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Planning & Zoning Meeting

September 22, 2022

Jefferson County, Missouri

BEFORE THE PLANNING AND ZONING COMMISSION
OF JEFFERSON COUNTY, MISSOURI

PUBLIC HEARING
IN THE MATTER OF CONSENT FOR FP22053
IN THE MATTERS OF CONSIDERATION OF PR222059 and VR22060

TRANSCRIPT OF PROCEEDINGS

September 22, 2022

Kathleen A. Wann, MO CCR, IL CSR, RPR

Missouri CCR No. 708

Illinois CSR No. 084-002962

NCRA RPR No. 000191

1	INDEX OF MATTERS ON THE AGENDA	
2	Roll call	4
3	Swearing-in of witnesses	5
4	Introduction of evidence	6
5	FP22053 for Consent	8
6	PR222059 for Consideration	9
7	VR22060 for Consideration	23
8	Reports to the Commission	29
9	Meeting adjourned	29
10		
11	INDEX OF EXHIBITS	
12	A, Official Master Plan for Jefferson County, Missouri, adopted August 6th, 2003, and effective on April 2nd, 2008	6
15	B, The Code of Ordinances of Jefferson County, Chapter 400, of the Unified Development Order, adopted April 2nd, 2008, and amended from time to time thereafter . . .	6
19	C, The Planning Division Staff Reports with their respective Case Files	6
21		
22	* Exhibits were not provided to the reporter.	
23		
24		
25		

1 BEFORE THE PLANNING AND ZONING COMMISSION
2 OF JEFFERSON COUNTY, MISSOURI

4 PUBLIC HEARING, IN THE MATTER OF CONSENT FOR
4 FP22053, and IN THE MATTERS OF CONSIDERATION OF PR222059
5 and VR22060, held Thursday, September 22, 2022, between the
5 hours of 6:30 P.M. and 7:04 P.M., at the Jefferson County
6 Administration Center, 729 Maple Street, Hillsboro, MO
6 63050, before Kathleen A. Wann, Missouri Certified Court
7 Reporter, Illinois Certified Shorthand Reporter, and
7 Registered Professional Reporter.

8

9 A P P E A R A N C E S

10 Planning and Zoning Commissioners:

11 Commissioner Tim Dugan
12 Commissioner Greg Bowers
12 Commissioner Larry Adkins
12 Commissioner Danny Tuggle

Planning Division Staff:

15 Mr. Dennis J. Kehm, Jr., Assistant Director
Ms. Rachel Krispin, Planner I
Ms. Elaine Roesch, Planning Clerk/Recording Secretary

16 Jefferson County, Missouri - Office of the County
17 Counselor:

18 Mr. Jason Cordes, Assistant County Counselor

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1 CHAIRMAN BOWERS: Opposed?

2 Passes unanimous.

3 Approval of the minutes. Are there any
4 changes to the minutes? If not, I'll entertain a
5 motion.

6 COMMISSIONER DUGAN: So moved.

7 COMMISSIONER TUGGLE: Second.

8 CHAIRMAN BOWERS: I have a motion to approve
9 the minutes by Commissioner Dugan, seconded by
10 Commissioner Tuggle.

11 All those in favor, say "aye."

12 (Chorus of "Ayes.")

13 CHAIRMAN BOWERS: Opposed?

14 Passes unanimous.

15 Swearing-in of the witnesses.

16 MR. KEHM: Thank you very much.

17 Again, thank you-all for coming out tonight.

18 We do appreciate it. If you are going to be speaking
19 on any of the cases tonight, your testimony actually
20 becomes a part of the record, and in many instances is
21 the record for that case. So, therefore, it needs to
22 be sworn testimony. Rather than swear people in
23 individually, like you see in court, we do all at
24 once, here at the beginning of the meeting.

25 So if you're going to be speaking on any of

1 the cases, please do stand up right now. One.

2 Raise your right hand. Ms. Roesch will
3 swear you in.

4 SECRETARY ROESCH: Do you swear that the
5 testimony you're about to give is the truth, the whole
6 truth, and nothing but the truth? If so, please say,
7 "I do."

8 MR. VONARX: I do.

9 MR. KEHM: Thank you very much.

10 CHAIRMAN BOWERS: Thank you, sir.

11 Introduction of evidence.

12 MR. KEHM: Members of the Jefferson County
13 Planning and Zoning Commission, the County would ask
14 that the following records be entered into the record
15 for the cases to be heard by you this evening.

16 Those exhibits are Exhibit A, the Official
17 Master Plan for Jefferson County, Missouri, which was
18 adopted on August the 6th, 2003, and it was made
19 effective on April 2nd, 2008;

20 Exhibit B, which is the Code of Ordinances
21 of Jefferson County, specifically Chapter 400 of that
22 code, that being the Unified Development Order, which
23 was adopted on April the 2nd, 2008, and has been
24 amended numerous times since then;

25 And, finally, Exhibit C, which consists of

1 the Planning Division Staff Reports and the respective
2 Case Files for the cases on your agenda this evening.

3 CHAIRMAN BOWERS: I'll entertain a motion to
4 enter the evidence.

5 COMMISSIONER DUGAN: So moved.

6 COMMISSIONER ADKINS: Second.

7 CHAIRMAN BOWERS: I have a motion to enter
8 the evidence made by Commissioner Dugan, seconded by
9 Commissioner Adkins.

10 All those in favor, say "aye."

11 (Chorus of "Ayes.")

12 CHAIRMAN BOWERS: Opposed?

13 Passes unanimous.

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1 FP22053,

2 CHAIRMAN BOWERS: Under the Consent Agenda,
3 FP22053, a Final Plat for Timber Creek Plat 1, located
4 in the Prairie Hollow District, Imperial, Imperial
5 Township Council District 4.

6 I'll entertain a motion to accept.

7 COMMISSIONER DUGAN: Make a motion to accept
8 FP22053.

9 COMMISSIONER ADKINS: Second.

10 CHAIRMAN BOWERS: I have a motion made by
11 Commissioner Dugan, seconded by Commissioner Adkins,
12 to accept -- to approve FP22053.

13 All those in favor, say "aye."

14 (Chorus of "Ayes.")

15 CHAIRMAN BOWERS: Opposed?

16 Passes unanimous.

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1 PR222059,
2 CHAIRMAN BOWERS: Under Considerations,
3 PR222059, Request for a Zone Change and Development
4 Plan Approval for a Parcel located at the southwest
5 corner of Twin Rivers Road and Meramec Drive, in
6 Eureka.

7 And Ms. Krispin.

8 MS. KRISPIN: Thank you.

9 CHAIRMAN BOWERS: This is PR222059. The
10 Petitioner is requesting to rezone a portion of the
11 subject property from Single-Family Residential (R-7)
12 to Planned Mixed Residential (PR-2), and a Revised
13 Development Plan Approval for Twin Rivers RV Park
14 Expansion.

