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Planning & Zoning Meeting

December 12, 2024

Jefferson County, Missouri

JEFFERSON COUNTY, MISSOURI
PLANNING AND ZONING COMMISSION
MEETING AND PUBLIC HEARING

December 12, 2024

6:30 P.M.

Jennifer M. Jett, CCR
MISSOURI CCR NUMBER: 634

1	E X H I B I T S		
2			
3	Exhibits	Description	Identified
4	Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 11
5	Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 11
6	Exhibit C	Planning Division Staff Report and Respective Case Files	Page 11
7			
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10			
11	[Exhibits retained by Counsel]		
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1 JEFFERSON COUNTY PLANNING AND ZONING
2 COMMISSION MEETING AND PUBLIC HEARING, December 12,
3 2024, between the hours of 6:30 p.m. and 9:00 p.m., at
4 the Jefferson County Administration Center, 729 Maple
5 Street, Hillsboro, Missouri 63050, before
6 Jennifer M. Jett, MO-CCR.

7

8

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

10

11 PLANNING AND ZONING COMMISSION:

12 Jessie Scherrer
13 Danny Tuggle
14 Johnathan Sparks
15 Michael Siebert
16 Jeffrey Spraul
17 Chris Moenster
18 Mike Huskey
19 Steve Taylor

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22 PLANNING DIVISION STAFF:

23 Josh Jump
24 Rachel Hall
25 Elaine Roesch

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28 COUNTY COUNSELOR:

29 Jason Cordes

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32 DIRECTOR OF COUNTY SERVICES:

33 Mitch Bair

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36 DEPUTY DIRECTOR OF COUNTY SERVICES:

37 Dennis Kehm

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1 IT IS HEREBY STIPULATED AND AGREED by and
2 between the parties, that this meeting may be taken in
3 shorthand by Jennifer M. Jett, a Certified Court
4 Reporter, and afterwards transcribed into typewriting.

5 -----

6 COMMISSIONER SCHERRER: Ladies and
7 gentlemen, this evening's activities represent a
8 public hearing before the Planning and Zoning
9 Commission. The public hearing is designed to allow
10 for citizens and other interested parties to provide
11 the Commission and, ultimately, the County Council
12 with information, comments, testimony, and evidence to
13 assist the Commission in making a more informed
14 decision relative to the applications before it and
15 for making recommendations to the council on those
16 applications.

17 Each individual wishing to address the
18 Commission on a specific application must complete an
19 oath form. These forms are located in the rear of the
20 room. It is important that speakers place the agenda
21 item number on this form so that an accurate record
22 can be maintained. You are also required to print
23 your name and address and sign this form. When the
24 chairman asks if anyone is in attendance wishing to
25 speak on the specific application, those wishing to

1 provide comment are required to come forward, provide
2 their name and address, and address their comments to
3 the Planning and Zoning Commission.

4 It is important to remember that members of
5 the Planning and Zoning Commission will make a
6 decision on each application and you should direct all
7 comments to the Commission. Responding to the
8 audience both wastes time and may reduce the impact of
9 your statement. Members of the Planning and Zoning
10 Commission may question any speaker. This Commission
11 will not tolerate verbal outbursts or disruptions from
12 the audience nor will this Commission tolerate
13 personal or abusive attacks directed at county staff.

14 The structure of the meeting is as follows:

15 The chairman will introduce each project by
16 both name and number and will then direct the staff of
17 the Planning Division to present the application. The
18 staff representative will then present a brief
19 overview of the application. The Commission may ask
20 questions of the staff -- of the staff relative to the
21 project.

22 The chairman will then call the petitioner,
23 the party that submitted the application. The
24 petitioner may call additional individuals, generally
25 supporting consultants, and is allowed a ten-minute,

1 uninterrupted period for presentation of facts
2 surrounding the application. After completion of the
3 presentation of the -- of the application, the members
4 of the Commission may ask questions of the petitioner
5 relative to the application. There is no time limit
6 for questions from the Commission.

7 After all questions from the Commission
8 have been heard, the chairman will ask for any
9 citizens wishing to address the Commission who are in
10 favor of this application to come forward. There will
11 be a total of five minutes allocated for public
12 comment in favor of the application. The Commission
13 may ask questions of any speaker. The time used for
14 speakers to answer questions will not be subtracted
15 from the five minutes allocated for this portion of
16 the hearing.

17 After all questions from the Commission
18 have been heard, the chairman will ask for any
19 citizens wishing to address the Commission who are
20 opposed to this application to come forward. There
21 will be a total of 20 minutes allocated for public
22 comment in opposition to the application. No one
23 speaker will be allowed to speak for more than three
24 minutes. The Commission may ask questions of any
25 speaker. The time used for speakers to answer

1 questions will not be subtracted from the 20 minutes
2 allocated for this portion of the hearing.

3 Because time is limited, we strongly
4 recommend that speakers be prepared and know the facts
5 regarding the application. We recommend that you
6 avoid repetition. If you are part of a larger group,
7 we suggest that you designate a spokesperson to
8 provide comments for the group. The speaker may
9 acknowledge that he or she represents a larger group.
10 This will be the sole public hearing before a public
11 body regarding the application.

12 The petitioner will then have five minutes
13 to respond to issues raised during the comment period.
14 The Commission may further question the petitioner.
15 Time used to respond to questions from the Commission
16 will not count against the time allocation.

17 After closure of the comment period, the
18 Commission will then deliberate on the application.
19 The Commission may direct additional questions to
20 staff or it may proceed directly to considering the
21 application. Decisions of the Planning and Zoning
22 Commission will be forwarded to the County Council for
23 final action. Final action by the County Council will
24 generally take the form of an ordinance approving the
25 application or a resolution denying the application.

1 In most instances there will be no further public
2 hearing before the County Council.

3 I now call this meeting to order.

4 Madam Secretary, will you please call roll?

5 MS. ROESCH: Danny Tuggle.

6 COMMISSIONER TUGGLE: Here.

7 MS. ROESCH: Johnathan Sparks.

8 COMMISSIONER SPARKS: Here.

9 MS. ROESCH: Mike Siebert.

10 COMMISSIONER SIEBERT: Here.

11 MS. ROESCH: Jeffrey Spraul.

12 COMMISSIONER SPRAUL: Here.

13 MS. ROESCH: Chris Min -- Moenster.

14 COMMISSIONER MOENSTER: Here.

15 MS. ROESCH: Sorry.

16 COMMISSIONER MOENSTER: That's okay.

17 MS. ROESCH: Jessie Scherrer.

18 COMMISSIONER SCHERRER: Here.

19 MS. ROESCH: Mike Huskey.

20 COMMISSIONER HUSKEY: Here.

21 MS. ROESCH: Steve Taylor.

22 COMMISSIONER TAYLOR: Here.

23 MS. ROESCH: We have a quorum.

24 COMMISSIONER SCHERRER: Thank you.

25 Is there a motion to approve the agenda?

1 COMMISSIONER SPRAUL: I'll make a motion.
2 COMMISSIONER SPARKS: Second.
3 COMMISSIONER SCHERRER: Commissioner Spraul
4 made a motion to approve the agenda; it was seconded
5 by Commissioner Sparks.

