it's correct at all.

20 MS. EAGAN: And that's --  
21 you're entitled to your opinion.

22 MR. GENOVESE: If you look at  
23 -- if you just drive around there, I don't think you  
24 can come to that conclusion.

25 CHAIRMAN EVANS: Thank you.

1                   Anyone else wishing to speak in  
2   opposition? If you would state your name and address  
3   and sign in, please.

4   (THEREUPON, THE WITNESS WAS  
5   SWORN.)

6                   MS. KAY GENOVESE: The area,  
7   Scottie, you mentioned it. I'm sorry. Kay Genovese,  
8   Grand Army. Scottie, you mentioned something just now  
9   about the area didn't seem fit for high-density  
10  because of the topography.

11                   It's perfectly fit for low-density, for  
12  wider, larger acreage lots, and why not accommodate  
13  the people that may be moving out here that want a  
14  five-acre or ten-acre lot?

15                   The whole county doesn't have to be  
16  high-density, and it doesn't have to be so commercial  
17  like at the map.

18                   I think it was Mrs. Dillmann that talked  
19  about all the commercial usages that really wouldn't  
20  be appropriate, and I would like for you -- I mean,  
21  you know that I am highly opposed to that whole  
22  northeastern part of the county being W. It needs to  
23  go back to the more restricted type of zoning that St.  
24  Albans has.

25                   We all would have deeply appreciated the

1 consideration that St. Albans was given by, you know,  
2 meeting with them.

3           There was an article in the "Wall Street  
4 Journal" September -- Friday, September 13th talking  
5 about medical marijuana facilities. Out in Santa  
6 Barb- -- the article featured the story about Santa  
7 Barbara.

8           So when they decided to allow -- and I  
9 mean, I don't object to marijuana, especially medical  
10 marijuana. I've never smoked it, but I've rubbed it  
11 on my sore shoulders, and it's awesome. But the  
12 people out in Santa Barbara are like in just a mess of  
13 a state because -- I noticed that in the W thing  
14 medical marijuana processing things are allowed  
15 indoors.

16           But how indoors is that? I mean, will  
17 you all have all sorts of regulations about the  
18 ventilation and the cleaning of the air? Because  
19 apparently Santa Barbara County is just in such a  
20 mess. They're withdrawing a lot of their licenses  
21 that they've given out. They have to rewrite  
22 everything because the odor. I never knew this. The  
23 odor from processing marijuana is absolutely God  
24 awful. A friend of mine said, well, Kay, why do you  
25 think they called it skunk weed all these years?

1           It smells like dead skunks all over the  
2 county, and so I would just like for you to maybe look  
3 at that article. "Wall Street Journal" Friday,  
4 September 13th. I think it was on page 3.

5           It's a huge mess, and so these people are  
6 either giving up their licenses or they have to  
7 install huge air cleaning systems just so that they --  
8 they interviewed some woman that had lived there for  
9 50 some years, and she said that her carpeting, her  
10 curtains, her sofas, her chairs, the entire house  
11 stinks of dead skunk.

12           So I don't know if you all were aware of  
13 that or not, but indoor medical marijuana processing  
14 things are complicated.

15           But again, please put us back to the more  
16 restricted zoning. Thank you.

17                           CHAIRMAN EVANS: Thank you.

18           Anyone else wishing to speak in  
19 opposition? Please state your name and address and  
20 sign in, please.

21                           MS. GERRI FRIEDMAN: Gerri  
22 Friedman, Grand Army Road.

23

24   (THEREUPON, THE WITNESS WAS  
25   SWORN.)

1 I'm not going to fuss at you. And I  
2 recognize that you all have put a lot of time into  
3 this. I really came up tonight, you know how I feel.  
4 I can only echo all of the negative comments that have  
5 been made, but I have a question.

6 At the end of your September 19th  
7 meeting, it was agreed that this plan would go back to  
8 the drawing board. What happened when you got to the  
9 drawing board? It looks exactly like it looked on  
10 September the 19th.

11 So did you make any changes? Has it --  
12 have you tried to accommodate any of the concerns that  
13 have been expressed tonight?

14 CHAIRMAN EVANS: We did not go  
15 back to the drawing board. We did have a workshop to  
16 look at zoning and discussed it, but at that workshop,  
17 we did not make any changes because we didn't have the  
18 ability to do it in private because if we needed to  
19 change it and vote on it, it had to be at this  
20 meeting.

