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Planning & Zoning Meeting

July 13, 2023

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Jefferson County, Missouri

BEFORE THE PLANNING AND ZONING COMMISSION  
OF JEFFERSON COUNTY, MISSOURI

PUBLIC HEARING  
IN THE MATTER OF CONSENT FOR FP23018  
IN THE MATTERS OF CONSIDERATION OF  
CU23020 and PR223022

TRANSCRIPT OF PROCEEDINGS

July 13, 2023

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Missouri CCR No. 708  
Illinois CSR No. 084-002962  
NCRA RPR No. 000191

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1 P R O C E E D I N G S  
 2 (Opening comments by Chairman Scherrer  
 3 regarding the public hearing  
 4 procedure.)  
 5 CHAIRMAN SCHERRER: I now call this meeting  
 6 to order.  
 7 Madame Secretary, will you please call roll?  
 8 SECRETARY ROESCH: Danny Tuggle?  
 9 COMMISSIONER TUGGLE: Here.  
 10 SECRETARY ROESCH: Greg Bowers?  
 11 COMMISSIONER BOWERS: Here.  
 12 SECRETARY ROESCH: Johnathan Sparks?  
 13 COMMISSIONER SPARKS: Here.  
 14 SECRETARY ROESCH: Larry Adkins?  
 15 COMMISSIONER ADKINS: Here.  
 16 SECRETARY ROESCH: Jeffrey Spraul?  
 17 COMMISSIONER SPRAUL: Here.  
 18 SECRETARY ROESCH: Chris Hastings?  
 19 COMMISSIONER HASTINGS: Here.  
 20 SECRETARY ROESCH: Tim Dugan?  
 21 Jessie Scherrer?  
 22 CHAIRMAN SCHERRER: Here.  
 23 SECRETARY ROESCH: Mike Huskey?  
 24 COMMISSIONER HUSKEY: Here.  
 25 SECRETARY ROESCH: We have a quorum.

1 BEFORE THE PLANNING AND ZONING COMMISSION  
 2 OF JEFFERSON COUNTY, MISSOURI  
 3  
 4 PUBLIC HEARING, IN THE MATTER OF CONSENT FOR  
 5 FP23018, AND IN THE MATTERS OF CONSIDERATION OF CU23020  
 6 and PR223022, held Thursday, July 13, 2023, between  
 7 the hours of 6:30 P.M. and 7:53 P.M., at the Jefferson  
 8 County Administration Center, 729 Maple Street,  
 9 Hillsboro, MO 63050, before Kathleen A. Wann, Missouri  
 10 Certified Court Reporter, Illinois Certified Shorthand  
 11 Reporter, and Registered Professional Reporter.  
 12  
 13 A P P E A R A N C E S  
 14 Planning and Zoning Commissioners:  
 15 Chairman Jessie Scherrer  
 16 Commissioner Greg Bowers  
 17 Commissioner Mike Huskey  
 18 Commissioner Jeffrey Spraul  
 19 Commissioner Johnathan Sparks  
 20 Commissioner Danny Tuggle  
 21 Commissioner Larry Adkins  
 22 Commissioner Chris Hastings  
 23 Planning Division Staff:  
 24 Mr. Mitchell Bair, Director of County Services  
 25 Mr. Dennis J. Kehm, Jr., Assistant Director  
 1 Ms. Rachel Krispin, Planner II  
 2 Ms. Elaine Roesch, Planning Clerk/Recording Secretary  
 3 Mr. Eric Lawson, County Services Director  
 4 Jefferson County, Missouri - Office of the County  
 5 Counselor:  
 6 Ms. Jalesia Kuenze, County Counselor  
 7 Mr. Jason Cordes, Assistant County Counselor  
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1 CHAIRMAN SCHERRER: Thank you.  
 2 Is there a motion to approve the agenda?  
 3 COMMISSIONER BOWERS: I make a motion to  
 4 approve the agenda.  
 5 COMMISSIONER HASTINGS: Second.  
 6 CHAIRMAN SCHERRER: Mr. Bowers made a motion  
 7 to approve the agenda. It was seconded by  
 8 Commissioner Hastings.  
 9 I had to look at you.  
 10 All in favor, say "Aye."  
 11 (Chorus of "ayes.")  
 12 CHAIRMAN SCHERRER: Opposed?  
 13 Approval of the agenda is unanimous.  
 14 Is there a motion to approve the minutes  
 15 from June 22nd, 2023?  
 16 COMMISSIONER BOWERS: So move.  
 17 COMMISSIONER ADKINS: Second.  
 18 CHAIRMAN SCHERRER: Commissioner Bowers made  
 19 a motion to approve the minutes from June the 22nd,  
 20 2023. It was seconded by Commissioner Adkins.  
 21 All in favor, say "Aye."  
 22 (Chorus of "Ayes.")  
 23 CHAIRMAN SCHERRER: Opposed?  
 24 Approval of -- the minutes for June 2nd,  
 25 2023, are approved unanimously.

1 Swearing in of the witnesses?  
 2 MR. KEHM: Thank you, Mr. Chairman.  
 3 Again, thank you-all for coming out tonight.  
 4 It's good -- it's good to have a crowd here at these  
 5 meetings.  
 6 As I said earlier, if you are going to be  
 7 speaking tonight, your testimony needs to be sworn, so  
 8 that it can be properly included in the record for  
 9 each of these cases.  
 10 So instead of swearing people in  
 11 individually, like you see in court, we do it all at  
 12 once, here at the beginning of the meeting, to save a  
 13 little bit of time. So if you are going to speak  
 14 tonight, or you're thinking about speaking tonight,  
 15 please do go ahead and stand up right now, raise your  
 16 right hand, and the secretary over here will swear you  
 17 in.  
 18 SECRETARY ROESCH: Do you swear that the  
 19 testimony you're about to give is the truth, the whole  
 20 truth, and nothing but the truth? If so, please say  
 21 "I do."  
 22 (Chorus of "I do's.")  
 23 MR. KEHM: Thank you. You can have a seat.  
 24 Again, remember when you do come up to  
 25 speak, hand your slips of paper to one of us up at the

1 introduce it into evidence.  
 2 COMMISSIONER HASTINGS: Second.  
 3 CHAIRMAN SCHERRER: Mr. Bowers made a motion  
 4 to accept into evidence. It was seconded by  
 5 Commissioner Hastings.  
 6 All in favor?  
 7 (Chorus of "Ayes.")  
 8 THE COURT: Opposed?  
 9 CHAIRMAN SCHERRER: The motion passes  
 10 unanimously.  
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1 table. And then you can head over to the podium,  
 2 state your name, state your address, and state that  
 3 you have been sworn in, and then you can begin your  
 4 remarks.  
 5 CHAIRMAN SCHERRER: Thank you, sir.  
 6 Introduction of evidence?  
 7 MR. KEHM: Members of the Jefferson County  
 8 Planning and Zoning Commission, the County would ask  
 9 that the following records be entered into the record  
 10 for the cases to be heard by you this evening.  
 11 Those exhibits are:  
 12 Exhibit A, the Official Master Plan for  
 13 Jefferson County, Missouri, adopted August the 6th,  
 14 2003, and made effective on April the 2nd, 2008;  
 15 Exhibit B, which is the Code of Ordinances  
 16 of Jefferson County, specifically Chapter 400 of that  
 17 code; the Unified Development Order, which was adopted  
 18 April the 2nd, 2008, and has been amended numerous  
 19 times since then;  
 20 And finally, Exhibit C, said exhibit  
 21 consisting of the Planning Division Staff Reports with  
 22 the respective case files.  
 23 CHAIRMAN SCHERRER: Thank you, sir.  
 24 Any motion to accept into evidence?  
 25 COMMISSIONER BOWERS: I make a motion to

1 FP23018  
 2 CHAIRMAN SCHERRER: For consent, FP23018.  
 3 COMMISSIONER BOWERS: I make a motion to  
 4 approve FP23018.  
 5 CHAIRMAN SCHERRER: Second?  
 6 COMMISSIONER SPARKS: Second; Sparks.  
 7 CHAIRMAN SCHERRER: Commissioner Bowers made  
 8 a motion to accept for consent FP23018. It was  
 9 seconded by Commissioner Sparks.  
 10 All in favor?  
 11 (Chorus of "Ayes.")  
 12 CHAIRMAN SCHERRER: Opposed?  
 13 The motion passes unanimously.  
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1 CU23020  
 2 CHAIRMAN SCHERRER: Under "Consideration,"  
 3 we have CU23020.

4 Ms. Krispin?

5 MS. KRISPIN: Thank you. This is CU23020.  
 6 The Petitioner is seeking a conditional use permit for  
 7 a group home for persons with disabilities, hospice,  
 8 or special care in a Non-Planned Community Commercial  
 9 CC2 Zone District.

10 The subject property, located at 9637 Old  
 11 State Route 21, is in Hillsboro. The property is  
 12 zoned CC2 and is roughly 5.89 acres in size. There  
 13 are three main structures on the property, which were  
 14 previously occupied by a restaurant and a motel. And  
 15 according to FEMA's flood map, a portion of the  
 16 property is located in both the floodway and  
 17 floodplain.

18 Additionally, a Stream Order, Sandy Creek,  
 19 traverses the rear of the property.

20 This is a look at the zoning map. The  
 21 property outlined in black is the subject property,  
 22 zoned CC2, as well as these properties right now  
 23 (indicating) in the rear of the property, is Large Lot  
 24 Residential, LR2. And then across Old State Route 21  
 25 is Single-Family Residential, R40.

1 This is a look at the topography map. You  
 2 can see where Sandy Creek traverses the property. The  
 3 red is the floodway. The blue and gold are  
 4 floodplain.

5 These are photos of the subject property.  
 6 This one is showing a utility building located on the  
 7 property. This is the entrance from Old 21, and then  
 8 the bottom two pictures are showing those three main  
 9 structures on the property.

10 This was the submitted site plan, so this  
 11 building (indicating) right down in this corner is  
 12 labeled Building 1. That is what they are proposing  
 13 to use as a resource center.