6 All in favor?

7 COMMISSION: Aye.

8 COMMISSIONER SCHERRER: Opposed?

9 (No response.)

10 COMMISSIONER SCHERRER: Approval of the
11 agenda passes unanimously.

12 Approval of the minutes for November 14,
13 2024. Is there a motion to approve?

14 COMMISSIONER HUSKEY: I'll make a motion.

15 COMMISSIONER SIEBERT: I'll make a motion.

16 COMMISSIONER SCHERRER: Who did?

17 Mr. Huskey, all right.

18 Is there a second?

19 COMMISSIONER SPARKS: Second.

20 COMMISSIONER SEIBERT: Second.

21 COMMISSIONER SCHERRER: Who did that?

22 COMMISSIONER SPARKS: Sparks.

23 COMMISSIONER SCHERRER: Commissioner Huskey
24 made a motion to approve the minutes for November 14,
25 2024; it was seconded by Commissioner Sparks.

1 All in favor, say aye.

2 COMMISSION: Aye.

3 COMMISSIONER SCHERRER: Opposed?

4 (No response.)

5 COMMISSIONER SCHERRER: Approval of the
6 minutes for November 14, 2024, passes unanimously.

7 Swearing in of the witnesses.

8 MR. KEHM: Thank you, Mr. Chair.

9 Again, good evening, everyone. Thank you
10 for coming out to this meeting of the Jefferson County
11 Planning and Zoning Commission.

12 As I said before the meeting starts, if you
13 are going to be speaking on any of the cases tonight
14 your testimony is very important because it actually
15 forms the evidence in the record for that prospective
16 case so your testimony does need to be sworn. Rather
17 than swear people in individually we do it all at
18 once. So if you are going to speak on any of the
19 cases tonight or even thinking about speaking, please
20 do go ahead and stand up, right now, raise your right
21 hand, and the Commission secretary over here will
22 swear you in.

23 [Witnesses sworn by Secretary Roesch.]

24 MR. KEHM: Thank you very much.

25 You can have a seat. I was going to make a

1 joke about the fact that we're all married now.

2 Again, make sure you have that speaker slip
3 when it is your turn to come up and the chairman
4 recognize you, just hand that to one of the folks up
5 here. State your name, state your address, and state
6 that you've been sworn in. Thank you very much.

7 COMMISSIONER SCHERRER: Thank you, sir.

8 Introduction of evidence.

9 MR. KEHM: Members of the Jefferson County
10 Planning and Zoning Commission, the county would ask
11 that the following exhibits be entered into the record
12 for the cases to be heard by you this evening:

13 They are Exhibit A, the Official Master
14 Plan for Jefferson County; that was adopted way back
15 on August the 6th, 2003, and it was made effective
16 April 2, 2008.

17 Exhibit B, which is the Code of Ordinances
18 of Jefferson County, specifically, Chapter 400 of that
19 code, that's the Unified Development Order; that was
20 adopted on April 2, 2008, and has been amended a
21 number of times since then.

22 And, finally, Exhibit C, which are the
23 Planning Division staff reports and their case files,
24 subject to your motion for adoption.

25 But before you do that, I just want to

1 remind everybody if you've got a cell phone on or
2 something, if you could please turn that off so we --
3 we don't have distractions during the meeting. Thank
4 you very much.

5 I submit those exhibits to the Commission
6 for approval.

7 COMMISSIONER SCHERRER: Thank you, sir, and
8 thank you for that announcement.

9 Is there a motion to accept the
10 introduction of evidence?

11 COMMISSIONER SPARKS: Make a motion to
12 enter the exhibits.

13 COMMISSIONER TUGGLE: Second.

14 COMMISSIONER SCHERRER: Commissioner Sparks
15 made a motion to accept the introduction of evidence;
16 it was seconded by Commissioner Tuggle.

17 All in favor?

18 COMMISSION: Aye.

19 COMMISSIONER SCHERRER: Opposed?

20 (No response.)

21 COMMISSIONER SCHERRER: Introduction of
22 evidence is accepted unanimously.

23

24

25

1 COMMISSIONER SCHERRER: Under new business,
2 the first thing up is consideration PM24077. There is
3 a request for a zone change and a development plan.

4 Mr. Mitch, are you doing -- are you
5 presenting that case?

6 MR. BAIR: Yes, sir.

7 COMMISSIONER SCHERRER: It's all yours,
8 buddy.

9 MR. BAIR: Mr. Chairman, members of the
10 Commission, good evening. Now, what comes before you,
11 Application PM24077 which is Platin Peak Trails.
12 This is a request for a rezoning from LR2 large lot
13 residential to planned mixed PM with associated
14 development plan approval with associated conditions.
15 The request, if approved, would allow the development
16 of a recreational facility with trails and associated
17 amenities in a phased manner.

18 The site is composed of approximately
19 576 acres. It's vacant and undeveloped. There are
20 three separate parcels that compose the proposal
21 tonight. It is zoned LR2 large lot residential which,
22 for reference, is 2-acre lot minimum, as you'll read
23 throughout the report. And the site is -- has various
24 natural features on -- on the property including
25 several native, dolomite glades which you'll see as we

1 go through the presentation.

2 The -- the proposal, again, is for,
3 essentially, what we're looking at is a
4 quasi-commercial/recreational development. It does
5 have a little bit of a public component. The trails
6 are all open to the public and there are discussions
7 with the Parks Department to have a more pronounced
8 relationship, especially regarding programming and
9 opportunities there. It's important to note it
10 includes about 25 miles of bicycle trails; several
11 bicycle skill areas; play areas; two camping areas,
12 one will accommodate RVs; a restaurant; event center;
13 a pool; and a 100-seat amphitheater.

14 It is important, and you'll see this
15 throughout the report, to understand that this is very
16 close to being a permitted development. In fact, it's
17 -- it by right manner could choose to develop the
18 property, first of all, as a large lot subdivision
19 with approximately 288 two-acre parcels. It's also
20 very close to being permitted with conditions per
21 Section 400.3280, which is recreational facility or
22 area or paintball facility. So should this
23 application not be approved, it is likely that the
24 applicant could move forward and do almost -- a lot of
25 the elements of this plan without the conditions that

1 are attached hereto by -- in a by right manner.