21 So we did meet, but we did not change  
22 anything.

23 MS. FRIEDMAN: So all of the  
24 permitted uses, some of which have been mentioned  
25 tonight, that were brought up on September the 19th

1 are still included in the W zone, all of them?

2 CHAIRMAN EVANS: Nothing has  
3 changed since the September 19th public hearing. We  
4 will discuss changes tonight if any are to be made.  
5 That is correct. No changes were made outside the  
6 Commission meetings.

7 MS. FRIEDMAN: Well, of course,  
8 our primary concern is what happens in Labadie. But I  
9 do Hope that you'll look again as what you've included  
10 as permitted uses. And that's -- that's scary frankly  
11 to those of us who own property.

12 Again, others have spoken probably far  
13 more eloquently than I'm speaking and -- but we all  
14 have the same basic concerns. I know that Mr. Klenke  
15 has only recently joined your ranks so that we didn't  
16 have proper representation.

17 But hopefully, Mr. Klenke, you can hear  
18 what we're saying and be one of our advocates in this  
19 group when it is discussed. So thank you again for  
20 your time and --

21 CHAIRMAN EVANS: Thank you.

22 MS. FRIEDMAN: -- and your  
23 troubles.

24 CHAIRMAN EVANS: Anyone else  
25 wishing to speak in opposition?

1 MS. CYNTHIA BROWN: I have a  
2 coupe of questions, but I don't know --

3 CHAIRMAN EVANS: You'd have to  
4 come up and sign in, and if you'd like to make  
5 statements, you know, that's fine.

6 MS. BROWN: Okay.

7 CHAIRMAN EVANS: But we're not  
8 -- it's not a Q and A. It's a public input.

9 (THEREUPON, THE WITNESS WAS  
10 SWORN.)

11 MS. BROWN: My name is Cynthia  
12 Brown. I've lived at 451 CT Farm Road for a while,  
13 and I'm here with my friend Pat who lives at that  
14 address.

15 I'm wondering why you haven't thought  
16 that what you're doing in this area around Fiddle  
17 Creek Road, Grand Army is not going to affect  
18 Washington. Because a lot of people come out of the  
19 city just to drive to your area because of the  
20 historical values that you have there. And they wind  
21 through those country roads, T, Fiddle Creek, Grand  
22 Army, beautiful area. I see it all the time, and  
23 that's going to stop once you start infiltrating all  
24 these businesses in this area. And that's going  
25 affect your revenue in the city of Washington.

1                   Why haven't you thought about that?  
2    You've got a beautiful historic city, and it's out in  
3    the country. Everybody loves it. Everybody comes  
4    from the city to do this, to see this beautiful town,  
5    and they have -- they want to go through these  
6    beautiful open areas, and you're going to destroy it.

7                   What are you thinking? You better  
8    reconsider because it's going to affect the city of  
9    Washington. Thank you.

10                   CHAIRMAN EVANS: Thank you.

11                   Anyone else present wishing to speak in  
12    opposition? Please state your name and address and  
13    sign in, please.

14                   MS. BRENDA PUTTHOFF: My name  
15    is Brenda Putthoff. I live at 682 Deer Ridge Road in  
16    Labadie, Missouri.

17                   (THEREUPON, THE WITNESS WAS  
18                   SWORN.)

19                   I just want to say how shocked I am when  
20    I saw this map. Not just for our area, but it looks  
21    like you've taken all of Franklin County and just  
22    opened it up for anything. And I feel sorry for other  
23    people that aren't represented here that you've opened  
24    the whole county up to such varied uses.

25                   As far as where we live, I -- we live in

1 a valley that has only two families in it. We own 57  
2 acres. 100 is right above us. Any business if that  
3 was business along Highway 100, everything would roll  
4 down into our valley, all the pollution, all the  
5 noise, the lights. We have a beautiful creek that  
6 runs through out property and down Fiddle Creek.

7 It's pristine. The water that comes out  
8 of the hills is as clear as can be. It's why we spent  
9 our entire lifetime saving so that we could retire in  
10 a place that was beautiful. And I hope you'll  
11 reconsider what the people want.

12 And I appreciate you hearing me. Thank  
13 you.

14 CHAIRMAN EVANS: Thank you.

15 Anyone else present wishing to speak in  
16 opposition? Please state your name and address and  
17 sign in, please.

18 MS. ANN SCHREDER: Ann  
19 Schreder, 609 West Main, Union, Missouri.

20 (THEREUPON, THE WITNESS WAS  
21 SWORN.)