14 Building No. 2 is rooms for individuals  
 15 going through the program.

16 Building 3 is a mobile home to be removed  
 17 and replaced with a new structure for additional  
 18 rooms.

19 And then Building 4 is that utility building  
 20 used for office space and storage.

21 So for the Analysis, according to a  
 22 narrative provided by the Applicant, the property is  
 23 intended to be used as a religious sanctuary and  
 24 rehabilitation center for individuals who are seeking  
 25 to transition from an unhoused lifestyle through a

1 six-month process. Individuals will be given a place  
 2 to live while they are transitioning to reenter  
 3 society.

4 So, like I went over in the site plan, one  
 5 of the existing buildings will consist of four units  
 6 to house individuals. Another building will be  
 7 utilized as a sanctuary and support services needed  
 8 for the operation.

9 An additional building will be used as more  
 10 lodging, consisting of four to eight rooms. And based  
 11 on the narrative, there will be a maximum of 12  
 12 individuals within the program, and there will be one  
 13 staff member for every 10 residents.

14 The surrounding property consists of a few  
 15 different zone districts. Along the west side of Old  
 16 21, there are mainly commercial uses. These include  
 17 self-storage units, and a Hillsboro School District  
 18 bus parking lot/maintenance shed.

19 Residential-zone shopping exists in the rear  
 20 of the commercial zoning. However, that property is  
 21 undeveloped. And then the rest of the commercial --  
 22 or I'm sorry -- the rest of the residential zoning is  
 23 across 21, and those are developed single-family  
 24 residences located off Jarvis Road.

25 The surrounding uses could aid in helping

1 the proposed use fit into the area. Commercial uses  
 2 directly adjoining the subject property presumably  
 3 produce a low volume of traffic.

4 The property is located along Old State  
 5 Route 21, in addition to being nearby State Route 21,  
 6 providing adequate access to major roadways.

7 While a commercial venture of sorts would  
 8 not be unusual, given the zoning and roadway frontage,  
 9 the use of a religious sanctuary around a  
 10 rehabilitation center is different from what is there  
 11 now, which is a vacant motel and restaurant. So,  
 12 therefore, conditions outlined and set forth in the  
 13 Staff Report must be met in order to satisfy  
 14 requirements of the County.

15 And so for your consideration tonight: the  
 16 issuance of a conditional use permit for a group home  
 17 for persons with disabilities, hospice, or special  
 18 care in a CC2 Zone District with recommended  
 19 conditions and departmental comments.

20 I'll be happy to answer any questions.

21 COMMISSIONER BOWERS: Can you go back to the  
 22 pictures of the buildings, then?

23 (Ms. Krispin complies.)

24 COMMISSIONER BOWERS: Okay. So just so I'm  
 25 clear, the lower is the restaurant, and then I guess

1 there were just -- a few motel rooms is the building  
2 over there?

3 MS. KRISPIN: Yes. Yes. This was the motel  
4 (indicating). This was the restaurant (indicating).

5 COMMISSIONER BOWERS: Have there been any  
6 plans of updates or anything that you've seen on how  
7 they're going to do it? Or I guess that's probably  
8 not relevant at this time?

9 MR. KEHM: Well, it's not, but I will answer  
10 that question.

11 This was the former Opal's restaurant, and  
12 then, as Ms. Krispin said, these were the motel rooms.

13 This is a dangerous way to be using this  
14 pointer, because several people are going to be . . .

15 Well, there are plans to remodel both  
16 buildings: the motel site, for residential purposes of  
17 this application, and then the old Opal's restaurant  
18 for sanctuary, office space, program rooms, things  
19 like that. And they're aware of the requirements of  
20 the building permit and things to do that.

21 COMMISSIONER BOWERS: Perfect. Thank you.

22 CHAIRMAN SCHERRER: Other questions for  
23 Staff?

24 COMMISSIONER SPARKS: Could we go to the  
25 overhead?

1 believe in the future there are plans to extend the  
2 lines down there.

3 And the Applicant can actually tell you more  
4 about that, because they've been in conversations with  
5 the City as to timelines and how that -- and the  
6 paperwork. Which in the paperwork that they gave us,  
7 they indicated that they would not be opposed to  
8 connecting to public sewer when it became available to  
9 the property.

10 COMMISSIONER BOWERS: Um-hmm.

11 COMMISSIONER SPARKS: And that actually sits  
12 -- that sewer actually sits in a floodplain, right?

13 MR. KEHM: Right there, yes.

14 COMMISSIONER SPARKS: So if they couldn't  
15 get hooked up, would they -- I mean, to me, it's a  
16 hazard. Would they move it over, or do we know if --

17 MR. KEHM: Well, it's existing.

18 COMMISSIONER SPARKS: Existing?

19 MR. KEHM: Again, it will have to be brought  
20 up to current standards for site treatment in a lagoon  
21 like that, but the location is where it is.

22 COMMISSIONER SPARKS: Okay. And is this --  
23 would this be considered like a parsonage, or would it  
24 be exempt from any taxes, or do we know?

25 MR. KEHM: That is not a question for us --

1 (Ms. Krispin complies.)

2 COMMISSIONER SPARKS: Is that a -- is this a  
3 retention, or is that an oxidation pond?

4 MS. KRISPIN: I believe that's a lagoon.

5 Correct?

6 CHAIRMAN SCHERRER: Um-hmm.

7 MS. KRISPIN: Is right here what you're  
8 referring to (indicating)?

9 COMMISSIONER SPARKS: Um-hmm.

10 MS. KRISPIN: Yeah, that's a lagoon.

11 COMMISSIONER SPARKS: So is that for sewage  
12 or --

13 MS. KRISPIN: Yeah.

14 COMMISSIONER SPARKS: Is there any, I guess,  
15 ideas about hooking up to the City, or do they --

16 CHAIRMAN SCHERRER: The City doesn't go that  
17 far.

18 MR. KEHM: So do we have -- so that is a  
19 sewage-treatment lagoon right there (indicating). The  
20 Applicant is aware that that lagoon will have to pass  
21 current standards, both by the County and the DNR.

22 And there's no reason to believe that it wouldn't.

23 Hillsboro city sewer is located just south,  
24 at Hayden Road, if you know where Hayden Road comes in  
25 there. And it's not to this property yet, but I do

1 COMMISSIONER SPARKS: Okay.

2 MR. KEHM: -- to answer.

3 COMMISSIONER SPARKS: Okay.

4 CHAIRMAN SCHERRER: Other questions for  
5 Staff?

6 Is the Petitioner present?

7 Would you please come forward, state your  
8 name, address, and that you have been sworn in?

9 And, as a remainder, you have five minutes  
10 once you go through all that.

11 MS. KINTD: Good afternoon. My name is  
12 Casey Kindt, my address is 5313 Amber Meadows Drive,  
13 Imperial, Missouri, 63052, and I have been sworn in.

14 CHAIRMAN SCHERRER: Thank you.

15 MS. KINTD: Thank you.

16 Yeah, I stood before you nine months ago,  
17 and I stated that we had a homeless issue in our  
18 county that was growing quickly.

19 At that time, I stated that we had a couple  
20 small camps, and we knew of a few people living in  
21 their cars.

22 At last report, which was about two and a  
23 half weeks ago, I am here to tell you, that number has  
24 vastly grown. It was reported to me that there are  
25 now over 200 people living behind the Festus Walmart,

1 Jefferson County. That is a small subdivision.  
 2 We have a camp in High Ridge that I know of  
 3 that's containing, right now, between 25 and 30  
 4 individuals. Many more are living in their car. I  
 5 know this because I get three to four phone calls per  
 6 week of someone calling me and saying, "Hi, I've been  
 7 referred to this number. How can you help me? I'm  
 8 homeless."  
 9 My response is, "Why you are homeless? What  
 10 is going on?"  
 11 "Well, my rent has increased. I can't  
 12 afford it. I'm living in my car."  
 13 That's the most popular thing that I'm  
 14 hearing, as of now.  
 15 So I can stand before you tonight and say  
 16 that our situation has definitely grown. What I can  
 17 also tell you is, at the New Hope Outreach Center, our  
 18 six-month plan has not changed. Our  
 19 multi-county-agency approach has not changed. We are  
 20 excited to be able to partner with everyone in this  
 21 county to make our county a better place to live for  
 22 all of our residents.  
 23 We took the advice of the Planning and  
 24 Zoning Commission. We took the advice of the County  
 25 Council. And we're back starting much smaller, as you

1 can see. We also took the advice to get out of the  
 2 public eye. And that is exactly what we've done.  
 3 And while we realize that we will only be  
 4 able to make a small impact in the beginning -- I say  
 5 that because that is what everybody in Jefferson  
 6 County that's working with the homeless keeps  
 7 reminding me -- "Casey, four people to start, that's a  
 8 drop in the bucket."  
 9 But what I keep saying to them, "It's not to  
 10 those four people. To them, it's their world."  
 11 I would like to submit this evening some  
 12 evidence.  
 13 MS. KRISPIN: Thank you.  
 14 MS. KINDE: For those of you that do not  
 15 know about the New Hope Outreach Center, these are the  
 16 high points. This will tell you a little bit about  
 17 who we are and what we are hoping to do on this  
 18 property.  
 19 CHAIRMAN SCHERRER: Can I ask you to hold on  
 20 for just a second, while we --  
 21 MS. KINDE: Yeah, absolutely.  
 22 CHAIRMAN SCHERRER: I have stopped the time.  
 23 That will be Exhibit D?  
 24 MR. KEHM: Yes, sir.  
 25 CHAIRMAN SCHERRER: Is there a motion to

1 move Exhibit D into evidence?  
 2 COMMISSIONER BOWERS: I make a motion to  
 3 accept Exhibit D into evidence.  
 4 COMMISSIONER TUGGLE: Second.  
 5 CHAIRMAN SCHERRER: Mr. Bowers made a motion  
 6 to accept Exhibit D into evidence, and it was seconded  
 7 by Commissioner Tuggle.  
 8 All in favor?  
 9 (Chorus of "Ayes.")  
 10 CHAIRMAN SCHERRER: Exhibit D was accepted  
 11 into evidence unanimously.  
 12 Now, if you'll give us just a moment to look  
 13 at this before we start again. Thank you.  
 14 Are the Commissioners satisfied, or do you  
 15 need to --  
 16 COMMISSIONER BOWERS: No.  
 17 CHAIRMAN SCHERRER: Please proceed.  
 18 MS. KINDE: The very definition of Jefferson  
 19 County's conditional use is, it is a use permitted in  
 20 a particular zoning district only when separate  
 21 regulations or conditions are imposed by the County  
 22 Council to mitigate adverse impact of the uses and  
 23 make sure those are fully met.  
 24 What I will say to you tonight is, since the  
 25 zoning is fully met, it's correct and it's in place in