15 The property is located off Twin River Road
16 and Meramec Drive, in Eureka. The three subject
17 properties are roughly 31.67 acres in size. The
18 property is currently developed as a mobile-home park.
19 There is an area along Joachim Drive that is not
20 proposed to be altered -- or I'm sorry -- it is not
21 proposed to be altered as it exists today, which are
22 pad sites for mobile homes. And almost the entirety
23 of the subject properties are located within the
24 floodplain. Additionally, the floodway does exist on
25 one of the properties, and a Stream Order 1 traverses

1 the property.

2 This (indicating) is a look at the zoning

3 map. The subject properties are outlined in black.

4 It is surrounded by R-7 zoning and R-40 zoning.

5 This is a look at the topography map. The

6 red that cuts in, that is the floodway. The blue is

7 the 100-year floodplain. And the gold is the 500-year

8 floodplain. And then you can also see the outline of

9 the Stream Order 1 traversing kind of halfway, cutting

10 the property in half.

11 These are photos of the subject property.

12 The top two photos are pictures of Twin Rivers Road.

13 The bottom one at the bottom left is Ivy Gate Drive.

14 Some mobile homes exist on this drive. And then the

15 bottom right is Meramec Drive.

16 So this is kind of an overview of the

17 Revised Development Plan. The part outlined, shaded

18 in black, that is the area of improvement that they're

19 wanting to make as RV pad sites. The land -- the area

20 around Joachim Drive, that is going to exist as it is

21 today.

22 So here is the Development Plan. The

23 Petitioner is proposing 57 RV pad sites throughout a

24 portion of the subject properties. They're going to

25 be located along Ivy Gate Drive, which is the sort of

1 western street right there (indicating), a couple
2 along the lower portion of Meramec Drive. And then 54
3 lots are proposed to remain as mobile-home pad sites,
4 which are located along Joachim Drive, and then on the
5 upper portion of Meramec Drive, the sewage
6 lagoon site, which is the westernmost parcel of land.
7 And then density as proposed is roughly 7.7 units an
8 acre. This is excluding the acreage from the sewage
9 lagoon site, therefore coming well below the maximum
10 units per acre allowed in the PR-2 zone district. And
11 then there is also street-frontage landscaping shown
12 along Twin Rivers Road.

13 The Petitioner requested five modifications.
14 The first one is to Section 400.50. The Petitioner is
15 seeking one parking space per RV unit pad site. Given
16 the fact that this mobile-home park has been in
17 existence for quite some time, Staff does not see an
18 issue with one parking space per RV unit. The
19 Development Plan proposes 57 RV parking spaces;
20 therefore, 57 additional parking spaces would be
21 provided.

22 Next is Section 400.4130. This section of
23 the UDO requires that parking spaces be paved. The
24 developer is proposing that the RV spaces be paved,
25 but the parking of additional vehicles on each RV site

1 be gravel. The site is located in a floodplain,
2 making detention difficult. A porous gravel surface
3 could be part of a low-impact stormwater management
4 system.

5 If the request is approved, it should be
6 with the condition that the spaces be constructed of
7 8 inches of clean crushed stone or other stone as
8 approved by the engineer.

9 Next is Section 400.5560. The site is
10 located in the floodway/floodplain, making stormwater
11 conveyance and detention design difficult. Additional
12 land disturbance required to install detention is not
13 desirable in the floodplain. The existing onsite
14 pond, which receives stormwater from the street, would
15 meet the low-impact treatment. The proposed
16 porous-gravel parking spaces could be part of the
17 low-impact stormwater management system as well.

18 Next is Section 505.430. The Petitioner is
19 seeking to verify if Lot 36, which is located on
20 Meramec Drive, is a viable lot in regard to the Stream
21 Order 1.

22 The Department of Public Works, Stormwater
23 Division, is responsible for the management of stream
24 orders within the County, and therefore provided the
25 analysis.

1 The Jefferson County Engineer recommends
2 that the Planning and Zoning Commission approve the
3 above variance request for Stream Buffer Relief for
4 Lot 36 of Twin Rivers RV Park. All of Jefferson
5 County stormwater codes 505 are still applicable.

6 And, lastly, Section 400.5300. These
7 streets appear to meet UDO requirements for width,
8 curvature; however, the thickness is unknown, and the
9 asphalt is deteriorated. If approved, it should be
10 with the condition that the street be overlaid with a
11 minimum of 2-inch asphalt overlay.

12 For the Analysis, due to the subject
13 property being almost entirely located within the
14 100-year and 500-year floodplain, Staff feels the
15 nature of the proposed RV park use and the existing
16 mobile-home pad sites, in addition to the ease of
17 removing said vehicles during a flood event, makes the
18 proposed use of these two parcels of land ideal for
19 the properties.

20 Per the Development Plan, it appears that
21 the area on Joachim Drive will remain as mobile-home
22 sites. Some of the mobile homes exist on Ivy Gate
23 Drive; however, it appears all but one will be
24 converted to RV pad sites.

25 The proposed development is located within

1 the Primary Growth Area, where all development
2 patterns, including the Mixed-Use Development pattern,
3 can be used. The parcel is suitable for the proposed
4 use as an RV park. The plan satisfies the
5 requirements of the UDO applicable to this use. There
6 should be no injurious effect or detriment to
7 neighboring properties, if all the UDO requirements
8 are met, with the exception of those which are
9 requested modifications.

10 And Staff has not seen any evidence to
11 indicate there would be any risk to public
12 health, safety, and welfare from the use of the
13 property as proposed. The development does not appear
14 to have any features that would impede the normal and
15 orderly development and improvement of the surrounding
16 properties.

17 And this is for your consideration tonight.
18 I'll be happy to answer any questions.

19 CHAIRMAN BOWERS: Do we have any questions
20 for Staff?

21 COMMISSIONER ADKINS: I do.

22 On the stone -- the drainage and stormwater
23 modification, rather than just modifying it to just do
24 nothing, if you will, would you consider like a
25 low-impact mitiga- -- like a grassy berm; without

1 building up the property, but just put -- they've got
2 a grassy berm that they have put in place in some
3 areas. And what it does is, when the water rises up
4 and it goes back out, the grass will filter out
5 whatever -- the majority of the toxins, if you will,
6 to keep it from going into the stream.

7 I mean, is that something that the Staff
8 might consider?

9 MR. KEHM: The question is whether you would
10 consider that, --

11 COMMISSIONER ADKINS: Okay.

12 MR. KEHM: -- right?

13 Because you guys have the authority to do
14 that, so.

15 COMMISSIONER ADKINS: Got you.

16 CHAIRMAN BOWERS: We can ask the Petitioner
17 if you're --

18 COMMISSIONER ADKINS: Yeah.

19 CHAIRMAN BOWERS: Let him do the
20 presentation, --

21 COMMISSIONER ADKINS: Okay.

22 CHAIRMAN BOWERS: -- and we'll bring that
23 up.

24 COMMISSIONER ADKINS: Yes, I'd like to.

25 Thank you.

1 CHAIRMAN BOWERS: All right.

2 Any other questions?

3 Is Petitioner present?

4 Please come forward, state your name, your
5 address, and that you have been sworn.

6 I'll just remind you, you have five minutes'
7 uninterrupted presentation.

8 MR. VONARX: Good evening. My name is David
9 VonArx, 10785 Business 21, Hillsboro, Missouri 63050,
10 and I have been sworn.