22 The only thing I'm really concerned about  
23 and it got enuated (ph.) when I was a Commissioner and  
24 I was on the Missouri Association of Counties and was  
25 up at Jeff City a lot and it was the CAFOs. It's a

1 big problem, and I would like to see more stricter --  
2 it's almost like when I look at this, the CAFOs can be  
3 like everywhere and anywhere almost, except obviously  
4 the cities.

5           The biggest thing they had problems with  
6 a lot of the rural -- you know, out of 114 counties  
7 that we have, we're kind of still considered as a  
8 municipality. But the CAFOs were causing such issues  
9 for the water, the streams, everything, and I'd hate  
10 to see that happen because we got so many tributaries  
11 in Franklin County and the water sources and all that  
12 kind of stuff that to have some type of -- I don't  
13 think they should be just available everywhere.

14           And I know the other counties, the  
15 smaller counties that we've worked with that it got to  
16 be an extreme problem. Now that's been ten years ago  
17 or a little better, but I can't imagine that it's  
18 gotten any better.

19           So I would like to see more regulation on  
20 the CAFOs of where they go, especially near water  
21 sources and rivers and streams and everything else  
22 that we have. And I know we have the land, obviously.  
23 We have plenty of land to do it, but I think it really  
24 needs a little bit more consideration of regulations  
25 for it.

1 Thank you.

2 CHAIRMAN EVANS: Thank you.

3 Anyone else wishing to speak in  
4 opposition? If you'd please state your name and  
5 address and sign in.

6 MS. SUZANNE JACKSON: Suzanne  
7 Jackson, 214 Inwood Drive, Washington.

8 (THEREUPON, THE WITNESS WAS  
9 SWORN.)

10 Hi, I am not from Labadie, and I am  
11 luckily in an area that's not going to be affected in  
12 the white. But my opposition I guess is more to the  
13 CAFOs and the coal ash. I think those should be very  
14 restricted. I think you should be really careful  
15 about where you're placing things, because once you  
16 damage the land, it's a lot of money to clean up, and  
17 we can't -- we don't have any more land.

18 I think you do have a county that's  
19 beautiful that people want to come to, and I think  
20 it's your job to protect it. The CAFOs, from what  
21 I've heard, you know, like other people have said,  
22 people are going for a quick money. They're not  
23 thinking long-term, and I think that's what you guys  
24 should be doing. The CAFOs can cause health effects  
25 to their neighbors from pollution, damage to the air,

1 land, water. A hundred and 68 gases are emitted from  
2 CAFO waste, including hazardous chemicals, ammonia,  
3 hydrogen, sulfate, methane. Coal ash contains heavy  
4 metals and are toxic to the land and water. We  
5 already know that with Ameren. So I think instead of  
6 just having a big white area that you say anything  
7 goes, I think you should be very, very careful, and  
8 you should go to the people. Go to the people in  
9 Labadie. Go to the people in New Haven or wherever.  
10 Have conversations with them before you rezone the  
11 whole county at once.

12 That's my opinion. Thank you.

13 CHAIRMAN EVANS: Thank you.

14 Anyone else wishing to speak in  
15 opposition? State your name and address and sign in,  
16 please.

17 MR. MIKE SMITH: Mike Smith, 70  
18 East First Street, Washington, Missouri.

19 (THEREUPON, THE WITNESS WAS  
20 SWORN.)

21 Yeah, there's been a lot of talk about  
22 the infrastructure that you took into consideration in  
23 doing this. But one of my main concerns is the CAFOs  
24 and the coal ash landfills and so forth.

25 My daughter and son-in-law building a

1 house just outside of Labadie, and with the -- their  
2 first attempt at drilling a well, they got down about  
3 150 feet with their well, and they hit a cave. And so  
4 they had to abandon that well, and put in a second  
5 well. Talking to the well driller there, he was  
6 commenting on how frequent that happens. So you know,  
7 in addition to the infrastructure for required  
8 development that you're talking about here proposing,  
9 you really need to take into consideration the geology  
10 of this landscape and the karst condition.

11 So CAFOs in particular contaminating the  
12 water through the karst topography, the caves and so  
13 forth, and likewise with the landfills. So just  
14 another consideration I think is really important for  
15 you to think about.