1 this situation. We understand that tonight's vote is  
 2 solely based on the population that we are trying to  
 3 serve.  
 4 I'd ask you to please understand that the  
 5 unhoused Jefferson County residents are not bad  
 6 people; they just need support.  
 7 We are here to offer the only solution to  
 8 homelessness in Jefferson County.  
 9 And I'd be happy to take any questions that  
 10 you have.  
 11 CHAIRMAN SCHERRER: Questions for the  
 12 Petitioner?  
 13 COMMISSIONER BOWERS: So in your program,  
 14 are you training these individuals, helping them to  
 15 get jobs, that kind of thing?  
 16 MS. KINDE: Absolutely.  
 17 COMMISSIONER BOWERS: Medical care? Is it,  
 18 you know -- what else, you know, when someone comes  
 19 in? I notice your flyer says no active drug use. How  
 20 do you monitor for that? What's your program on that?  
 21 MS. KINDE: So everyone will be drug-tested  
 22 immediately. We also -- that's the benefit of working  
 23 with the County partners, such as the Health  
 24 Department, Jefferson Franklin Community Action. They  
 25 can assist us with those things. We also are in

1 partnership with Mercy Jefferson, who has a detox  
 2 program. And they have agreed to allow us -- if  
 3 someone comes to us under addiction, we can send them  
 4 there to detox.

5 We also -- actually, our church works very  
 6 close with Adult & Teen Challenge, which is a one-year  
 7 rehabilitation program, so we have two very good  
 8 options for that.

9 We -- again, the benefit of also working  
 10 with COMTREA, that's now Compass, is, they will handle  
 11 behavioral health. We have an onsite counselor that  
 12 will handle mental health. The Health Department has  
 13 offered to get birth certificates.

14 We are working with a company downtown that  
 15 has said, "If you need those -- any, for example, IDs  
 16 or cards, we can get those for you." That, in turn,  
 17 helps the people get employment.

18 And I can tell you, it's been amazing, just  
 19 in the last few months, how many businesses have  
 20 reached out to me personally and said, "We would like  
 21 to employ. We would like to train, once you get to  
 22 that stage."

23 COMMISSIONER BOWERS: Thank you.

24 CHAIRMAN SCHERRER: Other questions for this  
 25 Petitioner?

1 MS. KINDT: I don't think four people will  
 2 become overwhelming.

3 COMMISSIONER TUGGLE: Well --  
 4 MS. KINDT: What we agreed with Planning &  
 5 Zoning was, eventually a max of 20 people on the  
 6 property. Obviously, that's a lot further down the  
 7 road, because we would have to build buildings.

8 We are donation-fundraising and grant-based,  
 9 so we don't do anything ahead of ourselves.

10 COMMISSIONER TUGGLE: Okay. So everything  
 11 has to be -- excuse me. You need to make more -- you  
 12 would have to go through procedures before you'd  
 13 actually build more?

14 MS. KINDT: Absolutely. Absolutely.

15 COMMISSIONER TUGGLE: Okay.

16 CHAIRMAN SCHERRER: Other questions for the  
 17 Petitioner?

18 Thank you. I may call you back.

19 MS. KINDT: Okay. Thank you.

20 CHAIRMAN SCHERRER: Citizens to be heard  
 21 that are in favor of this Petition?

22 Anyone wishing to speak in favor of this  
 23 Petition?

24 Citizens wishing to be heard that are  
 25 opposed to this?

1 COMMISSIONER SPARKS: Just for my knowledge  
 2 and everyone here, how long have you been working  
 3 toward a goal in Jefferson County to establish some  
 4 kind of support for homeless and underserved people?

5 MS. KINDT: So we were approached by the  
 6 county executive back in March of 2021. "Hey, here's  
 7 a problem that I'm seeing. What can you guys do to  
 8 help?"

9 And since God has laid this on my heart  
 10 anyway, I was excited to hit the ground running, see  
 11 what was available. Since then, we've joined every  
 12 coalition, every meeting, everything we could possibly  
 13 get into. And where we find ourselves now is, we're  
 14 kind of pushing this issue forward. Because it's not  
 15 just a job; it's my heart. I want to see these people  
 16 succeed. But we've been going strong since March of  
 17 '21.

18 COMMISSIONER SPARKS: Thank you.

19 CHAIRMAN SCHERRER: Other questions for the  
 20 Petitioner?

21 COMMISSIONER TUGGLE: Okay. We've got four  
 22 people to start with, right?

23 MS. KINDT: That's correct.

24 COMMISSIONER TUGGLE: So if it becomes  
 25 overwhelming, do you have other plans?

1 Please come forward, state your name,  
 2 address, and that have you been sworn in.

3 Total time for this is 15 minutes, but no  
 4 one person will be allowed to speak for more than 3.

5 MS. WILLIAMSON: Okay. My name is Susan  
 6 Williamson. I live off Jarvis Road at 20 Galloway  
 7 Drive.

8 CHAIRMAN SCHERRER: And have you been sworn?

9 MS. WILLIAMSON: We've lived in our home for  
 10 over 45 --

11 CHAIRMAN SCHERRER: Have you been sworn?

12 MS. WILLIAMSON: Yes, I have been sworn in.

13 CHAIRMAN SCHERRER: Thank you.

14 MS. WILLIAMSON: We've lived there for 45  
 15 years with my family, but I've lived on that property  
 16 my whole life; 73 years. My parents paid taxes. I've  
 17 paid ridiculous taxes for 45 years on my real estate.

18 And things are not getting better.

19 First, when this came out in The Leader a  
 20 few weeks back, it stated it was going to be for  
 21 homeless people. I'm for the homeless people, but if  
 22 you're going to help people that are homeless, you  
 23 ought to encourage them to get jobs. You want them to  
 24 be close to transportation. Maybe they could even  
 25 walk to their job.

1 That means you put it near a town that has  
 2 the facilities. They need to have facilities close-by  
 3 for if they have medical problems. And it says here,  
 4 on this paper that we received in the mail, how it was  
 5 going to be used for hospice.

6 Well, I called Mercy, up at St. Anthony's  
 7 old hospital. They have a nice hospice set up. And  
 8 it's not overfilled. They have rooms opening. But I  
 9 see, after this lady spoke, that the true meaning is  
 10 to try to put homeless there.

11 I say if you want to put the homeless  
 12 somewhere, put them in your home. I don't want this  
 13 to become like L.A. or Penns- -- Philadelphia. Oh,  
 14 let's just have the homeless everywhere and give them  
 15 free drug paraphernalia and everything else, and let's  
 16 make crime nonexistent; we won't punish crime.

17 I have enough problems when, at all hours of  
 18 day and night, strange people -- I guess they are  
 19 released from our jail -- go up and down our road.  
 20 And some of them have encountered me when I was out  
 21 working in my yard. And it gets a little edgy.

22 I am for all the disabled. I have disabled  
 23 in my family. I am for the homeless. But not by  
 24 putting them three miles out of a town where they will  
 25 have to have transportation, if they find a job, to

1 get to it.

2 And I am not for letting this become a dream  
 3 for the liberal bleeding hearts, where I can wake up  
 4 one morning, pull out of my driveway, and there are  
 5 homeless tents everywhere. Look at what's happened to  
 6 our nation --

7 CHAIRMAN SCHERRER: Ma'am, you're out of  
 8 some time. I'm sorry.

9 MS. WILLIAMSON: Thank you very much. Have  
 10 a good evening.

11 CHAIRMAN SCHERRER: Hold on just a second.

12 MS. WILLIAMSON: Oops.

13 CHAIRMAN SCHERRER: Are there questions for  
 14 this citizen, then?

15 Thank you.

16 Other citizens to speak that are opposed to  
 17 this Petition?

18 Please come forward, state your name,  
 19 address, and that you have been sworn.

20 MS. JOHNSON: Okay. My name is Barbara --

21 Oh, excuse me. My name is Barb Johnson. My  
 22 address is 4953 Highland Baptist Church Road, and I  
 23 have been sworn in.

24 I'm opposed to this. I was at the meeting  
 25 nine months ago, as well. And I was certainly happy

1 to see, at that point in time, that the neighborhood  
 2 was not negatively impacted by this development.  
 3 I am now seeing that this is getting --  
 4 encroaching closer and closer to our own residences,  
 5 and I'm not very happy about that, because I do feel  
 6 that it will have a negative impact on the value of  
 7 our property.

8 We work very hard. We pay our taxes,  
 9 maintain our residence, and it's hard to see things  
 10 not continue to appreciate, especially real estate.  
 11 You know, we have a great neighborhood.

12 What we like about Jefferson County, and  
 13 everybody I speak with, is the trees, the woods, not  
 14 everything compacted, houses one -- 12 feet away from  
 15 each other. We really enjoy the quiet. And I have to  
 16 say I somewhat agree with the lady before me. I  
 17 certainly do not want to see homeless people walking  
 18 up and down our rural streets looking for an  
 19 opportunity to do something that would be against the  
 20 law. Our law enforcement officers are already  
 21 stressed enough.

22 Calling them would only take a lot of time  
 23 for them to respond. And by then, who knows what the  
 24 condition might be. So therefore I just don't think  
 25 this is the location. They need to go -- as the lady

1 before me said, go to a more metropolitan area. They  
 2 have property; plenty of property out in their  
 3 original location in High Ridge. Expand it out there.  
 4 It's worked perfectly there for them there.

5 Why do they have to take our property values  
 6 and run it down? No, I'm not in favor of this  
 7 whatsoever. If you want it, put it out there where it  
 8 already has a success rate.

9 I understand there are homeless people.  
 10 They're there for a reason. They have --  
 11 circumstances have negatively impacted them. I'm  
 12 sorry, but -- it could be me one day, and I hope not.  
 13 Or it could be any of us. But in the meantime, I have  
 14 to look at where we are right now.

15 And right now, I don't want to see my  
 16 property, my neighbor's property, our safety being  
 17 taken into consideration negatively by homeless  
 18 people. We've all seen it. We know what happens.  
 19 The housing in tents are --

20 And what is the accountability of these  
 21 people that are wanting to propose this? What about  
 22 the recidivism of people that don't -- they make it  
 23 through their program and, hopefully, in six months  
 24 they become a success. We all know the return rate of  
 25 those individuals is not set. They will return.