11 CHAIRMAN BOWERS: Okay.

12 MR. VONARX: Tonight I'm representing the
13 Petitioner in Eureka, MHP Land, LLC, in this case.
14 And, basically, it's a repurposing and improvement of
15 an existing development that's been longstanding in
16 the community.

17 Currently, it has primarily been used for a
18 mobile-home park. And the lower street, Ivy, has --
19 Ivy Gate has been mostly removed of all the mobile
20 homes that are located on that street. It's located
21 lower than Joachim. Joachim is higher in elevation,
22 and is almost completely full of RV pads with RV --
23 excuse me -- with mobile homes on them.

24 This has been-- this Ivy Gate Street is in
25 place. There's sidewalks and there's trees, and you

1 can see the old pads, but it's basically abandoned --
2 or vacant, as far as current use.

3 So the Petitioner wishes to use the lower
4 street, Ivy Gate, for RV pads, and re- -- keep the
5 upper street, Joachim, for the existing mobile homes.

6 The existing mobile homes along Meramec
7 would stay in place, and then there's an existing
8 mobile home at this location (indicating). That's the
9 manager of the park. And they want -- that's a very
10 good location for everyone to, you know, pay rent and
11 to know where to go in case of emergencies. So the
12 Petitioner would like to keep that mobile home, these
13 and those (indicating), as manufactured homes, and
14 then the rest of the site would be used for RVs.

15 There's an existing lagoon. The Petitioner
16 has purchased the sewage system and is working with
17 the State to take over all the functions of that.
18 There's an existing lake (indicating) on this site
19 that's not part of the sewage system. That is
20 stormwater drainage only. And we'll talk about that
21 in a minute relative to the previous question.

22 As far as the variance analysis, we -- the
23 Petitioner agrees with the recommendations. There's
24 floodplain/floodway down on the western part of this
25 site. We're proposing landscaping, street-frontage

1 landscaping, along Twin Rivers Road.

2 Petitioner agrees to improve the streets.

3 He's going to make, you know, a nice development.

4 He's proposing a fence between the RV spaces and the
5 mobile-home portion (indicating).

6 So I think there will be a great amount of
7 improvements: The sanitary sewer systems being
8 overhauled, new electric will be brought in, or
9 upgraded for new lights, and sidewalks. There's a
10 significant amount of old infrastructure there that's
11 deteriorated.

12 With respect to the Commission's question
13 about stormwater -- low-impact stormwater development.
14 Essentially, the existing lake can be used as a
15 detention pond, and the stormwater all goes in -- most
16 of the stormwater in the site goes into the lake
17 before it, you know, leaves this site. There's
18 probably just a small portion at the end (indicating)
19 that does not.

20 So there are some things that we could
21 possibly do during site development to maybe modify
22 the berm so that it possibly holds a little bit more
23 water or releases it more slowly, but as far as the
24 concern about settlement of suspended solids or
25 anything in the water, it has time in the lake to, you

1 know, precipitate out into the pond.

2 Are there any questions?

3 CHAIRMAN BOWERS: Are there any questions of
4 this Petitioner?

5 COMMISSIONER TUGGLE: Yeah, I've got one.

6 CHAIRMAN BOWERS: Go ahead.

7 COMMISSIONER TUGGLE: So these homes coming
8 in, travel homes, are they limited to a certain time
9 of that they're going to be able to stay?

10 MR. VONARX: The RVs?

11 COMMISSIONER TUGGLE: Yes.

12 MR. VONARX: I think it's 180 days. They
13 can't stay longer than 180 days continuously.

14 CHAIRMAN BOWERS: Okay.

15 MR. VONARX: Otherwise, it's considered, I
16 guess --

17 MR. KEHM: Correct. So in the staff report,
18 that condition is located on page 6, and it's the
19 standard condition that goes in all of these RV parks.
20 And it says, "They shall not occupy a space, pad, or a
21 site continuously for a period in excess of six
22 months," or 180 days.

23 COMMISSIONER TUGGLE: Thank you.

24 MR. VONARX: The only other item I'd like to
25 bring up is the request to be allowed to construct one

1 gravel parking space per RV pad. It might be a little
2 difficult to see, but essentially the RVs -- there's a
3 lot of old RV mobile-home-park pads that are still
4 there. And there's driveways and sidewalks and
5 things -- and patios that people had constructed over
6 the years. So all that would be removed and new RV
7 pads would be installed. And then for each RV pad --
8 so this is a typical lot (indicating) -- we have a
9 small -- you know, one-space parking; a gravel parking
10 pad for each lot. So typically RV users have -- are
11 towing the RV or they're driving it and towing, you
12 know, a vehicle for driving, so --

13 CHAIRMAN BOWERS: Are there any other
14 questions?

15 COMMISSIONER DUGAN: Just -- yeah, one.
16 Just curiosity. What's the length you're expecting
17 for these RV spots?

18 MR. VONARX: What's the length?

19 COMMISSIONER DUGAN: Length.

20 MR. VONARX: Length?

21 COMMISSIONER DUGAN: Yeah. Are you
22 expecting like the buses are coming in?

23 MR. VONARX: Well, the length of the
24 pavement, I think, is 12-by-40 width.

25 COMMISSIONER DUGAN: So it's 40 foot long?

1 MR. VONARX: Correct.

2 COMMISSIONER DUGAN: Okay.

3 CHAIRMAN BOWERS: Any other questions?

4 We may call you back.

5 Is there anyone wishing to speak in favor of
6 this petition? Anyone wishing to speak in favor of
7 this petition?

8 Anyone wishing to speak against this
9 petition? Anybody who is wanting to speak against
10 this petition?

11 Being none, do you have anything else you
12 want to add?

13 MR. VONARX: We do not.

14 CHAIRMAN BOWERS: And is there discussion
15 among commissioners on this?

16 If not, I'll entertain a motion.

17 COMMISSIONER DUGAN: I'll make a motion to
18 approve PR222059, as presented.

19 COMMISSIONER TUGGLE: I'll second it.

20 CHAIRMAN BOWERS: I have a motion made by
21 Commissioner Dugan to accept PF- -- I'm sorry --
22 PR222059, seconded by Commissioner Tuggle.

23 All those in favor, say "aye"?

24 (Chorus of "Ayes.")

25 CHAIRMAN BOWERS: Opposed?

1 Passes unanimous.

1 VR22060

2 CHAIRMAN BOWERS: Next item, VR22060,
3 Request for a Deviation for a parcel located at 5901
4 Linwedel Street, in Imperial. And that's in Council
5 District No. 4.

6 Ms. Krispin?

7 MS. KRISPIN: Thank you. This is VR22060.
8 The Petitioner is requesting relief from Section
9 400.2640 and Section 505.170.B.3.