16 Thank you.

17 CHAIRMAN EVANS: Thank you.

18 Anyone else wishing to speak in  
19 opposition? Anyone else?

20 MR. PUTTHOFF: I'd like to say  
21 one other thing.

22 CHAIRMAN EVANS: You're still  
23 under oath.

24 MS. REPORTER: State your name  
25 for me again, please.

1 MR. PUTTHOFF: Terry Putthoff.

2 MS. REPORTER: Thank you.

3 MR. PUTTHOFF: I want to invite  
4 each and every one of you to come out to our house.  
5 It's a mess right now because we're still trying to  
6 get settled moving in. Spend two or three hours out  
7 there. I'll cook you something on the grill. We can  
8 sit on the deck, look out over the valley, and I  
9 guarantee you you're going to see why it is we're in  
10 love with the place.

11 Why is it that I moved across Missouri.  
12 I grew up in a rural town. It was great. Things  
13 change big time. It has with that little town that I  
14 used to live in, and the biggest reason why is because  
15 everybody wanted to start bringing everything else in.

16 Standing invitation. Come on out to my  
17 place, my wife's place, have dinner with us. We'll  
18 sit out on the deck and look at the moon and listen to  
19 the owls. Thank you.

20 CHAIRMAN EVANS: Thank you.

21 And I would ask you to keep it short.  
22 I'm just saying you don't get another five minutes,  
23 I'm sure you know.

24 MS. SCHUBA: I don't think I  
25 was really prepared for tonight. So I printed off --



1 (APPLAUSE)  
2 Please hold your applause.  
3 Anyone else wishing to speak in  
4 opposition?  
5 COMMISSIONER McLAREN: Mr.  
6 Chairman, can I ask a question of her --  
7 CHAIRMAN EVANS: Sure.  
8 COMMISSIONER McLAREN: --  
9 before she sits back down, please?  
10 CHAIRMAN EVANS: Sure.  
11 COMMISSIONER McLAREN: And I  
12 think you have to come back up here. Would you please  
13 read the first line that you read again of --  
14 MS. SCHUBA: Of what it is?  
15 Yeah, what it is?  
16 COMMISSIONER McLAREN: Yes.  
17 MS. SCHUBA: Yeah. This is the  
18 Missouri --  
19 COMMISSIONER McLAREN: How many  
20 feet of what?  
21 MS. SCHUBA: Oh, for a Class 1A  
22 CAFO, the buffer distance is 3,000 feet.  
23 COMMISSIONER McLAREN: Okay.  
24 MS. SCHUBA: And then they  
25 have --



1 Beauford, 63013.

2 (THEREUPON, THE WITNESS WAS  
3 SWORN.)

4 So I thought it would be good to get some  
5 viewpoint from the there side of the county Highway 50  
6 side so it's not just a issue of people not wanting it  
7 in their backyard. A lot of us are very concerned  
8 about the spread of the lack of regulations or  
9 protections is what I prefer to call it.

10 CAFOs, I can't be in a meeting where CAFO  
11 is mentioned and not say something because it's my  
12 favorite or least favorite four-letter word.

13 So CAFOs, we're talking about one Class  
14 1A operations. You can CAFOs much smaller than that  
15 that have virtually no regulations.

16 The State of Missouri is taking the lead  
17 in stepping backwards when it comes to protecting our  
18 resources, when it comes to allowing agricultural,  
19 industrial agricultural interests to supercede  
20 people's health, people's land values, their way of  
21 life, and it's extremely -- it's a slippery slope that  
22 we've got a toboggan on in this state.

23 I believe Franklin County sometime ago  
24 adopted the ag ready status, which means they were  
25 basically rolling out the red carpet for industrial

1 agricultural operations saying we're going to give you  
2 not a free pass, but agriculture in Missouri has  
3 virtually no restrictions anyway.

4 So you might feel that many CAFOs aren't  
5 an issue, but you can have CAFOs much smaller, much  
6 closer together that have the same impact.

7 It's something that you look at as a  
8 long-term impact. You as a body can take a stand now  
9 as far as what you see this county's future being. As  
10 most people living here --

11 (ALARM)

12 Your vision is fundamental to the future.  
13 So something that is going to reduce protections as  
14 radically as these decisions are going to be felt  
15 generationally, and it certainly impacts landowners  
16 immediately. But I'm thinking more in the long-term  
17 as far as specialty farmers, quality of life, quality  
18 of our water, the land use, agri-tourism is huge, and  
19 Franklin County is on the front line of that with  
20 Highway 50 Rock Island Trail bringing a lot of people  
21 from, not just Missouri, from all over the country,  
22 from all over the world that would use these trails.

23 And we've got the data from the Katy  
24 Trail showing what it does. So if we start loading  
25 this up and the few restrictions, few restrictions,

1 there are on industrial agriculture basically saying  
2 come on, bring it in, anything you want, I think is  
3 very questionable as far as judgment is concerned.