2 And I want to also state, as you'll see
3 throughout this, motorcycles are not permitted. I
4 know that has been a hot button regarding this
5 property but they are prohibited to operate on the
6 property. So the -- should this be approved it will
7 have a preclusion on the operation of motorcycles on
8 the property.

9 Kind of take a look at the property. Let
10 me go back up here. That's the site. It's located
11 just south of Festus in Crystal City. Kind of giving
12 you a little bit of a Google Earth because I think
13 it's important to see where Plattin Creek falls into
14 this. It's just beyond the property. It does have a
15 very small stream that connects there.

16 The proposed development, as I said
17 earlier, is quasi-public. The bike park is very
18 similar to the bike parks that you see in Northwest
19 Arkansas. The proposal does have the potential to
20 function as a catalyst for tourism and economic
21 development for the area, much like what you saw in
22 Northwest Arkansas. That's the easiest place to refer
23 to. I think they travel around and give clinics
24 around the country on how to replicate the success of
25 what that's done for that area.

1 Again, it is -- it does function as a
2 quasi-public park. The trails will be open to the
3 public at no cost. And the full development provides
4 a unique asset not just for the county but for the
5 entire region. To my knowledge, there is nothing
6 similar to this in the area given the variance of
7 programming that's in there and the trail types. And
8 there are ongoing discussions with the Parks
9 Department to offer more a pronounced relationship
10 especially with programming opportunities.

11 The adjacent zoning and land use is
12 residential and vacant. You can see everything that
13 surrounds the property including the property is LR2
14 with the exception of some R40 to the west along
15 Highway CC and just to the north up along Plattin Road
16 closer to its intersection with Highway 61.

17 These are some pictures of the site.
18 That's the current entrance or which will be, I
19 believe, the first entrance that will function for the
20 caretaker's cottage and we'll kind of go through that
21 but other -- other than that, this is a very large
22 property. We took a lot of pictures when we were
23 on-site so I'll kind of go through a few of those
24 pictures so you can see it.

25 The bottom two on this slide, most notably,

1 are those dolomite glades we talked about. Those are
2 unique to the property and the area. Again, some more
3 site pictures.

4 When we look at the topog -- topography,
5 this, again, a very large site, it does have a pretty
6 substantial elevation change from a height of 710 on
7 the southwest section of the property to a low point
8 of about 430 feet on the -- turning to the property.
9 And just beyond that, as you'll see when we get into
10 talking about the hydrology on -- on the property,
11 that's where the floodplain instance is. The property
12 has no floodplain on it. Essentially, we have two
13 high ridges that bound the southern and northern
14 portions of the property with its own -- with a valley
15 between which, essentially, is a mini-watershed for
16 the Plattin Creek feeding into the major watershed of
17 the Plattin Creek.

18 There are two stream orders on the
19 property. They are Stream Order 1's. There is no
20 development, at this point, proposed in it but you'll
21 see that there is a condition attached that a variance
22 would have to be obtained before any development could
23 happen in those areas. Again, this is a
24 Stream Order 1, which is the lowest order. You can't
25 see it very well. The graphic in the middle there

1 shows the -- where that falls within the chain of how
2 all of the different stream orders feed into each
3 other. It does not contain any floodplain or floodway
4 and no work's being proposed within those stream
5 orders. And, again, the site's vacant, undeveloped,
6 and fully vegetated.

7 Overview, just a little bit, walk you
8 through the development plan. First of all, there is
9 a phasing plan. We have the immediate, which is the
10 first phase. The second phase is what we're calling
11 the first phase. Then we have a long-term phase.
12 And, finally, the very long-term which is the full
13 development of the site and I'll walk you through each
14 one of those individually.

15 The first phase is the immediate. The main
16 entrance will be relocated. And you can see I put an
17 X generally in the location where that main entrance
18 is. It will stay but it will not be the main
19 functional intersection for or access point for the
20 development. That will be moved to a point further to
21 the south. That also includes approved -- an improved
22 Ridgetop Road and temporary parking lot, a trail hub
23 with a kiosk for wayfinding, rules, downhill trails,
24 and a pole barn for property maintenance.

25 Moving onto the first phase, this has all

1 -- obviously, everything that was included in the
2 immediate phase; five short-term rental cabins, a
3 restroom/showerhouse building, 29 short-term rental RV
4 or tent campsites. And it's important to know that
5 the -- I'm going to walk through this and I may --
6 I'll probably repeat myself as I go through this as
7 you've already heard but there will be a series of
8 septic areas that will feed this development, the
9 different areas where there are facilities located
10 because it is not able to be served by public sewer
11 nor public water.

12 The long-term phase includes all --
13 everything previously; six -- fifteen additional
14 short-term rental cabins; a caretaker house at the
15 existing entry, that was the one where you access the
16 property now which will function as the second entry;
17 a commercial restaurant building; valley development
18 including vehicle access and parking; bike courses and
19 tracks; an amphitheater; the restroom building, two of
20 those; four pavilions; a playground; and a tent
21 camping field.

22 The very long-term phase includes
23 everything I've just said; up to 71 additional
24 short-term rental, RV, or tent campsites; the
25 restroom/shower house building; a 15-acre lake which

1 you'll see later is proposed but the feasibility has
2 not been studied so they would like to make sure we
3 have that approval if indeed it's feasible and can be
4 made to work; an event -- the full trail build --
5 build-out so all the trails you see on this plan and
6 as we walk through this you can see it's each one of
7 these were layered on the existing phase; an event
8 center and general store including a pool, a parking
9 lot, ball courts, four more pavilions, and one
10 additional caretaker house at the campground.

11 We'll walk through each one of these areas
12 on the full development and how they've -- the
13 development plan's been chopped up into four -- three
14 areas: A, B, and C. They're -- these are not
15 sequential and what you saw in the phasing is,
16 obviously, the sequential development component.
17 These are just in-depth looks at each one of these
18 areas. So when we look at Area A, it is outlined in
19 the key map as well as on the aerial on the site, and
20 you can see this is the eastern component of the
21 property that adjoins Plattin Road that has both of
22 your accesses, the caretaker's cabin at the top.
23 You'll walk through that. You have various facilities
24 located along the road, as we discussed, including the
25 event center on the far southern triangle, the pool,

1 ball courts. And then you see various roads go --
2 split off up in the top component. That will be the
3 -- I believe that's the amphitheater area. And you
4 have various components of the playground, the parks,
5 and you can see some of the cabins then to the bottom
6 part as that road continues through the development.