10 The subject property is located at 5901
11 Linwedel Street, in Imperial. The property is zoned
12 Non-Planned Community Commercial and is roughly 2.12
13 acres in size. Floodway and floodplain do traverse
14 the property in the area where the Stream Order 3
15 exists on the property.

16 This is a look at the zoning map
17 (indicating). The subject property is this one at
18 5901 and is completely surrounded by CC2 zoning.

19 This is a look at the topography map
20 (indicating); the blue floodplain, the red floodway,
21 and then this lighter blue right here, and that is the
22 stream buffer coming into the property.

23 This is the site plan submitted. Outlined
24 in red is specifically showing where the Stream Order
25 3 traverses the property.

1 These are photos of the subject property.

2 It's undeveloped right now.

3 And these are photos of the surrounding

4 properties.

5 So for the Analysis, the Petitioner is
6 requesting relief from Section 400.2640. The
7 Petitioner is seeking relief from providing sidewalks
8 out to the state highway. The Petitioner has
9 inadequate right-of-way to install sidewalks to the
10 state highway.

11 The properties in this area were developed
12 long before zoning standards in the County. The
13 right-of-way to the property is too narrow to
14 accommodate sidewalks, and the properties that the
15 sidewalks would pass in front of are already
16 developed, making it more difficult to acquire the
17 needed right-of-way to install sidewalks.

18 And the second request for modification is
19 from Section 505.170.B.3. The Petitioner's plan shows
20 a small portion of the development, which is part of
21 the parking lot, encroaching on the stream buffer on
22 the northern side of the property.

23 The Jefferson County Stormwater Division
24 analyzed the Petitioner's request and determined the
25 following:

1 The Jefferson County Engineer recommends
2 that the Planning and Zoning Commission approve the
3 above variance request for stream buffer relief with
4 an improved permanent BMP to ensure water quality
5 protection for the site.

6 And this is for your consideration tonight,
7 and I'll be happy to answer any questions.

8 CHAIRMAN BOWERS: Do you have any questions
9 for Staff?

10 COMMISSIONER DUGAN: None.

11 CHAIRMAN BOWERS: If not, is Petitioner
12 present?

13 It's a busy night.

14 MR. VONARX: Yes.

15 CHAIRMAN BOWERS: State your name, your
16 address, and that you have been sworn. And, again,
17 you'll have five minutes.

18 MR. VONARX: Dave VonArx, 10785 Business 21,
19 Hillsboro, Missouri. I have been sworn in.

20 Representing Triple Threat Academy tonight
21 in this variance request. The property is purchased
22 by the owner, and he's planning to develop a
23 basketball facility on the site. The access to the
24 site is through a drive called Church Street, which is
25 as narrow as almost 14 -- it is just over 14 feet by

1 legal right-of-way at some points. And the owner
2 purchased right-of-way from the adjacent property
3 owners to acquire an access that will meet the
4 County's width requirements.

5 However, there is a mechanical -- or an HVAC
6 contractor located here (indicating). His parking is
7 basically right off of the pavement of Church Street.
8 This property owner has a fenced storage yard for
9 vehicles, you know, very close to the edge of the
10 property also. So there's -- and then US 61-67
11 doesn't have a sidewalk either.

12 So we're requesting a variance of -- relief
13 from the sidewalk requirement, simply because of lack
14 of space, and we're also requesting relief from the
15 stream buffer. Essentially, this site -- Ms. Krispin
16 says it's undeveloped, but it was previously
17 developed. There was a house located approximately at
18 this location (indicating), and there's been a lot of
19 fill placed throughout this area (indicating), and a
20 lot of millings from asphalt pavement removal has been
21 placed there. It's kind of overgrown and looks
22 undeveloped. But it's just old. It's kind of been
23 abandoned.

24 So activity already occurred in the stream
25 buffer, so we're just proposing to use the area that

1 was previously leveled and graded for basically the
2 same purpose; for the parking lot for the development.

3 And basically, it's not a -- apparently,
4 it's a basketball camp that's being held at school or
5 somewhere now, and it's just practice for youth
6 basketball.

7 MR. KEHM: And that's an indoor facility,
8 right?

9 MR. VONARX: Yeah, it's a 15,000-square-foot
10 building proposed.

11 Any questions?

12 CHAIRMAN BOWERS: I mean, hours of operation
13 on that? Is it -- I mean, I think that backs to the
14 railroad tracks, doesn't it, on that one side right
15 there?

16 MR. VONARX: Correct.

17 CHAIRMAN BOWERS: And then everything else
18 is commercial and -- yeah.

19 MR. VONARX: Yeah. This is the railroad
20 tracks, --

21 CHAIRMAN BOWERS: Yeah.

22 MR. VONARX: -- and that's Bayers, --

23 CHAIRMAN BOWERS: Yeah.

24 MR. VONARX: -- the beer distributor. This
25 building's abandoned (indicating). Baker Landscaping

1 has moved to Tes- -- new -- old 21. That's Baker,
2 HVAC, and they use -- the owner purchased property
3 from them. He also purchased property from this
4 property owner (indicating).

5 CHAIRMAN BOWERS: Okay.

6 MR. VONARX: So there is -- I don't know. I
7 can't remember what goes on down there. But there's
8 more commercial development along in there.

9 CHAIRMAN BOWERS: Thank you.

10 Any other questions? We may call you back.

11 MR. VONARX: Thank you.

12 CHAIRMAN BOWERS: Anyone wish to speak in
13 favor of this petition? Wish to speak in favor?

14 Any citizen wishing to speak in opposition?

15 Anyone wishing to speak in opposition?

16 Do you have anything else you'd like to add?

17 MR. VONARX: I do not.

18 CHAIRMAN BOWERS: Discussion among
19 commissioners? If not, I'll entertain a motion.

20 COMMISSIONER DUGAN: I make a motion to
21 approve VR22060 as presented.

22 COMMISSIONER TUGGLE: Second.

23 CHAIRMAN BOWERS: I have a motion made by
24 Commissioner Dugan, seconded by Mr. Tuggle to accept
25 VR22060 as presented.

1 All those in favor, say "aye"?

2 (Chorus of "Ayes.")

3 CHAIRMAN BOWERS: Opposed?

4 Passes unanimous.

5 Reports to the Commission?

6 MR. KEHM: Only that our next meeting will

7 be October the 13th. We do have cases already on that

8 agenda, so we will be meeting that night.

9 Otherwise, that is it.

10 Thank you, gentleman for being here. Always

11 appreciated.

12 CHAIRMAN BOWERS: Any citizens wishing to be

13 heard? Any citizens wishing to be heard?

14 I'll entertain a motion for adjournment.

15 COMMISSIONER DUGAN: So moved.

16 COMMISSIONER TUGGLE: Second.

17 CHAIRMAN BOWERS: Got a motion by

18 Commissioner Dugan, seconded by Mr. Tuggle to adjourn.

19 All those in favor, say "aye."

20 (Chorus of "Ayes.")