4 Any place that you can take a stand and  
5 say we want something better for our residents, for  
6 future residents, for future generations, I think it's  
7 important to understand that, because once these  
8 resources are depleted and destroyed, that's exactly  
9 what you have. You have nothing.

10 So I hope you exercise judgment and  
11 consideration for those speaking today and those from  
12 other parts of the county as well.

13 Okay.

14 CHAIRMAN EVANS: Thank you.

15 Anyone else wishing to speak in  
16 opposition? Please state your name and address and  
17 sign in.

18 MS. CANDY LARSON-SOETTE: Candy  
19 Larson-Soette, 215 Legend Hill in Washington. All  
20 right. I don't always speak in public.

21 (THEREUPON, THE WITNESS WAS  
22 SWORN.)

23 Okay. So the one fact I want to bring up  
24 because I am opposed. I live in the Campbellton area.  
25 I'm very opposed to CAFOs.

1                   And, Mr. McLaren, that 3,000 feet that  
2     you were talking about is strictly the buffer in  
3     neighborhood noticed distances. It has nothing to do  
4     with where that property can be placed. I believe Pat  
5     had more accurate numbers of where those can be  
6     placed.

7                   So you just literally have to tell people  
8     within a 3,000 mile/feet that hey, we're going to put  
9     this crappy farm here. So I'm opposed to that.

10                  Thank you.

11                                 CHAIRMAN EVANS: Thank you.

12   (APPLAUSE)

13                   Please hold the applause.

14                   Anyone else wishing to speak in  
15     opposition? Anyone else?

16   (NONE)

17                   All right. The public comment portion of  
18     this file is closed.

19                   The floor is open for discussion.

20                                 COMMISSIONER McLAREN: My  
21     opinion really hasn't changed from what it was a month  
22     ago. I truly don't believe that the White District  
23     fits in as many places in the county that it is. I  
24     don't think it's fair, and I know that the people who  
25     live in Campbellton have a different opinion of what

1 I'm going to say. But I don't think it's fair to look  
2 at eastern Franklin County and western Franklin County  
3 and judge them the same as far as what should be in  
4 the White Agricultural District.

5 My opinion is that way, and it's been  
6 that way, and I think that it's very hard to consider  
7 making a whole area white that's there. I still think  
8 that we need to find an accommodation that better  
9 suits the area.

10 CHAIRMAN EVANS: The one thing  
11 I would say is we have to remember that this is --  
12 when we look at this -- and personally I live off  
13 Highway 30, which is -- went from Suburban Development  
14 to Red, to Commercial Activity. And I know when 44  
15 shuts down, and someone was killed I think about a  
16 half a mile from my house two days ago, and the road I  
17 live on has one of the little yellow lights when you  
18 pull out because of the accidents. But it went from  
19 Suburban Development to Red.

20 When we look at this, we have to remember  
21 that we've been focusing on the northeast portion of  
22 the county, but that we represent all 100,000 people,  
23 and I would say what, maybe 90 percent of the county  
24 that's shown is white.

25 Whether that's -- we have to decide if

1 whether that's good enough, but we just need some  
2 discussion because we've tabled this once. And I  
3 think keep tabling doesn't really get us anything at  
4 all, that we need to have some discussion and make  
5 some decision to get this up to Franklin County  
6 Commission so -- they're the decision makers, and they  
7 can have their public hearings.

8 Any other discussion?

9 COMMISSIONER WILLIAMS:

10 Unfortunately, I opened my mouth at the last meeting,  
11 and I'm still going to open my mouth at this meeting.

12 I still think that area, and I'm talking  
13 about everything from what I call the triangle,  
14 Washington, along 100, and out in along Highway T, you  
15 got a natural buffer there. And I'm talking about the  
16 light area that's that area.

17 I think we need to go with a hybrid  
18 district, and I think you could take what's W or look  
19 at the Y District, and then look at what's in the W  
20 District, and you have like ten additional uses that  
21 are from the Y that's kin to W. And that's what would  
22 be the permitted uses, and then you go ahead and make  
23 everything else a conditional use because if it could  
24 go there with conditions, fine. If it can't go there,  
25 it's not compatible, then you don't issue a CUP.