1     Hopefully not, but it's a good chance that they might.  
 2     And then they -- can they get back in that program?  
 3     They have a maximum of 12 individuals at that point in  
 4     time?  
 5         I just --  
 6         CHAIRMAN SCHERRER: Ten seconds.  
 7         MS. JOHNSON: -- don't see that this is the  
 8         location for this property to be developed at this  
 9         time. Thank you very much. I appreciate it.  
 10        CHAIRMAN SCHERRER: Thank you.  
 11        Questions for this citizen?  
 12        COMMISSIONER SPARKS: I definitely have a  
 13        question.  
 14        MS. JOHNSON: Certainly.  
 15        COMMISSIONER SPARKS: I'm going to give you  
 16        a hypothetical.  
 17        MS. JOHNSON: Um-hmm.  
 18        COMMISSIONER SPARKS: Would you rather have  
 19        vacant buildings with squatters and drug dealers and  
 20        whatever living in it, or something that was  
 21        coordinated by people with good intentions to keep an  
 22        eye on? It's a personal question. I have the  
 23        question. It's just directly to you.  
 24        MS. JOHNSON: Well, I understand the  
 25        question, and I do appreciate it. I would go with

1         Please come forward, state your name,  
 2         address, and that you have been sworn in.  
 3             And, as a reminder, you have 3 minutes.  
 4         MR. BURCHAM: My name is Andrew Burcham.  
 5         I'm at 4911 Jarvis Road. I have been sworn in. I  
 6         feel for the homeless and everything like that, but I  
 7         don't know that the people who are wanting to -- that  
 8         they're -- the people that are wanting to put this in,  
 9         I don't think they understand what they're getting  
 10        into.  
 11             The reason why I say that is, if seven years  
 12        has gone by with an active drug house right now two  
 13        houses up on the left-hand side on Jarvis; 4961.  
 14        There's been numerous arrests. ATF has been there  
 15        with a bomb squad taking bombs out of there. Two pipe  
 16        bombs were found. One probably from my neighbors, and  
 17        then one other one from me.  
 18             The County -- they arrest. They did one  
 19        drug raid on there. The ATF -- or not the ATF -- but  
 20        the DEA was in there, highway patrolmen. They took  
 21        them out at midnight. They were back in business by  
 22        7:00 the next morning.  
 23             The person living there at that property  
 24        now, he was just arrested right before the holiday --  
 25        right before 4th of July -- on a no-cash bond here in

1        Plan B, have it developed.  
 2        But where is the accountability of these  
 3        people developing this, if they're going to have  
 4        success, and now, all of a sudden, busloads from the  
 5        city come out and dump their homeless people there?  
 6        And then what do they do with them? Where are they  
 7        going to go?  
 8        Yeah, the properties that are being  
 9        discussed right now have not been a problem. They've  
 10        been in the condition they are for many, many years.  
 11        I mean, I grew up right there in that neighborhood,  
 12        and I remember when Opal's was still open many years  
 13        ago. And it's not like it's vandalized. Nobody is  
 14        living there. Nothing negative is happening to it.  
 15        But to answer your question, yes, I would  
 16        rather go with Plan B, something that is managed.  
 17        Where is the accountability of managing  
 18        that?  
 19        COMMISSIONER SPARKS: Thank you for your  
 20        candidness.  
 21        CHAIRMAN SCHERRER: Any other questions for  
 22        this witness?  
 23        Thank you.  
 24        Other citizens wishing to be heard that are  
 25        opposed to this Petition?

1        Jefferson County. He's already out. He's back there  
 2        living there now. There's no water in the house.  
 3        They're tapping into the water lines right now.  
 4             Things have been stolen off of my neighbors'  
 5        properties. I've had people at my house all hours of  
 6        the night. We've had to answer the door with firearms  
 7        before because of people just showing up in the middle  
 8        of the night. By the time the cops get there, they're  
 9        already gone. It's happened several times.  
 10        My seven-year-old -- somebody said that they  
 11        found a kid in the middle of the road twice. The kid  
 12        has now been taken out of that home and been put in  
 13        child custody. My mom went to court over it.  
 14             But for them to put a homeless shelter right  
 15        there, it's an active drug house. They're opening up  
 16        all kinds of problems there. It's been seven years of  
 17        this, and nothing is being done.  
 18             And, I mean, it's -- I know down in  
 19        Farmington, they had a homeless shelter that was  
 20        closed down on Highway H. Police had to go in there  
 21        and evacuate that place and had to escort people out  
 22        of there because the drug use was so rampant. The  
 23        reason I know is, my parents live down in Farmington,  
 24        and they live down in that area.  
 25             Now, the people there are homeless. The

1 people down there are living in a wild area by Crown  
 2 Point Golf Course. I know it's a totally different  
 3 county. But is there any way to ensure that these  
 4 people are going to be positively drug-tested and are  
 5 on the up-and-up if they're going to one these  
 6 programs?

7 I know it's too easy for people to relapse  
 8 into stuff like that, into the drug use. And putting  
 9 it right next to an active drug house, that nothing's  
 10 been done to it for seven years -- everything has  
 11 fallen on deaf ears, through the Sheriff's Department,  
 12 our courts, County Council. I've talked to all of  
 13 them. Nobody is willing to help.

14 So it just kind of stinks, because we would  
 15 love to sell our house right now, but we can't do it.  
 16 Nobody wants to buy a house that's next to a  
 17 drug house. And it really sucks, because I can't have  
 18 my kid out in the front yard playing.

19 CHAIRMAN SCHERRER: About 10 seconds.

20 MR. BURCHAM: Well, that's all I've got to  
 21 say. But it just -- I wish people would think about  
 22 things and open their eyes a little bit on it.

23 Thank you.

24 CHAIRMAN SCHERRER: Questions for the  
 25 citizen?

1 MR. BURCHAM: Um-hmm.  
 2 COMMISSIONER TUGGLE: -- all these different  
 3 things, essentially. So they are trying to do  
 4 something.

5 MR. BURCHAM: I agree. I appreciate people  
 6 trying to do stuff. But everything that we've tried  
 7 in the past seven years has fallen on deaf ears.

8 COMMISSIONER TUGGLE: Um-hmm.

9 MR. BURCHAM: And I think that would just  
 10 add to the problem. That's the only reason why I came  
 11 tonight. Because if you are already adding fuel to  
 12 the fire, if someone is getting off a drug addiction  
 13 or something like that, and you've got an active drug  
 14 house like that within walking distance, this guy is  
 15 going to be back in business real easy.

16 I've already talked to people: my former  
 17 job I used to do. I've already talked to them at the  
 18 ATF. I have friends at ATF; I've talked to them. I  
 19 dealt with them on a regular basis.

20 And the reason why they had to come down the  
 21 next time for a bomb squad is because they did find  
 22 pipe bombs. The first time, an explosive device was  
 23 set off in the driver's driveway. The fire department  
 24 and the sheriff's department were dispatched. The  
 25 whole case was handled wrong. So then the Feds got

1 COMMISSIONER BOWERS: Sir, are you saying  
 2 that the property that they're building this on is a  
 3 drug house currently right now?

4 MR. BURCHAM: No. No.

5 COMMISSIONER BOWERS: Okay. Thank you.

6 MR. BURCHAM: If you go down 21, go 21  
 7 north --

8 COMMISSIONER BOWERS: I just wanted to  
 9 clarify that.

10 MR. BURCHAM: -- two houses up, it's walking  
 11 distance.

12 COMMISSIONER BOWERS: Thank you.

13 COMMISSIONER TUGGLE: I've got a question.  
 14 I've got a question.

15 So sir, you are saying that nothing is being  
 16 done, and I agree.

17 MR. BURCHAM: Yes.

18 COMMISSIONER TUGGLE: But we have a group of  
 19 people trying to do something.

20 MR. BURCHAM: I know. I appreciate that.

21 COMMISSIONER TUGGLE: And they have some  
 22 pretty good people behind them; --

23 MR. BURCHAM: Um-hmm.

24 COMMISSIONER TUGGLE: -- COMTREA, the  
 25 hospital, --

1 involved in it, so --

2 All right. Thank you.

3 COMMISSIONER TUGGLE: Okay.

4 MS. KRISPIN: I have your speaker's slip.  
 5 CHAIRMAN SCHERRER: Any more questions?  
 6 Thank you, sir.

7 Anyone else wishing to speak who is opposed  
 8 to this application?

9 Anyone else wishing to speak that is opposed  
 10 to this application?

11 Would the Petitioner please come back to the  
 12 podium?

13 Obviously, there were some questions that  
 14 arose. You'll get a chance to answer that.

15 And this is a five-minute portion.

16 MS. KINDT: Thank you.

17 Do I need to reintroduce myself? Or am I  
 18 good?

19 CHAIRMAN SCHERRER: No.

20 MS. KINDT: Well, the first thing I'd like  
 21 to say is, please don't hold me and my Outreach  
 22 Center, which is not a shelter, accountable for the  
 23 drug use in Jefferson County. I will not allow drug  
 24 use on my property. You will not be able to stay  
 25 there if you are an active user when you get there.