21 CHAIRMAN BOWERS: Opposed?

22 Passes unanimous.

23 Meeting adjourned.

24 (Meeting adjourned.)

25

1 REPORTER CERTIFICATE

2 STATE OF MISSOURI)
3 COUNTY OF JEFFERSON)

4 I, Kathleen A. Wann, a Certified Court
5 Reporter for the State of Missouri hereby certify that
6 that the foregoing 29 pages were reported by me in
machine shorthand and later transcribed by me, and that
the foregoing transcript is a true and accurate copy of
my machine shorthand notes.

7 I further certify that I am neither attorney
8 nor counsel for nor related nor employed by any of the
9 parties to the action in which these proceedings are taken;
10 further, that I am not a relative or employee of any
attorney or counsel employed by the parties hereto or
financially interested in this action.

11 Dated this 24th day of September, 2022.

Kathleen A. Wann
Kathleen A. Wann, CCR, CSR, RPR
A Notary Public, Within and
for the State of Missouri

<p style="text-align: center;">A</p> <p>abandoned 17:1 26:23 27:25</p> <p>able 19:9</p> <p>Academy 25:20</p> <p>accept 8:6,7,12 21:21 28:24</p> <p>access 25:23 26:3</p> <p>accommodate 24:14</p> <p>accurate 30:6</p> <p>acquire 24:16 26:3</p> <p>acre 11:8,10</p> <p>acreage 11:8</p> <p>acres 9:17 23:13</p> <p>action 30:8,10</p> <p>activity 26:24</p> <p>add 21:12 28:16</p> <p>addition 13:16</p> <p>additional 11:20 11:25 12:11</p> <p>Additionally 9:24</p> <p>address 16:5 25:16</p> <p>adjacent 26:2</p> <p>adjourn 29:18</p> <p>adjourned 2:9 29:23,24</p> <p>adjournment 29:14</p> <p>Adkins 3:12 4:9 4:10 7:6,9 8:9,11 14:21 15:11,15 15:18,21,24</p> <p>Administration 3:5</p> <p>adopted 2:13,17 6:18,23</p> <p>agenda 2:1 4:17 4:19,22 7:2 8:2 29:8</p> <p>agrees 17:23 18:2</p> <p>ahead 19:6</p> <p>allowed 11:10 19:25</p> <p>altered 9:20,21</p> <p>amended 2:18 6:24</p> <p>amount 18:6,10</p> <p>analysis 12:25 13:12 17:22 24:5</p> <p>analyzed 24:24</p> <p>answer 14:18 25:7</p> <p>Anybody 21:9</p> <p>apparently 27:3</p> <p>appear 13:7 14:13</p> <p>appears 13:20,23</p>	<p>applicable 13:5 14:5</p> <p>appreciate 5:18</p> <p>appreciated 29:11</p> <p>Approval 5:3 9:4 9:13</p> <p>approve 4:18,21 5:8 8:12 13:2 21:18 25:2 28:21</p> <p>approved 12:5,8 13:9</p> <p>approximately 26:17</p> <p>April 2:14,17 6:19 6:23</p> <p>area 9:19 10:18,19 13:21 14:1 23:14 24:11 26:19,25</p> <p>areas 15:3</p> <p>asphalt 13:9,11 26:20</p> <p>Assistant 3:14,18</p> <p>attorney 30:7,9</p> <p>August 2:13 6:18</p> <p>authority 15:13</p> <p>aye 4:24 5:11 7:10 8:13 21:23 29:1 29:19</p> <p>Ayes 4:25 5:12 7:11 8:14 21:24 29:2,20</p> <hr/> <p style="text-align: center;">B</p> <p>B 2:15 6:20</p> <p>back 15:4 21:4 28:10</p> <p>backs 27:13</p> <p>Baker 27:25 28:1</p> <p>basically 16:14 17:1 26:7 27:1,3</p> <p>basketball 25:23 27:4,6</p> <p>Bayers 27:22</p> <p>been-- 16:24</p> <p>beer 27:24</p> <p>beginning 5:24</p> <p>berm 14:25 15:2 18:22</p> <p>bit 18:22</p> <p>black 10:3,18</p> <p>blue 10:6 23:20,21</p> <p>BMP 25:4</p> <p>bottom 10:13,13 10:15</p> <p>Bowers 3:11 4:2,3 4:7,8,16,21 5:1,8 5:13 6:10 7:3,7 7:12 8:2,10,15</p>	<p>9:2,9 14:19 15:16,19,22 16:1</p> <p>Chorus 4:25 5:12 7:11 8:14 21:24 29:2,20</p> <p>Chris 4:11</p> <p>Church 25:24 26:7</p> <p>citizen 28:14</p> <p>citizens 29:12,13</p> <p>clean 12:7</p> <p>Clerk/Recording 3:15</p> <p>close 26:9</p> <p>code 2:15 6:20,22</p> <p>codes 13:5</p> <p>come 16:4</p> <p>coming 5:17 11:9 19:7 20:22 23:22</p> <p>comments 4:2</p> <p>commercial 23:12 27:18 28:8</p> <p>Commission 1:1 2:8 3:1 6:13 13:2 25:2 29:5</p> <p>Commission's 18:12</p> <p>Commissioner 3:11,11,12,12 4:6,10,13,18,20 4:22,23 5:6,7,9 5:10 7:5,6,8,9 8:7,9,11,11 14:21 15:11,15 15:18,21,24 19:5 19:7,11,23 20:15 20:19,21,25 21:2 21:17,19,21,22 25:10 28:20,22 28:24 29:15,16 29:18</p> <p>commissioners 3:10 21:15 28:19</p> <p>community 16:16 23:12</p> <p>completely 16:22 23:18</p> <p>concern 18:24</p> <p>condition 12:6 13:10 19:18,19</p> <p>Consent 1:8 2:5 3:3 8:2</p> <p>consider 14:24 15:8,10</p> <p>consideration 1:9 2:6,7 3:4 14:17 25:6</p> <p>Considerations 9:2</p> <p>considered 19:15</p> <hr/> <p style="text-align: center;">D</p> <p>D 4:1</p> <p>Danny 3:12 4:5</p> <p>Dated 30:11</p> <p>Dave 25:18</p> <p>David 16:8</p> <p>day 30:11</p> <p>days 19:12,13,22</p> <p>Dennis 3:14</p> <p>density 11:7</p> <p>Department 12:22</p> <p>design 12:11</p> <p>desirable 12:13</p> <p>detention 12:2,11 12:12 18:15</p> <p>deteriorated 13:9 18:11</p>
--	---	--