7 Area B, as you can see on the key map as
8 well as on the aerial, kind of keeps down that ridge
9 line road which will serve various camping facilities.
10 Those are being located on the ridge and really work
11 with the topography of the site and you have various
12 camping areas and facilities as you move through B and
13 further development of the trails, as you can see to
14 the north.

15 The trails, I think I'll interject here,
16 stay -- that's the only development that really
17 happens in the upper third of the property. They stay
18 well far away from those properties, the residential
19 properties that adjoin it. Those are all large
20 properties. The smallest one was 5 acres and they're
21 -- the homes are sited above that stream order creek
22 adjacent to -- to the road that serves them.

23 And then as we keep moving through the list
24 on Area C you have kind of the finality there of your
25 RV spots, some, you know, your shower house, bath

1 house, typical what you see in these types of
2 developments and the finalization of the trails there
3 to the north.

4 This was what the applicant has submitted
5 so kind of a colorized rendering of what we just
6 walked through so you can see how all that works.
7 They're really maintaining and preserving; in fact, in
8 many cases, when you look at the glades they'll be
9 restoring those. The cedar trees are not native to
10 those glades so there is a program to remove those so
11 you'll see some of that happening so this will be
12 preservation education. You'll have the recreation
13 component. And then, you know, the last part there at
14 the bottom is that commercial component and the
15 restaurant, the event house, the store, and the pool,
16 the ball courts, all of that.

17 There was a proactive traffic study
18 completed by CMT on behalf of the applicant to address
19 any potential concerns regarding traffic impacts. The
20 objectives were to determine the existing design peak
21 hour volumes, to forecast a number of trips,
22 distribute and assign the generated peak hour traffic,
23 to provide an operational analysis for design traffic,
24 and to provide design recommendations based on the
25 operational analysis. I'm not going to go through all

1 the detail. The impacts were negligible. You'll see
2 that within the report. They used an RV carrying a
3 boat to both get to the site and navigate the site
4 just to make sure that that would -- you -- that would
5 happen. That also would address any navigation of the
6 site, to the site by any EMS and emergency vehicles.

7 The trips, when you look in the traffic
8 study, none of the impact at full build-out forecasted
9 in 2035 puts any of the intersections or traffic
10 conditions -- they all maintain a B with about a third
11 of them going to a B which is a high level of service
12 and, again, that's at full operational use of the
13 facility. There is, as you'll see, there's a
14 condition attached that when they have events they're
15 going to be required to file a traffic
16 management plan with the department and to work to the
17 department to ensure that any potential impacts
18 associated with that have been minimized on the
19 adjoining area on the transportation system.

20 That's a lot of small font. I'm not going
21 to go through all the criteria for the applications.
22 I'm far too old to see it from here and even to see it
23 on my computer. So, but without going through each
24 one of those, as Mr. Kehm indicated earlier, the staff
25 report was entered into evidence. This is all within

1 the evidence. In our opinion, it meets that criteria
2 for the rezoning and to grant the rezoning. And,
3 again, it should be noted that the -- very close to
4 being permitted with conditions within this LR2, the
5 -- 90 percent of what's going on on this site.

6 Let's go through our conditions of
7 approval. We are going to -- we are recommending
8 approval with, No. 1, we need a copy of the -- of a
9 final development plan that incorporates all of the
10 conditions that will be attached tonight by the -- by
11 the Commission if you have a favorable recommendation.
12 A detailed phasing plan shall be submitted with that
13 plan that illustrates all the improvements associated
14 with each phase. All improvements required in the
15 development plan and site development plan consistent
16 with the approved phasing of the project must be
17 installed prior to occupancy of the buildings. If
18 more than 5,000 square feet of land is disturbed, then
19 the development will need to comply with and obtain a
20 Jefferson County Land Disturbance Permit. And a
21 stream buffer variance shall be required for any
22 vehicle parking spaces located within the stream
23 order. Those are our basic conditions of approval and
24 we will go into some specific conditions as we go
25 through this.

1 First of all, the regulatory requirements,
2 again, a final site development plan will be
3 submitted. The permitted land uses for this will be a
4 recreation facility or area, outdoor; a recreational
5 vehicle park; a banquet facility which covers the
6 event center; a theater which -- for the performing
7 arts which covers the amphitheater as well as the
8 caretaker cottage.

9 It's important to note that any other
10 concerns, since this is a planned development, I will
11 speak to one of the questions I fielded earlier, the
12 uses of the property are limited to that and the
13 ancillary subject uses that would be associated with
14 it and any require -- anything not approved within
15 this would have to come before you and the council and
16 obtain a rezoning to facilitate that. I hope that
17 addresses the --

18 COMMISSIONER SPRAUL: Yes, sir.

19 MR. BAIR: -- question I knew you had.

20 Again, I want -- did I mention motorcycles
21 are not permitted?

22 The regulatory requirements: The access
23 and circulation. Access and circulation shall be
24 provided in accordance with the UDO. Again, the
25 applicant has not asked any modifications from the

1 base requirements of the UDO so I will not go into all
2 of those very specific requirements. I will just say
3 it will comply with that section.

4 The parking and loading shall be provided
5 per the regulations of the UDO with the exception they
6 are seeking temporary parking, which we are going to
7 recommend approval; that can be installed and be
8 composed of gravel or another suitable semi-pervious
9 surface. Typically, you would not see that in all the
10 parks, state parks, county parks. You do have gravel
11 parking. It's more conducive to the environmental
12 conditions of the site so we are going to allow that
13 to happen for a duration not to exceed 365 days. We
14 are providing one -- one extension for that which may
15 be -- not to exceed 180 days, so another six months.
16 And that gives the applicant time to build momentum to
17 move into that, the real first phase beyond the
18 immediate phase. At the end of that, then that will
19 have to be a permanent parking area which will have to
20 be a permanent dust-free surface.

21 The minimum parking spaces shall be no less
22 than 486 for the entire site. That minimum
23 requirement shall not be exceeded by more than
24 10 percent, not including any natural lowland areas
25 that are being utilized for nonstructured overflow

1 event parking.

2 Regarding signage, again, it will comply
3 with the UDO.

4 Lighting shall conform to the UDO; however,
5 we have added in there that the height shall not -- of
6 any lighting standard of the site shall not exceed
7 18 feet. That's a general park light heighting
8 standing in the industry so we wanted to make sure
9 that, again, we're treating this more as you would see
10 in a public park.

11 And the landscaping, we're requiring --
12 we're -- we're saying it has to comply with the UDO;
13 however, we are not going to require the buffer
14 adjoining the residential areas since we're well
15 beyond the 100 feet line on all of those spots. The
16 existing vegetation is to be -- to remain and
17 satisfies that. You will be familiar with that
18 condition. You've seen us recommend that on other
19 developments where there's substantial vegetation
20 bordering it. It doesn't seem like that would be
21 practical to ask somebody to add buffering into a very
22 mature, wooded area.