1 That was the mistake Farmington made. I  
 2 know firsthand. I was there several times, trying to  
 3 glean from what they did right, what they did wrong.  
 4 I am telling you, they allowed people to walk off of  
 5 their property and use drugs and walk back on.  
 6 That will not happen at my facility, which  
 7 is a center, not a shelter. I am looking for someone  
 8 who wants to get out of homelessness. I will take  
 9 them through a six-month program, help them gain  
 10 employment, get them the help of Jefferson Franklin  
 11 Community Action, look for a place to live, do a  
 12 one-year follow-up with them after that, to make sure  
 13 that they are attending employment, that they are  
 14 attending appointments. Those sorts of things.  
 15 I am in this for the long haul. I am not  
 16 here just to house someone. We've got those band-aids.  
 17 We can send them anywhere for a shelter. That does  
 18 not help.  
 19 We've got 200 people living behind Walmart.  
 20 Why will I not build next to a Walmart? There's 200  
 21 people living behind Walmart. That's where the drugs  
 22 are. That's easy access. That's easy back into this  
 23 life.  
 24 I am trying to take them, basically put them  
 25 in a six-month bubble, bring all the services onsite

1 to them. Do I need transportation? Nope. Will I  
 2 have ample transportation? Yes. I have plenty. That  
 3 is not an issue.  
 4 But please trust me when I say that there  
 5 will not be active -- I know that active drug use is a  
 6 huge thing in our county. I've been there. My  
 7 husband and I mow that property about once a week.  
 8 And I'm telling you, a number of them walk by there  
 9 and yell out at us, absolutely. I completely  
 10 understand what they are saying.  
 11 I will have fencing. I will have security.  
 12 I don't want my people interacting with those people.  
 13 But let's be honest. If you're going to look at me  
 14 and say, "Put this somewhere in Jefferson County where  
 15 it's not near active drug use," good luck.  
 16 CHAIRMAN SCHERRER: Anything else?  
 17 MS. KINDE: I think I'm good.  
 18 CHAIRMAN SCHERRER: Questions for the  
 19 Applicant?  
 20 COMMISSIONER SPARKS: You mentioned  
 21 security. Everybody likes security. Do you have  
 22 anything specifically you'd like to add about that  
 23 contingency? Will it be like a staff member? Will it  
 24 have cameras? Will be it all of the above?  
 25 MS. KINDE: Once we hit a 10-person maximum,

1 I'm going to need more staff members. We will add  
 2 additional staffing. But there will also be security  
 3 systems.  
 4 We've got -- we've worked with a developer.  
 5 They've got keypads that go on the doors. We know who  
 6 comes and goes out of every building. We're working  
 7 with a security system; a company that is ensuring us  
 8 a top-notch unit.  
 9 COMMISSIONER SPARKS: Thank you.  
 10 COMMISSIONER BOWERS: Would there be members  
 11 on the property, staff on property, 24/7?  
 12 MS. KINDE: In the beginning, there won't be  
 13 24/7. We're hoping when the -- once they talk about  
 14 moving the mobile home and building there, we are  
 15 actually going to build. One of the rooms will be an  
 16 apartment.  
 17 And that will be with staff overhead  
 18 housing. So as soon as I can get that built, there  
 19 will be.  
 20 COMMISSIONER BOWERS: All right.  
 21 CHAIRMAN SCHERRER: So to start off with,  
 22 you may have folks in your program and a staff member  
 23 won't be there 24/7?  
 24 MS. KINDE: They won't be in overnight. But  
 25 again, it's -- you're in your room at this time.

1 You're not -- you're not coming out. And it will be  
 2 for people of my selective choosing that I've worked  
 3 with, with JFCAC. They will be vetted, is what I'm  
 4 trying to say.  
 5 I'm not pulling them from behind Walmart and  
 6 putting them there. We've done this. We've done this  
 7 plan. We've helped a single mom living in her car.  
 8 No drug use. Had a job. It just really got expensive  
 9 to keep putting her into a hotel.  
 10 CHAIRMAN SCHERRER: Other questions for  
 11 Staff -- I'm sorry -- from Commissioners?  
 12 COMMISSIONER SPRUAL: I do have a question,  
 13 please. I apologize; you may have covered this  
 14 before, but I wanted to make sure I'm clear.  
 15 Do you have like professional  
 16 certifications, training of any kind, as far as  
 17 running a program like this?  
 18 MS. KINDE: No.  
 19 COMMISSIONER SPRUAL: A homeless program?  
 20 MS. KINDE: My portion will be housing and  
 21 food.  
 22 COMMISSIONER SPRUAL: Okay.  
 23 MS. KINDE: All of the training will be done  
 24 by our county agencies.  
 25 COMMISSIONER SPRUAL: Are you a certified

1 counselor, anything like along those lines?  
 2 MS. KINDE: No, sir.  
 3 COMMISSIONER SPRAUL: Okay.  
 4 MS. KINDE: I wouldn't be counseling, nope.  
 5 COMMISSIONER SPRAUL: Well, there will be  
 6 somebody who has a professional certification?  
 7 MS. KINDE: That's what I'm saying. Yeah,  
 8 we have a certified counselor. We've got COMTREA,  
 9 which is Compass. We've got -- the Health Department  
 10 will be coming onsite. We've got Mercy Jefferson.  
 11 We've got everyone in the County coming to us. I will  
 12 not be doing counseling, no.  
 13 COMMISSIONER SPRAUL: Understood.  
 14 COMMISSIONER ADKINS: Another question. Do  
 15 you have a timeframe for when there will be someone on  
 16 there, like a person there, to monitor these people,  
 17 or security? Do you have a timeframe for that to  
 18 happen between the time it starts and when that  
 19 happens?  
 20 MS. KINDE: As soon as I can get that  
 21 building built. I actually -- and I can tell you  
 22 loosely, I'm in talks with Jefferson County College to  
 23 build when we move that mobile home. This would be  
 24 like in their Construction Department, to help build  
 25 that building. So I've got the frameworks in place.

1 I've got electricians ready to go. It's a matter of  
 2 me jumping through all of these hoops before I can do  
 3 any renovating.  
 4 So depending on -- right now, I'm not  
 5 looking at getting open till probably November,  
 6 fingers crossed, if everything goes well.  
 7 So depending on my funding, if I can get  
 8 that worked within their timeframe, yeah.  
 9 COMMISSIONER ADKINS: Okay.  
 10 MS. KINDE: I was going to be the first  
 11 project after that first front building gets  
 12 renovated. Two buildings.  
 13 COMMISSIONER ADKINS: Okay. Thank you.  
 14 CHAIRMAN SCHERRER: So you're referring to  
 15 the Building Trade Department at Jefferson College for  
 16 high school students?  
 17 MS. KINDE: Yeah.  
 18 CHAIRMAN SCHERRER: That typically takes a  
 19 year or longer to build a house.  
 20 MS. KINDE: Yeah, I don't -- that's what I  
 21 said. I say that loosely, because we've just started  
 22 talks with them about that.  
 23 CHAIRMAN SCHERRER: And you said that this  
 24 was a six-month program?  
 25 MS. KINDE: Yes, sir.

1 CHAIRMAN SCHERRER: But then you also said  
 2 that you're providing all the transportation, or  
 3 facilities are coming to your location?  
 4 MS. KINDE: Yes.  
 5 CHAIRMAN SCHERRER: So are these folks not  
 6 allowed to leave during this six-month period?  
 7 MS. KINDE: Oh, no. If they have a car and  
 8 they work already, we're going to allow them to leave  
 9 and go to work. But I think what most people are  
 10 concerned about is that they're going to be out  
 11 walking the roads. That's not permitted. You're not  
 12 permitted to get out and walk to the Dairy Queen.  
 13 Absolutely not.  
 14 CHAIRMAN SCHERRER: Okay. Other questions?  
 15 Okay. Thank you.  
 16 MS. KINDE: Thank you.  
 17 CHAIRMAN SCHERRER: I have a question for  
 18 Staff.  
 19 MR. KEHM: Um-hmm.  
 20 CHAIRMAN SCHERRER: Explain to me, or help  
 21 me to understand, the conditional use permit. If that  
 22 is approved, is that good forever, or is there a  
 23 sunset on that?  
 24 MR. KEHM: So that's up to you-all. There  
 25 is a default sunset provision in the code. We did not

1 place one on this, given the nature of the use and  
 2 given sort of the indefinite sort of timeframe here.  
 3 They may not be able to get started on getting the  
 4 development done for quite some time, depending on  
 5 financial matters, quite frankly.  
 6 So we didn't want to put a sunset provision  
 7 on it and, you know, two years from now they  
 8 finally get some kind of donation, they are able to  
 9 pay for the parking lots, and do all the things that  
 10 we're going to make them do, and also the timer ran  
 11 out, and off they go. That's why -- that is also why  
 12 we capped the number, the max number, at 20, even  
 13 though they will certainly not be able to house 20  
 14 people right now.  
 15 But if they do get to a point where they can  
 16 construct that residence in the back as she's talking  
 17 about, we didn't want them to come back in here --  
 18 CHAIRMAN SCHERRER: Um-hmm.  
 19 MR. KEHM: -- just because they were able to  
 20 successfully construct another residence to house more  
 21 people, but they were unable to expand beyond that;  
 22 they're going to have to be in front of you-all. So  
 23 we felt that was a fair number.  
 24 CHAIRMAN SCHERRER: Sure. Thank you.  
 25 Discussion amongst Commissioners?

1           COMMISSIONER SPARKS: I just wanted to add  
 2 to what you said with the Jefferson College program  
 3 building the house. My son went through that program  
 4 when he was in high school, going to Seckman. And he  
 5 is right, it does take -- you know, because they are  
 6 teaching the students, it does take a good degree of  
 7 time. But it's also very good educational learning  
 8 experience in the trades.

9           So I'm glad that she is working in  
 10 conjunction with something like that, and I think it's  
 11 a positive thing. Just my thoughts.

12           COMMISSIONER SPRAUL: If I could ask another  
 13 question of the Staff, I want to make sure I  
 14 understand the conditional use permit. Let's say we  
 15 did approve it and it did go through, and six months,  
 16 a year, two years down the road, the group that's  
 17 asking, petitioning for this, decided they no longer  
 18 wanted to do it and they wanted to turn it over to  
 19 somebody else. Could they do that?

20           MR. KEHM: So that's a great question.  
 21 That's why we included Condition No. 11 in our  
 22 recommended conditions, which states that, "The  
 23 conditional use permit is issued to this Applicant.  
 24 At such time as a different organization would seek to  
 25 occupy the property, a new conditional use permit must

1           COMMISSIONER SPARKS: And I'd just like to  
 2 add the old saying that a journey of a thousand miles  
 3 begins with a single step. We have someone who is  
 4 willing to step up, and so let's get to stepping.

5           CHAIRMAN SCHERRER: Other discussion amongst  
 6 Commissioners?

7           If not, I'll entertain a motion for approval  
 8 or denial.

9           COMMISSIONER TUGGLE: I'll make a motion to  
 10 approve.

11           COMMISSIONER SPARKS: Second.

12           CHAIRMAN SCHERRER: Commissioner Tuggle made  
 13 a motion to approve Petition CU23020. It was seconded  
 14 by Commissioner Sparks.

15           All in favor say "Aye."

16           (Chorus of "Ayes.")