<p>determined 24:24 detriment 14:6 develop 25:22 developed 9:18 24:11,16 26:17 developer 11:24 development 2:16 6:22 9:3,13 10:17,22 11:19 13:20,25 14:1,2 14:13,15 16:15 18:3,13,21 24:20 27:2 28:8 Deviation 23:3 difficult 12:2,11 20:2 24:16 Director 3:14 discussion 21:14 28:18 distributor 27:24 district 8:4,5 11:10 23:5 disturbance 12:12 Division 2:19 3:13 7:1 12:23 24:23 drainage 14:22 17:20 drive 9:5,16,19 10:13,14,15,20 10:25 11:2,4,5 12:20 13:21,23 25:24 driveways 20:4 driving 20:11,12 due 13:12 Dugan 3:11 4:12 4:13,18,22 5:6,9 7:5,8 8:7,11 20:15,19,21,25 21:2,17,21 25:10 28:20,24 29:15 29:18</p> <hr/> <p>E</p> <p>E 3:9,9 4:1,1 ease 13:16 edge 26:9 effect 14:6 effective 2:14 6:19 either 26:11 Elaine 3:15 electric 18:8 elevation 16:21 emergencies 17:11 employed 30:8,9 employee 30:9</p>	<p>encroaching 24:21 engineer 12:8 13:1 25:1 ensure 25:4 enter 7:4,7 entered 6:14 entertain 4:17 5:4 7:3 8:6 21:16 28:19 29:14 entirely 13:13 entirety 9:22 essentially 18:14 20:2 26:15 Eureka 9:6,16 16:13 evening 6:15 7:2 16:8 event 13:17 evidence 2:4 6:11 7:4,8 14:10 exception 14:8 excess 19:21 excluding 11:8 excuse 16:23 Exhibit 6:16,20,25 exhibits 2:11,22 6:16 exist 9:24 10:14 10:20 13:22 existence 11:17 existing 12:13 13:15 16:15 17:5 17:6,7,15,18 18:14 exists 9:21 23:15 Expansion 9:14 expecting 20:16 20:22</p> <hr/> <p>F</p> <p>facility 25:23 27:7 fact 11:16 far 17:2,22 18:23 favor 4:24 5:11 7:10 8:13 21:5,6 21:23 28:13,13 29:1,19 features 14:14 feels 13:14 feet 25:25 fence 18:4 fenced 26:8 Files 2:20 7:2 fill 26:19 filter 15:4 Final 8:3 finally 6:25</p>	<p>financially 30:10 first 11:14 five 11:13 16:6 25:17 flood 13:17 floodplain 9:24 10:7,8 12:1,13 13:14 23:13,20 floodplain/flood... 17:24 floodway 9:24 10:6 23:13,20 floodway/flood... 12:10 following 6:14 24:25 foot 20:25 foregoing 30:5,6 forward 16:4 FP22053 1:8 2:5 3:4 8:1,3,8,12 front 24:15 full 16:22 functions 17:17 further 30:7,9</p> <hr/> <p>G</p> <p>G 4:1 Gate 10:13,25 13:22 16:19,24 17:4 gentleman 29:10 give 6:5 Given 11:15 go 17:11 19:6 goes 15:4 18:15 18:16 19:19 28:7 going 5:18,25 10:20,24 15:6 18:3 19:9 gold 10:7 good 16:8 17:10 graded 27:1 grass 15:4 grassy 14:25 15:2 gravel 12:1,2 20:1 20:9 great 18:6 Greg 3:11 4:7 Growth 14:1 guess 19:16 guys 15:13</p> <hr/> <p>H</p> <p>half 10:10 halfway 10:9 hand 6:2 happy 14:18 25:7</p>	<p>Hastings 4:11 health 14:12 heard 6:15 29:13 29:13 HEARING 1:7 3:3 held 3:4 27:4 hereto 30:9 higher 16:21 highway 24:8,10 Hillsboro 3:5 16:9 25:19 holds 18:22 Hollow 8:4 home 17:8,12 homes 9:22 10:14 13:22 16:20,23 17:5,6,13 19:7,8 hours 3:5 27:12 house 26:17 Huskey 4:14 HVAC 26:5 28:2</p> <hr/> <p>I</p> <p>ideal 13:18 IL 1:18 Illinois 1:20 3:6 impede 14:14 Imperial 8:4,4 23:4,11 improve 18:2 improved 25:4 improvement 10:18 14:15 16:14 improvements 18:7 inadequate 24:9 inches 12:7 including 14:2 INDEX 2:1,11 indicate 14:11 indicating 10:2 11:1 17:8,13,18 18:5,18 20:8 23:17,20 26:6,18 26:19 27:25 28:4 individually 5:23 indoor 27:7 infrastructure 18:10 injurious 14:6 install 12:12 24:9 24:17 installed 20:7 instances 5:20 interested 30:10 Introduction 2:4 6:11</p>	<p>issue 11:18 item 19:24 23:2 Ivy 10:13,25 13:22 16:18,19,24 17:4</p> <hr/> <p>J</p> <p>J 3:14 Jason 3:18 Jefferson 1:2 2:12 2:15 3:2,5,16 6:12,17,21 13:1 13:4 24:23 25:1 30:3</p> <p>Joachim 9:19 10:20 11:4 13:21 16:21,21 17:5</p> <p>Jr 3:14</p> <hr/> <p>K</p> <p>Kathleen 1:18 3:6 30:4,13 keep 15:6 17:4,12 Kehm 3:14 5:16 6:9,12 15:9,12 19:17 27:7 29:6 kind 10:9,16 26:21 26:22 know 17:10,11 18:3,17 19:1 20:9,12 26:9 28:6</p> <p>Krispin 3:15 9:7,8 23:6,7 26:15</p> <hr/> <p>L</p> <p>lack 26:13 lagoon 11:6,9 17:15 lake 17:18 18:14 18:16,25 land 10:19 11:6 12:12 13:18 16:13 landscaping 11:11 17:25 18:1 27:25</p> <p>Larry 3:12 4:9 lastly 13:6 leaves 18:17 left 10:13 legal 26:1 length 20:16,18 20:19,20,23</p> <p>leveled 27:1 lighter 23:21 lights 18:9 limited 19:8 Linwedel 23:4,11</p>
--	---	---	---	--