1 COMMISSIONER WILLETTE: I would  
2 support that.

3 CHAIRMAN EVANS: Further  
4 discussion?

5 COMMISSIONER McLAREN: Scottie,  
6 I do know that you worked hard on this, and I do know  
7 you took it seriously.

8 Can go back to the map that's actually  
9 got the colors on it.

10 MS. EAGAN: I am trying.

11 COMMISSIONER McLAREN: Trying,  
12 okay. Well, you know, I truly appreciate everybody's  
13 comments, and I think it's great to see everybody as  
14 passionate as it is. Just because we're not saying  
15 much -- I've been more the outspoken -- doesn't mean  
16 that we're not passionate about what we're doing  
17 either and that we're not hearing you.

18 But a little -- I think we need to have  
19 some development along Highway 100. I think that we  
20 need to have some areas that have services. If you  
21 don't have services, it's not productive to the people  
22 that live there either.

23 Now there's -- a little bit of this some  
24 I think we have shot with a shotgun and not a rifle,  
25 and that's one of my expressions that makes sense to

1 me but it probably doesn't make sense to somebody  
2 else. Just because something's along the highway,  
3 doesn't necessarily mean it should be developed like  
4 that. The topography is critical enough that it's not  
5 ever going to be affordable to develop as commercial  
6 property.

7 Then there's other places that make sense  
8 to be, that's affordable to be developed. Whether the  
9 property owner that owns that property ever wants it  
10 developed is another thing, you know, but it does make  
11 sense to be developed.

12 But you know, as you look, there was one  
13 piece of property along Highway 100, and I happen to  
14 know whose piece of property it is, but it goes off in  
15 a very log finger. And you know, I'm arguing with  
16 Cameron that just because two pieces touch should we  
17 consider that, and I wanted him to make a better  
18 argument because I do think we need to consider when  
19 two pieces touch. Even if it's not developed for what  
20 the future use is going to be, that now is the time to  
21 consider that.

22 I don't know how to do it just for the  
23 people that happen to know and happen to come up here,  
24 I don't know how to make that accommodation for them.  
25 But I also know that there's some pieces of property

1 that are not suited for development, that probably  
2 will never develop, and just because it's along  
3 whichever highway you pick out, doesn't necessarily  
4 mean that we're expecting everything along the road to  
5 look like Baldwin or Manchester. So...

6 CHAIRMAN EVANS: I would agree  
7 with that because just living along 30, the county  
8 line, look at the topography across the street it  
9 probably won't happen. So I think last meeting I  
10 stated that there probably shouldn't be red, but in  
11 hindsight, if you're not going to put it on Highway  
12 30, where are you going to put it? Probably not major  
13 road through Franklin County.

14 COMMISSIONER WILLETTE: The one  
15 good thing about the W that I do agree with for the  
16 areas that we've been hearing about tonight are the  
17 less density as far as residential goes because the W  
18 says that you must have three acres on an  
19 un-subdivided lot.

20 And I think that's probably right for the  
21 area, but then I do agree with Commissioner Williams'  
22 suggestion to change a lot of those permitted uses as  
23 far as non-residential uses to CUP so that that would  
24 require a lot more consideration before some of those  
25 are approved.

1                   And I do appreciate all of you coming and  
2     letting us know your concerns. That's very important.

3                   MS. EAGAN: I'm going to state  
4     it again, and I stated it in your guys' workshop. I  
5     would be opposed to a district like that because you  
6     are asking for a district again with over 40  
7     conditional use permits in the entire northeast part  
8     of the county.

9                   I have one zoning enforcement officer.  
10    You guys can approve all the conditional use permits  
11    you want. I don't have the staff to enforce them.

12                  CHAIRMAN EVANS: Further  
13    discussion?

14                  COMMISSIONER WILLETTE: It is  
15    unfortunate if we don't have the staff to take care of  
16    our needs, but that doesn't necessarily make  
17    particular districts correct for certain parts of our  
18    county.

19                  CHAIRMAN EVANS: Any further  
20    discussion?

21                  (NONE)

22                  I mean, again, we're at that point in  
23    time where we need to make some decision. It's one  
24    thing to talk about what we should do, but we have to  
25    talk about what our responsibility is. And we have to

1 make a recommendation to the Franklin County  
2 Commission, either in favor or in opposition of this.  
3 And once it gets to them, as I stated before, they  
4 have their own public hearing and will make a  
5 decision.

6 So obviously, it can be tabled again,  
7 which I see absolutely no purpose in doing because I  
8 don't know if we're just kicking the can down the  
9 road.