23 Regarding signage -- well, oh, look here,
24 two slides, same thing.

25 Performance and -- and design standards.

1 Motorcycles and other motorized vehicles, with the
2 exception of e-bikes, gulf carts, and side-by-sides
3 specifically intended to provide service and
4 operational components of the property, shall be
5 prohibited from use on the property and trails.
6 Again, you're going to have RVs; you'll see golf
7 carts; you will see side-by-sides. We have prohibited
8 the use of motorcycles within that.

9 Outdoor storage. We are saying it's only
10 limited to storage of materials directly related to
11 what's being happen-- what's happening on-site.
12 Typically, you see land -- those as landscaping
13 materials. And then we are requiring those to be
14 screened from the view of the public as well as any
15 other users of the development.

16 Noise, we really upped our standard here.
17 A sound application system or any other noise caused
18 by the operation shall not exceed 50 decibels as
19 measured at the property line. As a point of
20 reference, 50 decibels is the low range of normal
21 conversation, that's a range of 50 to 65. So we
22 wanted to make sure that we're protecting, again,
23 those adjoining properties, especially given the
24 amphitheater that -- that is sited in a manner to
25 minimize those noise impacts but we wanted to add an

1 extra measurable component there that if there are
2 issues we're able to evaluate that and enforce it.

3 Sewage, we are, you know, we're requiring
4 those added -- adequate provisions to be in place. We
5 are allowing in a temporary manner, the same as that
6 parking lot, for portable toilets or restroom trailer
7 to be on the site for a period not to exceed 365 days
8 with one extension not to exceed 180 days. Upon that,
9 then permanent treatment must be in place for those
10 facilities.

11 And for the stormwater management, again,
12 we require all the stormwater management to be
13 consistent with the UDO and really enforcing best
14 management practice, soft solutions. You've heard me
15 talk about the best management practices but those
16 soft solutions in more of a manner you're going to see
17 rain gardens and other types of things in here in
18 place of traditional stormwater management systems
19 which are conducive to this type of development.

20 The cabins and other structures, all the
21 on-site structures shall meet the existing building
22 code at the time of the application for building
23 permits. That is specifically being said because in
24 five years when they go for a building permit and
25 we've updated the building code, a lot of people try

1 and say, well, I -- I -- I just have to comply with
2 the building code -- code that was from when you guys
3 approved this so we want to make sure that the
4 development keeps pace with the requirements as they
5 change within that. Also, the stay in the cabin,
6 we're -- we're capping that at fourteen days. We
7 don't want that to turn into transient housing,
8 short-term rentals. So the intent here is you're on
9 vacation, you're staying, you know, there's a
10 potential to stay here for two weeks and enjoy the
11 site, same as the RVS.

12 The event center shall be no larger than
13 10,000 square feet. The occupancy seating for the
14 amphitheater shall be limited to 100 persons. Special
15 events shall be defined as an event that attracts more
16 100 persons above normal operational usage. These
17 events shall require a special event permit, again, to
18 be obtained and shall require the submittal of a
19 traffic management plan for the review and approval of
20 the Director of County Services and Code Enforcement.

21 The lake. The proposed lake shall be
22 required to follow all pertinent, local, and state
23 requirements should it be pursued. That's one that
24 would happen anyway but we wanted to be overt here. A
25 lot of people think they can just build the lake.

1 There's a lot of requirements that are really just
2 being set for the applicants, their benefit so that
3 they don't get in arrears with DNR.

4 Recreational vehicles. The RV spaces are
5 limited to 100 for the site. And the length of stay
6 for those RVs shall not exceed fourteen days, similar
7 to those cabins. Again, this is not an RV park. This
8 is a campground and so it's being handled similar to
9 that.

10 And the trash enclosures shall be screened
11 on all four sides with decorative and durable
12 materials that match the desired approach of the
13 structure of the site. So we want those really to
14 replicate those design features and blend into the
15 rest of the site.

16 We are recommending approval with
17 conditions of the rezoning of the property from LR2 to
18 PM with an associated development plan.

19 Do you have any questions for me?

20 I'd be happy to answer them at this time.

21 COMMISSIONER SCHERRER: Thank you, sir.

22 That was a very thorough report.

23 Are there questions for staff?

24 (No response.)

25 COMMISSIONER SCHERRER: All right. Is the

1 petitioner present?

2 Please come forward. State your name,
3 address, and that you have been sworn in. And you and
4 your supporting consultants are allowed ten minutes.

5 MR. CREED: Hello. Chris Creed.

6 802 Weaver Road. Yes, I have been sworn in.

7 COMMISSIONER SCHERRER: Thank you.

8 MRS. CREED: Rene Creed. 802 Weaver Road,
9 and, yes, I have been sworn in.

10 COMMISSIONER SCHERRER: Thank you.

11 MRS. CREED: And my maiden name is Surdyke
12 and I love motorized vehicles but there is no
13 intentions to put any sort of motorcycle park on that
14 property.

15 MR. BAIR: I'll -- I'll just -- you --

16 MR. CREED: Okay.

17 MR. BAIR: I'm -- I'm -- you just tell me
18 what to do.

19 MR. CREED: Cool. All right. Just go to
20 that first slide there, Mitch. Thanks for that
21 awesome report. It was great, cut our work down a
22 little bit.

23 So I just wanted to start out here, this
24 evening, thank you guys for hearing us. Thank you all
25 for showing up. This is amazing. I've got a ton of

1 support here.

2 And this is our family. We've got eight
3 kids, one -- one daughter, 23; seven boys down to
4 four years old. We started this whole thing. We
5 sponsored a bike racing team, a pro-amateur road
6 cycling team with the intention of giving young men
7 under the age of 25 the chance to chase their dreams
8 to be professional cyclists. We did that over ten
9 years through our former business and we had 28 kids
10 get pro contracts; one of which has won the Tour de
11 Spain and stages in the Tour de France and is one of
12 the best riders in the world. His name is Sepp Kuss.
13 He got his start with us in 2016.

14 So, excuse me, in 2018, we -- Rene had an
15 idea to hold a camp for kids with Down syndrome under
16 the age of seven years old to teach them how to ride
17 bicycles through the All Kids Bike program. We did
18 that. We had fifteen kids over at St. Pius for a
19 week. And we took these kids that their parents
20 thought they could never, ever ride a bike and we got
21 them riding bicycles and it was the most amazing thing
22 ever.