little 18:22 20:1	met 14:8	23:12	parcel 9:4 11:6	please 4:4 6:1,6
LLC 16:13	MHP 16:13	normal 14:14	14:3 23:3	16:4
located 8:3 9:4,15	Mike 4:14	northern 24:22	parcels 13:18	points 26:1
9:23 10:25 11:4	millings 26:20	Notary 30:13	park 9:13,18	pond 12:14 18:15
12:1,10,19 13:13	minimum 13:11	notes 30:6	11:16 13:4,15	19:1
13:25 16:20,20	minute 17:21	numerous 6:24	14:4 16:18 17:9	porous 12:2
19:18 23:3,10	minutes 5:3,4,9	O	parking 11:15,18	porous-gravel
26:6,17	25:17	O 4:1	11:19,20,23,25	12:16
location 17:8,10	minutes' 16:6	occupy 19:20	12:16 20:1,9,9	portion 9:10 10:24
26:18	Missouri 1:2,19	occurred 26:24	24:21 26:6 27:2	11:2,5 18:5,18
long 20:25 24:12	2:13 3:2,6,16	October 29:7	parks 19:19	24:20
longer 19:13	6:17 16:9 25:19	Office 3:16	part 5:20 10:17	possibly 18:21,22
longstanding	30:2,4,14	Official 2:12 6:16	12:3,16 17:19,24	PR-2 9:12 11:10
16:15	mitiga- 14:25	Okay 15:11,21	24:20	PR222059 1:9 2:6
look 10:2,5 23:16	Mixed 9:12	16:11 19:14 21:2	3:4 9:1,3,9 21:18	3:4 9:1,3,9 21:18
23:19	Mixed-Use 14:2	28:5	21:22	21:22
looks 26:21	MO 1:18 3:5	old 17:1 18:10	practice 27:5	practice 27:5
lot 12:19,20 13:4	mobile 9:22 10:14	20:3 26:22 28:1	Prairie 8:4	Prairie 8:4
20:3,8,10 24:21	13:22 16:19,23	once 5:24	precipitate 19:1	precipitate 19:1
26:18,20 27:2	17:5,6,8,12	one-space 20:9	present 16:3	present 16:3
lots 11:3	mobile-home	onsite 12:13	25:12	25:12
low-impact 12:3	9:18 11:3,16	Opening 4:2	presentation	presentation
12:15,17 14:25	13:16,21 16:18	operation 27:12	15:20 16:7	15:20 16:7
18:13	18:5	Opposed 5:1,13	presented 21:18	presented 21:18
lower 11:2 16:18	mobile-home-p...	7:12 8:15 21:25	28:21,25	28:21,25
16:21 17:3	20:3	29:3,21	previous 17:21	previous 17:21
M		opposition 28:14	previously 26:16	previously 26:16
machine 30:5,6	modification	28:15	27:1	27:1
Madame 4:4	14:23 24:18	order 2:17 4:4	primarily 16:17	primarily 16:17
majority 15:5	modifications	6:22 9:25 10:9	Primary 14:1	Primary 14:1
making 12:2,10	11:13 14:9	12:21 23:14,24	probably 18:18	probably 18:18
24:16	modify 18:21	orderly 14:15	proceedings 1:13	proceedings 1:13
management 12:3	modifying 14:23	orders 12:24	3:8	3:8
12:17,23	months 19:22	Ordinances 2:15	Professional 3:7	Professional 3:7
manager 17:9	motion 4:17,21	6:20	properties 9:17	properties 9:17
manufactured	5:5,8 7:3,7 8:6,7	outline 10:8	9:23,25 10:3,24	9:23,25 10:3,24
17:13	8:10 21:16,17,20	outlined 10:3,17	13:19 14:7,16	13:19 14:7,16
map 10:3,5 23:16	28:19,20,23	23:23	24:4,11,14	24:4,11,14
23:19	29:14,17	overgrown 26:21	property 9:11,15	property 9:11,15
Maple 3:5	move 4:18	overhauled 18:8	9:18 10:1,10,11	9:18 10:1,10,11
Master 2:12 6:17	moved 5:6 7:5	overlaid 13:10	13:13 14:13 15:1	13:13 14:13 15:1
MATTER 1:8 3:3	28:1 29:15	overlay 13:11	23:10,11,14,15	23:10,11,14,15
MATTERS 1:9 2:1	N	overview 10:16	23:17,22,25 24:1	23:17,22,25 24:1
3:4		owner 25:22 26:1	24:13,22 25:21	24:13,22 25:21
maximum 11:9		26:8 28:2,4	26:2,8,10 28:2,3	26:2,8,10 28:2,3
mean 15:7 27:12		owners 26:3	28:4	28:4
27:13	P		proposed 9:20,21	proposed 9:20,21
mechanical 26:5			11:3,7 12:15	11:3,7 12:15
meet 12:15 13:7			13:15,18,25 14:3	13:15,18,25 14:3
26:3			14:13 27:10	14:13 27:10
meeting 2:9 4:3			proposes 11:19	proposes 11:19
5:24 29:6,8,23			proposing 10:23	proposing 10:23
29:24			11:24 17:25 18:4	11:24 17:25 18:4
Members 6:12			26:25	26:25
Meramec 9:5,16			protection 25:5	protection 25:5
10:15 11:2,5			provided 2:22	provided 2:22
12:20 17:6			11:21 12:24	11:21 12:24
			providing 24:7	providing 24:7