10 So any opinions? Lots of microphones, so  
11 use one.

12 (NONE)

13 All right. Again -- Bill? Sorry.

14 COMMISSIONER McLAREN: I'm  
15 sorry. I don't -- I really don't see how we can truly  
16 approve this without the written opposition and that  
17 the opposition, the testimony that's been presented  
18 against this.

19 You know, we've -- it's not our job to  
20 mirror what the community says in a meeting. It's our  
21 job to think about it, but it is our job to gather  
22 opinions and take those into consideration. And it  
23 just does not seem to me like we have the right way to  
24 move forward here.

25 CHAIRMAN EVANS: Bill, what

1 would you suggest being the next step?

2 COMMISSIONER McLAREN: I am  
3 truly -- I am truly with Ron. I think I'm in  
4 opposition to Scottie, that we need a different  
5 district that takes into consideration something  
6 besides the Ag, the Non-Urban Ag District for the  
7 eastern part of Franklin County. Whatever the  
8 boundary is, I think there's compatible uses with  
9 what's in there, and I think there's un-compatible  
10 uses with what's in there.

11 And I -- as we talked about it in the  
12 workshop, I'm not willing to take something away from  
13 one part of the county in order to please another part  
14 of the county. I don't think that's fair to the part  
15 of the county that is truly agricultural to take away  
16 their uses in order to make it more compatible with  
17 the east side.

18 So I am with Ron, and I think that we  
19 need a hybrid district, and I feel very strongly about  
20 that.

21 CHAIRMAN EVANS: Again, any  
22 further discussion from any of the other  
23 Commissioners?

24 (NONE)

25 Again now obviously there's significant

1 changes and W is -- probably does make up 90 percent  
2 of the county the way it's designed.

3 But once again, we're at that point where  
4 we can table it, we can make a recom- -- which I  
5 strongly oppose, make a recommendation in favor of the  
6 rezoning as presented, or make a recommendation  
7 opposed to the zoning as it's presented.

8 At which time, it does get a document in  
9 front of the Commission either way, whatever changes  
10 can be presented to them, but I think it would behoove  
11 us to do something with this file.

12 All the batteries in these microphones  
13 are just -- all of them work. Would anyone like to  
14 make a motion?

15 COMMISSIONER McLAREN: I'm  
16 sorry I'm going to make a motion that we recommend not  
17 approving the map as presented instead -- that's my  
18 motion.

19 MS. EAGAN: Your motion is to  
20 recommend denial?

21 CHAIRMAN EVANS: Yes.

22 COMMISSIONER McLAREN: I don't  
23 know that that's the exact words, but yes. That's the  
24 message.

25 CHAIRMAN EVANS: We have a

1 motion to recommend denial.

2 COMMISSIONER WILLETTE: I will  
3 -- I'm not quite clear on where we would go from  
4 there, but what do you see, denial and then what?

5 COMMISSIONER McLAREN: It's  
6 going to go to the County Commission, and they're  
7 going to be required to --

8 COMMISSIONER WILLETTE: I see.

9 CHAIRMAN EVANS: Yeah, it would  
10 be presented --

11 COMMISSIONER McLAREN: We're  
12 just making a suggestion to the County Commission of  
13 whether yes we think this is the way to move forward,  
14 or no we don't think it's the way forward is what my  
15 motion is.

16 So my motion is no, I don't think this is  
17 the way forward.

18 COMMISSIONER WILLETTE: I see.  
19 I'll second that.

20 CHAIRMAN EVANS: We have a  
21 motion and a second to recommend to the County  
22 Commission that this be denied. So a yea vote would  
23 mean that you would deny it. A no vote means that you  
24 would not deny it.

25 Everybody understand that? Voting yes

1 means that you want to deny it. Voting no means that  
2 you don't want to deny it. It's a little backwards.  
3 So the yea vote means that we will tell the County  
4 Commission that we don't like it.

5 All right. We'll just go ahead and take  
6 a voice vote first. All in favor of recommending  
7 denial of the rezoning please signify by saying aye.

8 COMMISSIONER WILLIAMS: Aye.

9 COMMISSIONER WILLETTE: Aye.

10 COMMISSIONER McLAREN: Aye.

11 COMMISSIONER REINHOLD: Aye.

12 COMMISSIONER KLENKE: Aye.

13 COMMISSIONER VOSS: Aye.

14 COMMISSIONER HARTMANN: Aye.

15 CHAIRMAN EVANS: All opposed

16 signify by saying no. No.

17 COMMISSIONER HAIRE: No.

18 COMMISSIONER TOBBEN: No.

19 CHAIRMAN EVANS: All right. We

20 need a roll call vote.