23 She had the idea for this bicycle park
24 right after we finished that camp in 2018. So we kind
25 of started working on that but we went deeper into the

1 All Kids Bike program. She became ambassador. She
2 became a member of the board. We have since, with the
3 great help of our amazing Jefferson County community,
4 Express -- Express Mart Home Service Oil, we've gotten
5 27 schools funded for the All Kids Bike program so
6 it's thousands and thousands and thousands of kids
7 that now have bicycles in their PE class and they
8 learn how to ride. So we're going to all these
9 schools, 27 of them, and we're presenting to 200 kids
10 and that's just a couple classes and you think about
11 all those kids that are running through that. So
12 we're do --

13 MRS. CREED: So to back him up a little
14 bit, so we went to Bentonville, Arkansas after this
15 camp that we did and we wanted to find out about
16 building a mountain bike park because we're road
17 cyclists by -- that's just what we've been. And we
18 left Bentonville, Arkansas saying we're either going
19 to move our family here or we're going to figure out
20 how to get Jefferson County onboard with some of this
21 type of infrastructure and culture that comes from
22 having connectivity in your community, trails, places
23 for kids to run outside through the woods, ride
24 bicycles through the woods, get off the couches, do
25 things other than play on devices, do things other

1 than ball sports or traditional school sports.

2 So then we knew this was going to be a huge
3 task. Obviously, the report it took us how long to
4 get it here and we hope it had everything it needed to
5 have because we're an open book about this. Yes,
6 we're doing our 27th school at Meramec Heights
7 Elementary this coming Wednesday where these children
8 are going to get to learn to ride a bicycle that don't
9 necessarily get the opportunity to do this. So what
10 do we do next when we have all these kids riding
11 bicycles and our roads aren't safe and the streets,
12 there's -- they can't even ride their neighborhoods.
13 Well, we start going to the city council meet -- the
14 city meetings, the city park meetings and the county
15 park trying to get -- pressure them into putting
16 infrastructure into the --- our existing parks so
17 these kids have places. So we started that four or
18 five years ago. And we have been -- and everybody has
19 been excited about it. We haven't -- we haven't dealt
20 with anybody from any of our servants from the
21 community that have not been excited about something
22 like this for children.

23 So then, you know, we've -- we've had some
24 things that have gone on. We were able to acquire
25 this property that took us a -- a big step forward in

1 the dream of building a mountain bike park for the
2 community. I mean, I -- I don't know too many people
3 that would go take their own property and open it up
4 to the public and give them something like this to do
5 for free, something for their families to come to. Of
6 course, there has to be components in it that are
7 revenue generating. It's got to be sustain --
8 sustainable. But there -- there's -- it's for the
9 children, it's for the families, it's for the folks
10 that want to get out in nature, that want to get out
11 into the woods, that want to improve quality of life.

12 You should probably take over now.

13 MR. CREED: Yeah. So as you see here, so
14 these are some of the shots from the All Kids Bike
15 program where we go and we deliver these bikes and
16 these kids that -- the neat thing about it is most of
17 them don't ride bikes and when -- but when we present
18 these bikes to them they go crazy 'cause kids still
19 like bikes like we did when we were kids. And they go
20 nuts. And they -- some of the teachers, the -- and
21 the counselors are like, you know, I can't tell you
22 which one but there's a kid out there that has a
23 horrible home life right that never smiles and she's
24 out there with the biggest smile on her face ever and
25 there's another one that never would have an

1 opportunity to ride a bike and they get them. So we
2 wanted to provide a place for people to get out and
3 enjoy this together.

4 So this bottom slide here is the Jeffco
5 **Billygoats**, which are back here in the back of the
6 room, back here, I believe, some of them over there.
7 And that's the National Interscholastic Cycling
8 Association. The NICA came to Missouri in 2020. It's
9 basically middle school and high school mountain
10 biking. They have no place -- the places are very
11 limited for them to ride, especially in Jefferson
12 County.

13 Mitch, can you go to the next slide?

14 So where our project location is, where the
15 major cities are around, you see.

16 Go ahead and go to the next one there,
17 Mitch.

18 And these are the --the state parks and
19 conservation areas compared to where we're at.

20 Go ahead, Mitch.

21 And these are the -- the areas where you
22 can go ride mountain bikes if you want to ride
23 mountain bikes. They're -- you gotta drive 45 minutes
24 to go somewhere at least. And why, when we have this
25 beautiful 600-acre piece of property would we not want

1 to invite people out here to get out and enjoy it.

2 Go ahead, Mitch, go to the next slide.

3 And like -- like you said there, the

4 dolomite glades are absolutely unbelievable. You can

5 go out there, you can turn rocks over, you can find

6 scorpions. You can -- it's a completely different

7 landscape and those are going to remain untouched.

8 We'll have some trails going through them so people

9 can see them. And like Mitch referenced, we're going

10 to do some of that cedar -- getting rid of the cedars

11 to preserve it. So, at one point, the whole property

12 was 592 acres of -- I believe it was of glades and the

13 cedars have just slowly encroached in on it.

14 Go ahead, Mitch, to the next one.

15 So that's the whole property there.

16 Go ahead, Mitch.

17 As you saw, that's the design of the whole

18 plan of what we want to do. The immediate plan is to

19 get people out enjoying nature, riding those trails.

20 Phase -- the immediate phase, like we said, is

21 parking, road, new entrance, and trails. And as we

22 get more and more funding -- those two trails on the

23 right-hand side, right there, the little green one

24 going down to the valley and the blue one over here to

25 the left, which is not done, the green is done, the

1 blue is not, those two trails are \$100,000. And,
2 again, we've raised those funds through the amazing
3 people of Jefferson -- Jefferson County that want this
4 to happen. And so we -- our -- I posted last night on
5 Facebook on -- on our shop Pedal'N Pi and Living Life
6 on 2 Wheels and as -- as of the time we got here it
7 was about 70,000 views and a ton of comments mostly
8 positive; there are some negatives, of course, 'cause
9 we opened it up to the public. But it's an amazing
10 asset to the county that we -- we want to leave as a
11 legacy for our kids and for everybody else's families
12 to get out and do it.

13 Go ahead, Mitch.

14 So when -- as Renee touched on, when we
15 first got the property, we had the -- the
16 International Mountain Biking Association come down;
17 we walked the property for three days and we mapped
18 out 40 miles of trails and we're like we're going to
19 have the coolest trail system ever. But then, as she
20 touched on, we're like we gotta make some money
21 somehow because it's not going to pay for itself. We
22 want it to be free. And there are -- there are
23 fee-based parks out there.

24 COMMISSIONER SCHERRER: You have about a
25 minute and a half left.

1 MR. CREED: We don't want that to happen.

2 Go ahead, Mitch, to the next one.

3 This is the bike skills part down in the

4 valley, just we want every kind of trail out there.