public 1:7 3:3 12:22 14:11 30:13	3:6,7 30:1,4	20:17	sites 9:22 10:19 10:23 11:3 13:16 13:22,24	24:1
purchased 17:16 25:21 26:2 28:2 28:3	Reports 2:8,19 7:1 29:5	RVs 17:14 19:10 20:2	submitted 23:23	
purpose 27:2	representing 16:12 25:20	<hr/> S	suitable 14:3	
put 15:1,2	repurposing 16:14	s 3:9 4:1	surface 12:2	
<hr/> Q	request 9:3 12:5 13:3 19:25 23:3 24:18,24 25:3,21	safety 14:12	surrounded 10:4 23:18	
quality 25:4	requested 11:13 14:9	sanitary 18:7	surrounding 14:15 24:3	
question 15:9 17:21 18:12	requesting 9:10 23:8 24:6 26:12 26:14	satisfies 14:4	suspended 18:24	
questions 14:18 14:19 16:2 19:2 19:3 20:14 21:3 25:7,8 27:11 28:10	required 12:12	says 19:20 26:16	swear 5:22 6:3,4	
quite 11:17	requirement 26:13	school 27:4	Swearing-in 2:3 5:15	
quorum 4:15	requirements 13:7 14:5,7 26:4	second 4:20 5:7 7:6 8:9 21:19 24:18 28:22 29:16	sworn 5:22 16:5 16:10 25:16,19	
<hr/> R	requires 11:23	seconded 4:22 5:9 7:8 8:11 21:22 28:24 29:18	system 12:4,17 17:16,19	
R 3:9 4:1	Residential 9:11 9:12	Secretary 3:15 4:4 4:5,7,9,11,14 6:4	systems 18:7	
R-40 10:4	respect 18:12	section 11:14,22 11:22 12:9,18 13:6 23:8,9 24:6 24:19	<hr/> T	
R-7 9:11 10:4	respective 2:20 7:1	see 5:23 10:8 11:17 17:1 20:2	take 4:4 17:17	
Rachel 3:15	responsible 12:23	seeking 11:15 12:19 24:7	taken 30:8	
railroad 27:14,19	rest 17:14	seen 14:10	talk 17:20	
Raise 6:2	Revised 9:12 10:17	September 1:14 3:4 30:11	Tes- 28:1	
re- 17:4	rezone 9:10	settlement 18:24	testimony 5:19,22 6:5	
receives 12:14	right 6:1,2 10:15 11:1 15:12 16:1 23:21 24:2 26:7 27:8,14	sewage 11:5,8 17:16,19	thank 5:16,17 6:9 6:10 9:8 15:25 19:23 23:7 28:9 28:11 29:10	
recommendatio... 17:23	right-of-way 24:9 24:13,17 26:1,2	sewer 18:7	thickness 13:8	
recommends 13:1 25:1	rises 15:3	shaded 10:17	things 18:20 20:5	
record 5:20,21 6:14	risk 14:11	shorthand 3:6 30:5,6	think 18:6 19:12 20:24 27:13	
records 6:14	River 9:15	showing 23:24	Threat 25:20	
red 10:6 23:20,24	Rivers 9:5,13 10:12 11:12 13:4 18:1	shown 11:11	three 9:16	
regard 12:20	Road 9:5,15 10:12 11:12 18:1	shows 24:19	Thursday 3:4	
Registered 3:7	Roesch 3:15 4:5,7 4:9,11,14 6:2,4	side 24:22 27:14	Tim 3:11 4:12	
related 30:8	roll 2:2 4:4	sidewalk 26:11,13	Timber 8:3	
relative 17:21 30:9	roughly 9:17 11:7 23:12	sidewalks 16:25 18:9 20:4 24:7,9 24:14,15,17	time 2:18,18 11:17 18:25 19:8	
releases 18:23	RPR 1:18,21 30:13	significant 18:10	times 6:24	
relief 13:3 23:8 24:6,7 25:3 26:12,14	RV 9:13 10:19,23 11:15,18,19,24 11:25 13:4,15,24	simply 26:13	today 9:21 10:21	
remain 11:3 13:21	roll 2:2 4:4	Single-Family 9:11	tonight 5:17,19	
remember 28:7	roughly 9:17 11:7 23:12	sir 6:10	14:17 16:12 25:6 25:20	
remind 16:6	RPR 1:18,21 30:13	site 11:6,9,15,25 12:1,9 17:14,18 17:25 18:16,17 18:21 19:21	top 10:12	
removal 26:20	RV 9:13 10:19,23 11:15,18,19,24 11:25 13:4,15,24	23:23 25:5,23,24 26:15	topography 10:5 23:19	
removed 16:19 20:6	roll 2:2 4:4	<hr/> street 3:5 11:1 12:14 13:10 16:18,20,24 17:4 17:5 23:4,11 25:24 26:7	towing 20:11,11	
removing 13:17	roughly 9:17 11:7 23:12	street-frontage 11:11 17:25	Township 8:5	
rent 17:10	RPR 1:18,21 30:13	streets 13:7 18:2	toxins 15:5	
report 19:17	RV 9:13 10:19,23 11:15,18,19,24 11:25 13:4,15,24	subject 9:11,16 9:23 10:3,11,24 13:12 23:10,17	tracks 27:14,20	
reported 30:5	roll 2:2 4:4		transcribed 30:5	
reporter 2:22 3:6	roughly 9:17 11:7 23:12		transcript 1:13 30:6	

23:25	3:4 23:1,2,7	10785 16:9 25:18	6th 2:13 6:18
traversing 10:9	28:21,25	12-by-40 20:24	<hr/>
treatment 12:15	<hr/>	13th 29:7	7
trees 16:25	W	14 25:25,25	<hr/>
Triple 25:20	Wann 1:18 3:6	15,000-square-f...	<hr/>
true 30:6	30:4,13	27:9	<hr/>
truth 6:5,6,6	want 17:9 21:12	180 19:12,13,22	<hr/>
Tuggle 3:12 4:5,6	wanting 10:19	<hr/>	8
4:20,23 5:7,10	21:9	2	<hr/>
19:5,7,11,23	water 15:3 18:23	2-inch 13:11	<hr/>
21:19,22 28:22	18:25 25:4	2.12 23:12	<hr/>
28:24 29:16,18	we'll 15:22 17:20	2003 2:13 6:18	<hr/>
Twin 9:5,13,15	we're 17:25 26:12	2008 2:14,17 6:19	<hr/>
10:12 11:12 13:4	26:14,25	6:23	<hr/>
18:1	welfare 14:12	2022 1:14 3:4	<hr/>
two 10:12 13:18	western 11:1	30:11	<hr/>
typical 20:8	17:24	21 16:9 25:18 28:1	<hr/>
typically 20:10	westernmost 11:6	22 1:14 3:4	<hr/>
<hr/>	width 13:7 20:24	23 2:7	<hr/>
U	26:4	24th 30:11	<hr/>
UDO 11:23 13:7	wish 28:12,13	29 2:8,9 30:5	<hr/>
14:5,7	wishes 17:3	2nd 2:14,17 6:19	<hr/>
unanimous 5:2,14	wishing 21:5,6,8	6:23	<hr/>
7:13 8:16 22:1	28:14,15 29:12	<hr/>	3
29:4,22	29:13	3 23:14,25	<hr/>
undeveloped 24:2	witnesses 2:3	31.67 9:17	<hr/>
26:16,22	5:15	36 12:19 13:4	<hr/>
Unified 2:16 6:22	working 17:16	<hr/>	4
uninterrupted	Works 12:22	4 2:2 8:5 23:5	<hr/>
16:7	<hr/>	40 20:25	<hr/>
unit 11:15,18	X	400 2:16 6:21	<hr/>
units 11:7,10	<hr/>	400.2640 23:9	<hr/>
unknown 13:8	Y	24:6	<hr/>
upgraded 18:9	yard 26:8	400.4130 11:22	<hr/>
upper 11:5 17:5	yeah 15:18 19:5	400.50 11:14	<hr/>
use 13:15,18 14:4	20:15,21 27:9,18	400.5300 13:6	<hr/>
14:5,12 17:2,3	27:19,21,23	400.5560 12:9	<hr/>
26:25 28:2	years 20:6	<hr/>	5
users 20:10	you-all 5:17	5 2:3	<hr/>
<hr/>	youth 27:5	500-year 10:7	<hr/>
V	<hr/>	13:14	<hr/>
vacant 17:2	Z	505 13:5	<hr/>
variance 13:3	zone 9:3 11:10	505.170.B.3 23:9	<hr/>
17:22 25:3,21	zoned 23:11	24:19	<hr/>
26:12	zoning 1:1 3:1,10	505.430 12:18	<hr/>
vehicle 20:12	6:13 10:2,4,4	54 11:2	<hr/>
vehicles 11:25	13:2 23:16,18	57 10:23 11:19,20	<hr/>
13:17 26:9	24:12 25:2	5901 23:3,10,18	<hr/>
verify 12:19	<hr/>	<hr/>	6
viable 12:20	0	6 2:4,14,18,20	<hr/>
VonArx 6:8 16:8,9	000191 1:21	19:18	<hr/>
16:12 19:10,12	084-002962 1:20	6:30 3:5	<hr/>
19:15,24 20:18	<hr/>	61-67 26:10	<hr/>
20:20,23 21:1,13	1	63050 3:6 16:9	<hr/>
25:14,18,18 27:9	18:3 9:25 10:9		
27:16,19,22,24	12:21		
28:6,11,17	100-year 10:7		
VR22060 1:9 2:7	13:14		