21 MS. EAGAN: Bill Evans?

22 CHAIRMAN EVANS: No.

23 MS. EAGAN: Dan Haire?

24 COMMISSIONER HAIRE: No.

25 MS. EAGAN: Mike Klenke?

1 COMMISSIONER KLENKE: Yes.  
2 MS. EAGAN: Bill McLaren?  
3 COMMISSIONER McLAREN: Yes.  
4 MS. EAGAN: Tim Reinhold?  
5 COMMISSIONER REINHOLD: Yes.  
6 MS. EAGAN: Tom Tobben?  
7 COMMISSIONER TOBBEN: No.  
8 MS. EAGAN: Stan Voss?  
9 COMMISSIONER VOSS: Yes.  
10 MS. EAGAN: Debbie Willette?  
11 COMMISSIONER WILLETTE: Yes.  
12 MS. EAGAN: Ron Williams?  
13 COMMISSIONER WILLIAMS: Yes.  
14 MS. EAGAN: And, Dennis  
15 Hartmann?  
16 COMMISSIONER HARTMANN: Yes.  
17 MS. EAGAN: With seven in  
18 favor, it's going to be recommended to deny it.  
19 CHAIRMAN EVANS: All right.  
20 This file will be sent up to the Franklin  
21 County Commission with the recommendation from  
22 Planning and Zoning that it be denied as presented.  
23 Preliminary Plats. We have none.  
24 Planning and Zoning Commission Forum.  
25 Anything to discuss?



1 would be another public hearing?

2 COUNTY ATTORNEY PIONTEK:

3 That's correct.

4 CHAIRMAN EVANS: And we would  
5 -- I think as Mark stated last week that we would look  
6 at those, accept those changes, and then make another  
7 recommendation to the County Commission.

8 So this file will move on to the County  
9 Commission, and they will have a public hearing.

10 MS. EAGAN: Mark, just to  
11 clarify, if the County Commission just reverses the  
12 denial and it just decides to vote in favor of it, it  
13 will not come back here?

14 COUNTY ATTORNEY PIONTEK:

15 That's correct.

16 CHAIRMAN EVANS: Is that a  
17 super majority?

18 COUNTY ATTORNEY PIONTEK: Yes.

19 CHAIRMAN EVANS: Okay. So if  
20 they would change it and accept it, totally reverse  
21 it, then it would not come back. Okay. Thank you for  
22 the clarification.

23 Anything else to discuss?

24 (NONE)

25 Planning Director's Report.

1 MS. EAGAN: As far as I know,  
2 this is probably Tom Tobben's last meeting with us.  
3 He's just asked to not be reappointed. So his term  
4 ends I think officially on November 3rd. So he wanted  
5 to make sure he saw the rezoning through.

6 So since you guys made a recommendation,  
7 this will probably be his last meeting.

8 COMMISSIONER TOBBEN: I  
9 appreciate that, and it's been an honor to serve on  
10 this Board, but with other responsibilities in my life  
11 and my family growing, other needs are pulling me  
12 elsewhere where I'd like to spend more time. So...

13 CHAIRMAN EVANS: All right.  
14 Tom, thanks a lot. You've been a valuable asset.

15 COMMISSIONER TOBBEN: Thank  
16 you, Bill.

17 MS. EAGAN: And we also do have  
18 a new member with Central Township. Dennis Hartmann  
19 has decided to join. So thanks for coming tonight. I  
20 hope you stay for more.

21 CHAIRMAN EVANS: All right.  
22 Anything else to discuss?

23 (NONE)

24 If not, the Chair would entertain a  
25 motion to adjourn.

1 COMMISSIONER McLAREN: I want  
2 to make a motion to adjourn.

3 COMMISSIONER KLENKE: Second.

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

7 COMMISSIONER REINHOLD: Aye.

8 COMMISSIONER VOSS: Aye.

9 COMMISSIONER McLAREN: Aye.

10 COMMISSIONER WILLETTE: Aye.

11 COMMISSIONER WILLIAMS: Aye.

12 COMMISSIONER KLENKE: Aye.

13 CHAIRMAN EVANS: Aye.

14 COMMISSIONER HAIRE: Aye.

15 COMMISSIONER TOBBEN: AYE.

16 COMMISSIONER HARTMANN: Aye.

17 CHAIRMAN EVANS: Opposed?

18 (NONE)

19 We are adjourned.

20 (THEREUPON, THE PROCEEDINGS  
21 CONCLUDED AT 8:58 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



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