17           CHAIRMAN SCHERRER: Opposed?

18           COMMISSIONER HUSKEY: Aye.

19           CHAIRMAN SCHERRER: Madame Secretary, will  
 20 you please do a roll-call vote?

21           SECRETARY ROESCH: Danny Tuggle?

22           COMMISSIONER TUGGLE: Aye.

23           SECRETARY ROESCH: Mike Huskey?

24           COMMISSIONER HUSKEY: No.

25           SECRETARY ROESCH: Greg Bowers?

1           be issued by the Jefferson County, Missouri, County  
 2 Council."

3           And I think there are obvious reasons why we  
 4 want to do that.

5           If you-all were comfortable and confident  
 6 with the presentation from this Applicant, that  
 7 doesn't necessarily mean that you would be from a  
 8 subsequent property owner.

9           COMMISSIONER TUGGLE: I know we've got this  
 10 major problem, and it's everywhere. So, again, I'm  
 11 thinking that these people are hand-picked, starting  
 12 off with four. Does it make sense that we do  
 13 something to spur this thing home, so it can get some  
 14 traction? Maybe it will be in High Ridge next, and  
 15 maybe it will be somewhere else next. Again, we have  
 16 to do something. This is historic. My thoughts.

17           CHAIRMAN SCHERRER: Love the idea. And  
 18 I support it up until the point where we got to that  
 19 it's not fully staffed 24/7., there's no one with any  
 20 kind of a certification or education that's going to  
 21 be there in the nonpeak hours making decisions.  
 22 There's going to have to be phone calls made. I'm  
 23 not -- I'm not comfortable with that. But I think  
 24 it's a great start for that. I mean, where else are  
 25 you going to do it?

1           COMMISSIONER BOWERS: Yes.

2           SECRETARY ROESCH: Larry Adkins?

3           COMMISSIONER ADKINS: Yes.

4           SECRETARY ROESCH: Chris Hastings?

5           COMMISSIONER HASTINGS: Yes.

6           SECRETARY ROESCH: Johnathan Sparks?

7           COMMISSIONER SPARKS: Yes.

8           SECRETARY ROESCH: Jessie Scherrer?

9           CHAIRMAN SCHERRER: No.

10           SECRETARY ROESCH: And Jeffrey Spraul?

11           COMMISSIONER SPRAUL: Yes.

12           SECRETARY ROESCH: Motion carries.

13           CHAIRMAN SCHERRER: CU23020 several passes,  
 14 as approved by a vote of -- I have 6 to 2.

15           SECRETARY ROESCH: 2, correct.

16           CHAIRMAN SCHERRER: Thank you.

<p style="text-align: right;">Page 50</p> <p>1 PR223022  2 COMMISSIONER SPRAUL: Next up, we have  3 PR223022.  4 And I don't see Mr. Jump. So who is up to  5 bat?  6 Ms. Krispin, please proceed.  7 MS. KRISPIN: This is PR223022, Park West  8 Apartments. The Petitioner is requesting to rezone a  9 portion of the subject property, Planned Commercial  10 (CC2), to Planned Mixed Residential (PR2) Zone  11 District, and develop plan approval for Park West  12 Apartments.  13 The subject property is roughly 2.48 acres,  14 But only roughly 1 acre is to be rezoned. The  15 property is currently occupied by a bank, and the area  16 to be rezoned is in the rear of the bank, where there  17 is vacant land.  18 The property is relatively flat, and there  19 is some vegetation along the western and northern  20 property lines.  21 This is a look at the zoning map of the  22 property (indicating). Outlined in red is the subject  23 property zoned CC2, as well as surrounding businesses.  24 Directly west is PR2, which is the zoning being sought  25 tonight. And that is where Park West Apartments</p>	<p style="text-align: right;">Page 52</p> <p>1 (indicating). Outlined in red is the proposal  2 tonight. These buildings over here (indicating) are  3 what has been previously approved. So right in here  4 (indicating), there are two additional buildings  5 totaling 20 units, 38 proposed parking spaces, a  6 separate entrance from Park West Court serving these  7 two proposed buildings, a 20-foot landscape buffer,  8 and a connecting sidewalk to the rest of the  9 development.  10 For the zoning Analysis, the PR2 Zone  11 District and its associated permitted uses are  12 designed to create a transition between uses of  13 different intensity. The location of multifamily  14 residential development serves as a transitional  15 buffer in the area between less-intensive residential  16 uses and commercial uses that currently exist in the  17 immediate area.  18 Proposed zoning and the proposed multifamily  19 residential use are located in an area featuring R20  20 and CC2 properties. The proposed zoning would help to  21 create a more clearly defined transitional buffer  22 between the two zone districts in that area.  23 The proposed developed is located in the  24 Primary Growth Area, where all development patterns,  25 including the mixed-use development plan pattern, are</p>
<p style="text-align: right;">Page 51</p> <p>1 currently exists. And then there is Single Family  2 Residential, R20.  3 This is a look at the topography map  4 (indicating). You can see where some of that  5 vegetation occurs.  6 So for background, the Applicant filed a  7 Petition in March of 2019 for a development on the  8 property just west of the subject property. The  9 Petition included a total of 84 units across seven  10 buildings and the infrastructure to support those  11 units.  12 The Petition was approved by both the  13 Planning and Zoning Commission, as well as the County  14 Council. The Petitioner then submitted improvement  15 plans, and construction has begun on that project.  16 The Petitioner met with Staff in May to  17 inquire about expanding the development to a parcel to  18 the east.  19 The portion of the subject property that is  20 being petitioned to be rezoned is currently  21 undeveloped and is surrounded with commercial  22 development along the northern property line and has  23 close proximity to a major state -- interstate  24 highway.  25 This is the submitted plan outlined</p>	<p style="text-align: right;">Page 53</p> <p>1 appropriate. The proposed rezoning promotes  2 higher-density residential development and is  3 well-situated near I-55.  4 Higher density is encouraged near major  5 transportation corridors, as well as part of the  6 Primary Growth Area; therefore, the proposed  7 development is consistent with the County's Master  8 Plan.  9 Staff has not seen any evidence to indicate  10 there would be any risk to public health, safety, and  11 welfare for the use of the property as proposed. The  12 proposed development does not appear to have any  13 features that would impede the normal and orderly  14 development and improvement of the surrounding  15 property.  16 Approval of the proposed development plan  17 would allow for a development consistent with the  18 stated intent of the PR2 Zone District. Additionally,  19 approval of the proposed development plan would allow  20 for a development consistent with the intentions of  21 the Primary Growth Area map in promoting infill  22 development, higher density, and easy access to major  23 transportation corridors.  24 The two outside photos on each side are  25 surrounding businesses around the subject property.</p>

<p style="text-align: right;">Page 54</p> <p>1 And then the photo in the center are those Park West  2 Apartments that were previously approved and are being  3 developed.</p> <p>4 And that is the proposed site. The center  5 one is showing that general area they're proposing to  6 rezone. In this picture, you can see the back of the  7 bank. This is another view of the bank.</p> <p>8 So for your consideration tonight: a  9 Petition to rezone a portion of the subject property  10 from CC2 to PR2 Zone District and development plan  11 approval for Park West Apartments.</p> <p>12 I'll be happy to answer any questions.</p> <p>13 CHAIRMAN SCHERRER: Are there any questions?</p> <p>14 COMMISSIONER BOWERS: No.</p> <p>15 CHAIRMAN SCHERRER: Is the Petitioner  16 present?</p> <p>17 Please come forward, and state your name,  18 address, and that you have been sworn in.</p> <p>19 And you will have five minutes.</p> <p>20 MR. GUSEV: Okay. My name is Igor Gusev.  21 I'm with Heneghan &amp; Associates. My address is 1929  22 Richardson Road, Arnold, Missouri, and I have been  23 sworn.</p> <p>24 CHAIRMAN SCHERRER: Thank you.</p> <p>25 MR. GUSEV: So Staff did a great job giving</p>	<p style="text-align: right;">Page 56</p> <p>1 order; all the water regulation and discharge that  2 needs to be in place.</p> <p>3 We also contacted a traffic engineer to see  4 what kind of impact is going to be made with the  5 traffic in the area. The letter from the traffic  6 engineers is attached to the Staff Report, but it  7 basically summarizes that the traffic is going to be  8 almost negligible, as far as is the increase goes.</p> <p>9 It is located in the Primary Growth,  10 which -- Primary Growth Area, which promotes density.  11 However, we're not intending to maximize the density  12 on this. The intent is to combine these two  13 properties into -- consolidate into one property under  14 one ownership under one development. And that's not  15 going to be governed -- we intend to fully comply with  16 the UDO standards, complying with any regulations,  17 modifications.</p> <p>18 So I think this is it for me, so if you have  19 any questions?</p> <p>20 CHAIRMAN SCHERRER: Questions for the  21 Petitioner?</p> <p>22 COMMISSIONER SPARKS: I have a question.</p> <p>23 MR. GUSEV: Sure.</p> <p>24 COMMISSIONER SPARKS: Do we have an  25 overhead, again, of the property?</p>
<p style="text-align: right;">Page 55</p> <p>1 you an overview of what the project is about, and this  2 is a little addition that goes with the Park West  3 Apartments. I just want to highlight a few key items  4 that might help you make a good decision today.</p> <p>5 So this is one photo of the property in the  6 corner. The property is currently vacant. It's  7 located behind the bank, and it is zoned CC2. It's  8 surrounded with CC2 and the PR2 on the west side at  9 this time. PR2 development was zoned back in 2019  10 with -- uses.</p> <p>11 Four buildings are completely occupied and  12 built. The three remaining buildings are essentially  13 in finishing stages right now and will be occupied in  14 the next few weeks.</p> <p>15 Overall, the project was a great success.  16 It's doing very well in that area, so the owner would  17 like to expand on this project.</p> <p>18 They had two additional buildings where the  19 space allowed, behind the bank right there.</p> <p>20 So with these two additional buildings  21 coming in, we'll have additional runoff, somewhat of a  22 runoff, which we'll take in the runoff into the  23 detention basins located to the Park West  24 Apartments' -- on the west side of it. There's room  25 allowed for that, and we intend to comply with the</p>	<p style="text-align: right;">Page 57</p> <p>1 (Ms. Krispin complies.)</p> <p>2 COMMISSIONER SPARKS: Yeah, back -- the  3 other one. Yeah.</p> <p>4 In your professional development opinion,  5 with all the surrounding other structures, do you  6 think that this area has a lack of green space with  7 the addition of those apartments?</p> <p>8 MR. GUSEV: So --</p> <p>9 COMMISSIONER SPARKS: Honestly?</p> <p>10 MR. GUSEV: Yes and no.</p> <p>11 COMMISSIONER SPARKS: Okay.</p> <p>12 MR. GUSEV: So --</p> <p>13 COMMISSIONER SPARKS: That's fair.</p> <p>14 MR. GUSEV: Yes and no. So we will be  15 providing some landscaping buffer, and that's required  16 by the UDO standard, to kind of separate the two  17 zonings. We're leaving a great portion of green area  18 to the south of an existing parkway's development.  19 That's the area where the stream buffers are. That's  20 the parking. We're leaving most of the landscaping  21 there.</p> <p>22 The UDO also requires us to put in so many  23 plantings when we develop the plans, because a street  24 is an open space and all that. So we do intend to  25 comply with all those regulations.</p>