5 We want hiking, biking. We want downhill, enduro,

6 cross-country. We want -- we've been talking to

7 cross-country runners. RC helicopter guys want to go

8 out and fly their helicopters in the field down there.

9 Go ahead, Mitch, to the next one.

10 There is the proposed new entrance and the

11 shop.

12 Rene, you want to finish this off?

13 MRS. CREED: Go ahead.

14 MR. CREED: Okay. Go ahead, Mitch. And

15 one more.

16 So these are -- the precedents have been

17 set around the country and all those -- all the

18 concerns we saw on Facebook today have been answered

19 in these towns around the country. They -- the

20 economic and health benefits of putting trails next --

21 on your property, property values go up 5 to

22 10 percent on -- on properties that surround it,

23 health benefits are off the charts. And people will

24 come and enjoy this property locally and from afar.

25 Anything else?

1 I think that's the last slide, right?

2 COMMISSIONER SCHERRER: Anything else?

3 Questions for the petitioners?

4 COMMISSIONER TAYLOR: Yeah. I noticed in
5 the staff report here it says, The proposal prohibits
6 the use of motorcycles on the site, a use that --
7 which has been polarizing during the history of this
8 property.

9 Can you talk about that a little bit?

10 MR. CREED: Yeah. So you want to do it?

11 MRS. CREED: So you're asking why that's
12 even in question, the motorcycles?

13 COMMISSIONER TAYLOR: Well, I'm -- I'm
14 taking from the staff report that motorcycles have
15 been a problem on your properties.

16 MRS. CREED: Well, not since I have owned
17 it but when my father owned it, Gary Surdyke, yes,
18 there was a time in the earl -- mid '90s that he held
19 some hare scramble races out there and he did have a
20 dispute with zoning and with some of -- with some of
21 the residents that lived out there and some of the
22 folks with horses out there and -- but that was in
23 1999, I believe. Since then, it's just been private
24 use. I mean, we've been out there with four-wheelers
25 some and but I'm sure that's what it's coming from,

1 assuming that since my family is a motorcycle family
2 that two wheels means it's got a motor attached.

3 MR. CREED: So we -- we've actually heard
4 what's going on with the Surdyke motorcycle park out
5 there. And I'm like, first of all, it's Creed. My
6 name is Creed. We ride bicycles. We do like
7 motorcycles but we're not doing it out here. So we
8 joked about saying that like in the intro but then
9 Mitch did a great job setting us up for that so thank
10 you.

11 COMMISSIONER SCHERRER: Other questions for
12 the petitioners?

13 COMMISSIONER SIEBERT: Yes. On the
14 amphitheater, what kind of programs do you think that
15 will --

16 MR. CREED: So we -- we anticipate, you
17 know, like plays in the park. Yeah, definitely --
18 like when we had our pre-meeting, we're not talking
19 Woodstock 1999 down there in the valley. We're not
20 big event promoters. We don't want to put that kind
21 of thing on. We want to have little acoustic jam
22 sessions down there.

23 MRS. CREED: Right. An amphitheater that's
24 like built into the natural architect of the -- the
25 valley. It's -- so basically, you know, it's -- it's

1 built down into the hill to where it's just like
2 outdoor seating. Not like a fold-up, all the seats
3 that are all lined out, that sort of amphitheater,
4 just something like kids' plays, acoustic family
5 events or...

6 COMMISSIONER SIEBERT: One -- one of the
7 reasons I ask, one of the things I was thinking was a
8 conservation agent come down and teach about like you
9 were just talking about the glades and stuff for the
10 kids that's educational.

11 MR. CREED: Oh, yeah.

12 MRS. CREED: Oh, most definitely. I mean,
13 the property has got a lot of opportunity for that.
14 Between the -- and down in the valley the soil is so
15 rich that a community garden; bees, we would love to
16 get bees out there, there's lots of education in that;
17 and just restoring the glades, getting kids involved
18 in understanding what it used to be and how we can get
19 it back to its original state.

20 COMMISSIONER SIEBERT: Thank you.

21 COMMISSIONER SCHERRER: Other questions for
22 the petitioner?

23 (No response.)

24 COMMISSIONER SCHERRER: Thank you.

25 COMMISSIONER SPARKS: I actually have --

1 sorry. I just have two questions.

2 576 acres, very, very large. Everybody
3 said motorcycles sixteen times. What is your plan on
4 -- on enforcement of -- of people who get the bright
5 idea that they're going to bring they're dirt bike
6 down there and tear some stuff up?

7 MRS. CREED: Well, it would tear up the
8 trails so it's --

9 COMMISSIONER SPARKS: True.

10 MR. CREED: They would be removed, asked to
11 leave.

12 COMMISSIONER SPARKS: Okay.

13 MRS. CREED: Yeah, other than signage and
14 law enforcement and rules and that sort of thing.

15 COMMISSIONER SPARKS: Right. Will there be
16 staff that would be --

17 MRS. CREED: Yes.

18 COMMISSIONER SPARKS: -- enforce that?

19 Okay.

20 The second question is you hear the term
21 "quasi" and -- and I understand you do have to make
22 money, this is a big project, and you have to charge
23 things; is there assurance that for the duration of
24 this that -- that there will be public access?

25 And -- and when I ask this, okay, don't

1 take this the wrong way, that this will not turn into
2 a private club in Jefferson County?

3 MRS. CREED: Not at all. And, actually,
4 for us to apply for like our TP grants, we have to
5 have a 25-year agreement, a lease that we're going to
6 make it open to the public so we're very serious about
7 that.

8 COMMISSIONER SCHERRER: All right. Thank
9 you.

10 COMMISSIONER SPARKS: That's all I have.

11 COMMISSIONER SCHERRER: Other questions for
12 the petitioners?

13 COMMISSIONER TUGGLE: Yeah. The -- the
14 pads that you're having to put in, so how are you
15 going to control that?

16 MR. CREED: Repeat that.

17 COMMISSIONER TUGGLE: The motor homes, the
18 pads.

19 MR. CREED: How are we going to control it?

20 COMMISSIONER TUGGLE: Yeah, you's got a
21 period of time they can stay there and then they have
22 to move?

23 MR. CREED: Oh, no, it'll be just like --
24 like Mitch referenced, it'll be like a campground with
25 a host that will go around and with security going

1 around and checking and making sure there's no --
2 nothing going on, quiet times. You can't stay longer
3 than you can, you can't keep your camper looking like
4 that; you can't go through, like I did this, this
5 summer, you can't cross the sewer lines or, you know,
6 yeah, we'll have -- we'll have security and staff to
7 take care of that.

8 COMMISSIONER TUGGLE: Okay.

9 COMMISSIONER SCHERRER: Other questions for
10 the petitioner?

11 (No response.)