1 COMMISSIONER SPARKS: Thank you.  
 2 MR. GUSEV: Um-hmm.  
 3 CHAIRMAN SCHERRER: Other questions from  
 4 Staff?  
 5 Thank you, sir. I may call you back.  
 6 MR. GUSEV: Thank you.  
 7 CHAIRMAN SCHERRER: Citizens wishing to be  
 8 heard that are in favor of the project?  
 9 Anyone wishing to speak in favor of this  
 10 Petition?  
 11 Citizens wishing to be heard that are  
 12 opposed?  
 13 Please come forward. State your name,  
 14 address, and that you have been sworn.  
 15 And you will be allowed three minutes.  
 16 MS. REMSPECHER: My name is Dede Remspecher.  
 17 I'm at 6108 Timothy Lane, in Imperial. I have been  
 18 sworn in.  
 19 CHAIRMAN SCHERRER: Thank you. Thank you.  
 20 MS. REMSPECHER: I'm a letter carrier, so my  
 21 building is right next to this proposal. They've  
 22 got -- the units are ready.  
 23 There's the bank. There is -- they say it's  
 24 2 acres. That's totally wiped out the green space.  
 25 There is no green around there; you've got -- between

1 the bowling alley and the post office. And now I  
 2 don't know what the bowling alley is doing, but  
 3 they're filling that in, so there's nothing green.  
 4 My other thing is apartments. As everybody  
 5 knows, Imperial is loaded with apartments. We've got  
 6 Lakewood Landing. They're now at capacity. There are  
 7 310 units. We've got apartments on Terry Lane. We've  
 8 got apartments on Windsor Harbor. We've got Park West  
 9 Apartments. We've got apartments up on the trails off  
 10 of Miller Road. We've got apartments off of Miller  
 11 Road -- the other Miller Road. Enough with the  
 12 apartments already.  
 13 Real-estate taxwise, what are these people  
 14 paying? I'm paying \$2200 a year for my house. What  
 15 is being paid on this? And my other thing -- because  
 16 I'm not going to here 3 minutes -- is they're talking  
 17 about the economic diversity. These apartments are  
 18 renting for 12- and 1300 bucks a pop. Are they going,  
 19 can I say, Section 8? Am I allowed to say that  
 20 anymore? What's going to happen with all that?  
 21 Thanks, folks. That's all I have.  
 22 CHAIRMAN SCHERRER: Are there questions?  
 23 Other citizens wishing to be heard that are  
 24 opposed to this Petition?  
 25 Citizens wishing to be heard that are

1 opposed?  
 2 Please come forward, state your name,  
 3 address, and that you have been sworn in.  
 4 MS. ALTHAGE: My name is Karin Althage. I  
 5 live at 2500 Castlepines Drive, in Imperial. I have  
 6 been sworn in.  
 7 CHAIRMAN SCHERRER: Thank you.  
 8 MS. ALTHAGE: I do have a couple of  
 9 questions about this new unit going in. I live just  
 10 down the road from that.  
 11 You say there's nothing -- that the  
 12 transportation hasn't been affected, but it has. I've  
 13 almost seen a couple of accidents now, coming out of  
 14 the complex.  
 15 The original apartments that were in -- and  
 16 I might be misspeaking on this, but I was under the  
 17 impression the fire department was also against it,  
 18 because there was not enough space for even the  
 19 firetrucks to get in; just an inch or two.  
 20 Now you want to grab this front space, and  
 21 there's -- there's just nothing left. I mean, it's  
 22 just -- there's no room for more apartments. We've  
 23 got enough. And I believe there is a federal statute  
 24 out that any new apartment that goes in, complex; 25  
 25 percent has to go Section 8.

1 I don't know if that's true or not, but I  
 2 know the ones at Karsch's were quoted as luxury  
 3 apartments, and now there's 31 low-income units  
 4 currently available.  
 5 So is this going to be -- you know, what  
 6 is -- is that true, that -- is it going to be 25  
 7 percent goes to Section 8? I'd like to know.  
 8 And there's just not enough room. They are  
 9 taking everything. There's land left up here. We've  
 10 got a farmer down the road that's probably going to  
 11 pass, with tons of acres, and they're going to build  
 12 thousands of homes -- you know, apartments on that or  
 13 something.  
 14 So, you know, we came out here. I've been  
 15 spending money, been paying taxes for years. I am --  
 16 came from the north area to get away from it. We come  
 17 down here. It's been great for 20 -- 25 year. And  
 18 now, all of a sudden, everything is blowing up.  
 19 People are getting robbed. We had our first  
 20 car stolen. And you're just bringing -- you know, it  
 21 just keeps coming in. This used to be a beautiful  
 22 country type of area. And they're just making it a  
 23 city. And that's not what the majority of people  
 24 living in Imperial bought for. And that's my say.  
 25 CHAIRMAN SCHERRER: Thank you.

1        Questions for this citizen?  
 2        Other citizens wishing to be heard that are  
 3        opposed to this Petition?  
 4        Citizens wishing to be heard that are  
 5        opposed to this Petition?  
 6        Would the Petitioner please come back?  
 7        The questions that were brought up were  
 8        green space, enough with the apartments already, 25  
 9        percent being Section 8 -- is that true or false to  
 10      your knowledge? -- a traffic study, which we do have  
 11      in our Staff Report, and then fire department.  
 12      And I can repeat any of those, if you need  
 13      me to.  
 14      MR. GUSEV: Okay. So as far as the green  
 15      space, I kind of went over this, all about it. So we  
 16      have to comply with the green-space requirements that  
 17      are set out in the UDO, so we fully intend to comply  
 18      to do that.  
 19      So as far as the fire department goes, so  
 20      before the plans are approved for any development,  
 21      they have to go through the fire-department interview  
 22      and a permit. The fire department looks at how the  
 23      trucks are going to be moving around. They suggest to  
 24      us to make any modifications whatsoever.  
 25      And that's what we do in our plans. So I

1        already met with the fire department, and they  
 2        approved the plan. They're happy with this turnaround  
 3        we created. So we are already cleared with the fire  
 4        department on this addition, as well as on the old --  
 5        on that original development. We also included the  
 6        town, as far as the truck routes.  
 7        To answer the Section 8 housing, no, it's  
 8        not; this is not Section 8 housing. This is private  
 9        ownership, and it intends to stay there as a private  
 10      ownership.  
 11      As far as -- somebody brought up the rent.  
 12      I know right now they're charging 1250. That's for a  
 13      two-bedroom apartment.  
 14      So that's the only information I have.  
 15      CHAIRMAN SCHERRER: Okay. Thank you, sir.  
 16      MR. GUSEV: Um-hmm.  
 17      CHAIRMAN SCHERRER: Anything else you'd like  
 18      to add?  
 19      MR. GUSEV: No.  
 20      CHAIRMAN SCHERRER: Okay.  
 21      Other questions for the Commissioners?  
 22      Discussion amongst Commissioners?  
 23      Thank you, sir.  
 24      MR. GUSEV: Okay.  
 25      CHAIRMAN SCHERRER: Discussion amongst

1        Commissioners, or approval or denial?  
 2        COMMISSIONER SPARKS: Just my two cents is,  
 3        you know, there's a difference between requirements  
 4        and balance. And I think the UDO outlines kind of  
 5        what we need to do, you know, generally when it comes  
 6        to green space; when it comes to, you know, kind of  
 7        concrete jungles and stuff getting approved through  
 8        things.  
 9        I think, you know, in a different setting,  
 10      where we're not having huge concrete slabs all over  
 11      this development, there could be a different angle on  
 12      that. But, you know, there has to be a balance  
 13      between green space and the concrete jungle, and I  
 14      think adding this just makes more concrete jungle, so  
 15      that's my thoughts.  
 16      CHAIRMAN SCHERRER: All right.  
 17      Other discussion amongst Commissioners?  
 18      COMMISSIONER BOWERS: Well, just for  
 19      the -- I see this as a piece of property that is  
 20      locked commercially all the way around it. I don't  
 21      know what you could do to keep it green space. I  
 22      mean, it's a commercial piece of property. You're  
 23      going to put in a strip mall, parking lots, or  
 24      something like that. And I feel that with the green  
 25      space that's left and with the rework or the retention

1        work and stuff, I think it's going to be an  
 2        enhancement to the area.  
 3        CHAIRMAN SCHERRER: Other discussion?  
 4        COMMISSIONER SPRAUL: Just a quick comment.  
 5        As long as they're meeting the legal  
 6        requirements, there's a difference between what I  
 7        like, what I want, and what's acceptable. And the  
 8        decisions that we reach have to be based on what's  
 9        legal and what's right, as opposed to what we think.  
 10      So I just kind of want to throw that out  
 11      there, because I think that's a consideration we need  
 12      to be aware of.  
 13      CHAIRMAN SCHERRER: More discussion? Or a  
 14      motion to approve or deny?  
 15      COMMISSIONER BOWERS: I'll make a motion  
 16      that we approve PR223022.  
 17      CHAIRMAN SCHERRER: Is there a second?  
 18      COMMISSIONER ADKINS: Second.  
 19      CHAIRMAN SCHERRER: I'm sorry. Who did  
 20      that?  
 21      COMMISSIONER ADKINS: Second.  
 22      CHAIRMAN SCHERRER: Mr. Bowers made a motion  
 23      to approve PR223022. It was seconded by Commissioner  
 24      Adkins.  
 25      All in favor of approval, say "Aye."

1 (Chorus of "Ayes.")  
 2 CHAIRMAN SCHERRER: Opposed?  
 3 COMMISSIONER SPARKS: No.  
 4 CHAIRMAN SCHERRER: Madame Secretary, would  
 5 you please -- would you do a roll-call vote, please?  
 6 SECRETARY ROESCH: Okay.  
 7 Mike Huskey?  
 8 COMMISSIONER HUSKEY: No.  
 9 SECRETARY ROESCH: Danny Tuggle?  
 10 COMMISSIONER TUGGLE: Yes.  
 11 SECRETARY ROESCH: Greg Bowers?  
 12 COMMISSIONER BOWERS: Yes.  
 13 SECRETARY ROESCH: Larry Adkins?  
 14 COMMISSIONER ADKINS: Yes.  
 15 SECRETARY ROESCH: Chris Hastings?  
 16 COMMISSIONER HASTINGS: Yes.  
 17 SECRETARY ROESCH: Johnathan Sparks?  
 18 COMMISSIONER SPARKS: No.  
 19 SECRETARY ROESCH: Jessie Scherrer?  
 20 COMMISSIONER HASTINGS: Yes.  
 21 SECRETARY ROESCH: Jeffrey Spraul?  
 22 COMMISSIONER SPRAUL: Yes.  
 23 SECRETARY ROESCH: Motion to approval  
 24 carries, 6 to 2.  
 25 CHAIRMAN SCHERRER: PR223022 is approved, by

1 a vote of 6 to 2.  
 2 Reports to the Commission?  
 3 MR. KEHM: I do have a couple of brief  
 4 reports. Our next meeting is in two weeks, on July  
 5 the 27th. We do have cases on that agenda already.  
 6 As I stated at the end of the last meeting,  
 7 I'm going to hand out to you amendments to your bylaws  
 8 consistent with what was presented to you-all. We're  
 9 not going to discuss these tonight, because they're  
 10 not on the agenda. They will be on the agenda the  
 11 27th. But I wanted you guys to have a look at those.  
 12 COMMISSIONER TUGGLE: Thank you.  
 13 MR. KEHM: I believe they're on pages 3 and  
 14 4. They're fairly modest changes.  
 15 As always, thanks for being here tonight.  
 16 I think most of you got a chance to meet him  
 17 before the meeting, but if you didn't, over here is  
 18 Mitch Bair. He's our new Department Director. So  
 19 please welcome him. We're glad to have him.  
 20 So you'll be seeing him at your meetings.  
 21 And that's all I've got for you.  
 22 CHAIRMAN SCHERRER: So we will discuss  
 23 these, if discussion is needed, at the next meeting?  
 24 MR. KEHM: Yes. So just FYI, for those of  
 25 you that don't know -- or knew or forgot, we are

1 required to publish our agendas 15 days in advance of  
 2 your meetings. It's always more than that, because  
 3 the publications depend on it, like the newspapers  
 4 have and such deadlines. So the agenda, for example  
 5 for July 27th, is already published.  
 6 We did put a discussion of amendment of your  
 7 bylaws on there, --  
 8 CHAIRMAN SCHERRER: Okay.  
 9 MR. KEHM: -- and you'll be free to discuss  
 10 that and debate it; do or do not at that time. I just  
 11 wanted you guys to have those, since they were talked  
 12 about last week.  
 13 CHAIRMAN SCHERRER: Thank you, sir.  
 14 Citizens to be heard?  
 15 MR. LACOSTELO: I would like to be heard.  
 16 CHAIRMAN SCHERRER: Yes, sir. Please come  
 17 forward.  
 18 MR. LACOSTELO: My name is Kevin Lacostelo.  
 19 I live at 3600 (inaudible) Lake Trail South, in  
 20 Mapaville, which is a subdivision in unincorporated  
 21 Jefferson County.  
 22 I'm sure you all know that --  
 23 MR. KEHM: Could you spell your last name  
 24 for us?  
 25 MR. LACOSTELO: L-A-C-O-S-T-E-L-O.

1 MR. KEHM: Thank you.  
 2 MR. LACOSTELO: I would like to address the  
 3 Council on the CU23020.  
 4 You-all approved that 6 to 2, and I heard  
 5 very little questioning from the Council about some of  
 6 the proposals that were given to you.  
 7 First of all, it calls for serving people  
 8 with disabilities. It provides hospice and special  
 9 care. And I never heard anything discussed by the  
 10 people who were proposing this about that.  
 11 What they were proposing was something to do  
 12 with housing 10 individuals in a homeless area, or in  
 13 an area to be developed to re-home them, to give them,  
 14 you know, jobs -- job training. They didn't talk  
 15 anything about people with disabilities, who I assume  
 16 are people who have physical disabilities and not  
 17 homelessness. They didn't talk about providing  
 18 hospice care.  
 19 None of them are providers. None of them  
 20 are qualified or even approach the intricacies of  
 21 hospice-care providers. I don't know that they know  
 22 anything -- they never said -- they never indicated  
 23 where they are going to be providing hospice care.  
 24 MR. KEHM: Sorry, I don't want to interrupt  
 25 you. But as some of you may know, the UDO has

1 categories of uses. They had to choose a category.  
 2 But they're not going to provide hospice care; they're  
 3 going to perform the services that they described.

4 MR. LACOSTELO: Well, that, I think, was a  
 5 little misleading, to put it up there as that.

6 MR. KEHM: Well, again, the UDO provides for  
 7 categories of uses. When we have uses that aren't  
 8 specifically labeled, we have to slot people into the  
 9 appropriate category.

10 MR. LACOSTELO: Okay. Well, I think you did  
 11 a disservice to the County. You have opened up the  
 12 County to supporting an enterprise there with County  
 13 and agencies' money. That's taxpayers' money. I see  
 14 you-all as gatekeepers to that money, and I think that  
 15 you-all may have really opened the gate and thrown the  
 16 keys away there.

17 You are -- this proposal is going to be  
 18 dependent upon taxpayer money. They're looking for  
 19 County tax dollars. They're looking for health-agency  
 20 tax dollars. They're going to be taking resources  
 21 from the County. They're going to be sucking up  
 22 resources from the police. They're going to be taking  
 23 fire -- fire resources. They're going to be taking  
 24 social service resources for these people. And I  
 25 don't know that those are really the right things to

1 do with that.

2 I think the proposal was very misleading,  
 3 and I don't think that you asked enough questions.  
 4 They talked about long-term. You never asked anything  
 5 about long-term; what their long-term plans were.  
 6 They simply focused on what they were doing on that  
 7 one little people problem, which is actually what I  
 8 think they wanted to do here.

9 We also know that there was a proposal last  
 10 year to develop the 40-acre lots at Baptist Church  
 11 Road. What happened to that? What are their plans  
 12 for that? Are they involved in that? They hadn't  
 13 mentioned building trailers housing these people.  
 14 They don't have room for expansion down there on those  
 15 acres for trailers housing these people.

16 And I believe that they're going to use the  
 17 Baptist Church property to put more of their -- that's  
 18 not going to do anything to resolve the problem with  
 19 200 people living behind Walmart. And as you heard  
 20 the person say, the problem has doubled since the time  
 21 we've proposed -- or we've discussed that, maybe a  
 22 year ago.

23 Well, they're actively out there pulling  
 24 people into the Jefferson County area. They're out  
 25 there advertising their ability to resolve

1 homelessness. So the homeless are going to come out  
 2 here. We've seen more people on the street corners.  
 3 We see more people on the street corners in St. Louis.  
 4 If anybody drives through St. Louis, it's very easy to  
 5 find the homeless at the major intersections,  
 6 panhandling.

7 We're seeing the same thing starting to come  
 8 out here. You are attracting that. You are seeding  
 9 Hillsboro, you are seeding Jefferson County, with  
 10 homelessness with your actions tonight.

11 CHAIRMAN SCHERRER: Sir, I appreciate your  
 12 comments. And although I don't disagree with  
 13 everything that you said, I guess a lot of what you  
 14 said, I would encourage you to get involved and serve  
 15 on the Board of Commissioners and make a difference.

16 MR. LACOSTELO: I think I will.

17 CHAIRMAN SCHERRER: Absolutely.

18 Thank you.

19 MR. LACOSTELO: Thank you.

20 Thank you-all, for allowing me the time to  
 21 address you.

22 CHAIRMAN SCHERRER: You're welcome.

23 COMMISSIONER SPRAUL: You're welcome.

24 CHAIRMAN SCHERRER: Is there a motion to  
 25 adjourn?

1 Any other citizens to be heard?

2 COMMISSIONER BOWERS: I make a motion to  
 3 adjourn.

4 COMMISSIONER ADKINS: Second.

5 CHAIRMAN SCHERRER: Mr. Bowers made a motion  
 6 to adjourn. I believe it was seconded by

7 Mr. Adkins; --

8 COMMISSIONER ADKINS: Yes.

9 CHAIRMAN SCHERRER: -- is that correct?

10 COMMISSIONER ADKINS: Yes.

11 COMMISSIONER SPRAUL: All in favor?

12 (Chorus of "Ayes.")

13 COMMISSIONER SPRAUL: We are adjourned.

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1                   REPORTER CERTIFICATE  
2                   STATE OF MISSOURI         )  
3                    )  
4                   COUNTY OF JEFFERSON       )  
5                   I, Kathleen A. Wann, a Certified Court  
6                   Reporter for the State of Missouri hereby certify  
7                   that the foregoing 73 pages were reported by  
8                   me in machine shorthand and later transcribed by me,  
9                   and that the foregoing transcript is a true and  
10                  accurate copy of my machine shorthand notes taken at  
11                  the Jefferson County Administration Center, 729 Maple  
12                  Street, Hillsboro, MO 63050,  
13

14                  I further certify that I am neither attorney  
15                  nor counsel for nor related nor employed by any of the  
16                  parties to the action in which these proceedings are  
17                  taken; further, that I am not a relative or employee  
18                  of any attorney or counsel employed by the parties  
19                  hereto or financially interested in this action.  
20

21                  Dated this 16th day of July, 2023.  
22

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

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