12 COMMISSIONER SCHERRER: All right. Thank
13 you. We may call you back.

14 MR. CREED: All right. Thank you.

15 COMMISSIONER SCHERRER: Citizens wishing to
16 be heard that are in favor of the project?

17 Anyone wishing to be heard that is in favor
18 of the project?

19 Please come forward. State your name,
20 address, and that you have been sworn. And it's five
21 minutes allocated for this portion.

22 MR. HARRELL: Oscar. Can you hear me?

23 Check, check.

24 My name's Oscar Harrell. I live at 1015
25 Utility Drive in Arnold, Missouri.

1 COMMISSIONER SCHERRER: And you have been
2 sworn?

3 MR. HARRELL: Yeah, and I have been sworn.

4 COMMISSIONER SCHERRER: Thank you.

5 MR. HARRELL: Now, where's my mic?

6 I -- I'm a United States Marine Corp
7 veteran and an avid cyclist and advocate. I've got
8 some data here for you to consider from the Missouri
9 Tourism Estimates for the Economic Impact. I am also
10 in favor of the Twin (sic) Peaks proposition tonight.

11 From that -- from that report, it's from
12 FY ' 23, the report from Missouri Division of Tourism.
13 A multiday/overnight trip is estimated at \$340 per
14 person and \$100 per person for a local day trip. I am
15 a moderator for the Facebook group, approximately 800
16 followers for the Tuesday Night Ride. Typically,
17 gener -- generates, on average, 25 folks in attendance
18 weekly. For our overall economic impact yearly,
19 that's over \$130,000 and we have been in existence for
20 over ten years so that's just a small -- a small
21 comparison of what the economic impact that could --
22 could be brought here to Jefferson County for that.

23 I -- I'm also on the board of the
24 Bottleneck Bridge Ride, which is a subcommittee of the
25 Jefferson County Growth Association where in our

1 single day in August we had roughly 500 participants
2 to come out and enjoy cycling and the welcoming
3 streets in the countryside of Jefferson County.
4 Bottle -- Bottleneck Bridge Ride economic impact for
5 that one day is estimated at \$45,000 to \$50,000 and
6 that's also been in existence for ten years.

7 As I mentioned, I am a veteran and I -- and
8 I do not speak for all veterans but Twin Peaks will
9 create a place for veterans to decompress with mental
10 health and other things and to help with that -- with
11 that treatment and part of their treatment plans.

12 I implore all of you, tonight, to
13 unanimously approve this and be part of one of
14 Jefferson County's major milestones since its
15 inception in 1818. This will definitely help make
16 Jefferson County and Missouri great again. Thank you.

17 COMMISSIONER SCHERRER: Are there questions
18 for this citizen?

19 (No response.)

20 COMMISSIONER SCHERRER: All right. Thank
21 you, sir.

22 Other citizens wishing to be heard that are
23 in favor of this project?

24 Please come forward. State your name,
25 address, and that you have been sworn in.

1 There is about 2 1/2 minutes left.

2 MS. OTTO: Good evening.

3 COMMISSIONER SCHERRER: Evening.

4 MS. OTTO: My name is Gina Otto. I'm going
5 to move this down.

6 I live at 415 Deer Crossing Drive, Festus,
7 and I've been sworn in.

8 COMMISSIONER SCHERRER: Thank you.

9 MS. OTTO: I'm here to represent the
10 nonprofit organization Trailnet. Trailnet is your
11 local advocate for all things that are walking,
12 biking, anything public transit. The Bottleneck
13 Bridge Ride that he spoke of is a Trailnet classic so
14 I've had the pleasure of working one-on-one with the
15 Creeds for two years now as Trailnet special events
16 manager to help them with the ride. And what they do,
17 their portion is to plan a lot of the kids'
18 activities. And they are just genuinely gen --
19 they're the most genuine people I've ever met that
20 want to give back to their community and help
21 children.

22 And I have a letter from our CEO, if you
23 don't mind, that I'm going to read real quick:

24 This letter is intended to express
25 Trailnet's support for Living Life on 2 Wheels' zoning

1 request to develop a bike park in Jefferson County.
2 Trailnet, I already told you that it was a nonprofit
3 organization dedicated to make biking and walking
4 safer and more accessible for everyone. We proudly
5 stand in support of the Creed family in their
6 visionary effort to increase opportunities for
7 families, runners, walkers, and everyone to enjoy the
8 outdoors. This project aligns with Trailnet's mission
9 to foster active, healthy lifestyles, empower youth,
10 and advance a thriving bike culture.

11 The Creeds have been a long-time advocate
12 for safer biking and walking infrastructure and
13 dedicated sponsors of Trailnet's Bottleneck Ridge
14 Ride, a beloved classic in Festus, Missouri. We
15 believe this bike park will be a transformative asset
16 for the county, community, providing a safe space for
17 families and individuals to engage in physical
18 activity and connect with one another.

19 We urge the Planning and Zoning Commission
20 to approve this change and help bring this exciting
21 vision to life. Together, we can create a healthier,
22 more inclusive future for the region. Sincerely,
23 Cindy Mense, CEO.

24 Thank you very much.

25 COMMISSIONER SCHERRER: All right. Thank

1 you.

2 Are there questions for this citizen?

3 (No response.)

4 COMMISSIONER SCHERRER: All right. Thank
5 you.

6 Other citizens wishing to be heard that are
7 in favor of the project?

8 Citizens wishing to be heard that are in
9 favor?

10 You're in favor?

11 MS. DULLE: Yes. I'm in favor.

12 COMMISSIONER SCHERRER: Name, address, and
13 that you have been sworn in.

14 MS. DULLE: DeAnna Dulle.

15 COMMISSIONER SCHERRER: And you have
16 53 seconds.

17 MS. DULLE: 9560 Sandy Church Road,
18 Hillsboro, Missouri. I'm speaking from --

19 COMMISSIONER SCHERRER: And you have been
20 sworn in?

21 MS. DULLE: And I have been sworn in.

22 COMMISSIONER SCHERRER: Thank you.

23 MS. DULLE: Speaking from a personal view,
24 biking was my son's saving grace when he was going
25 through a very rough period in his life. It was his

1 outlet and continues to be to this day. We need more
2 things like this in our community for our families to
3 come together; kids to hang out with their friends and
4 have record -- recreational things to participate in
5 together. We lost our skating rink where my son spent
6 many hours skating and playing roller hockey.

7 Another aspect of approving this is for the
8 safety concerns. My son rides the roads when trails
9 are not available and has been nearly struck by
10 vehicles on multiple occasion. He prefers to ride the
11 trails over the roads because they are much safer.

12 I -- I -- I think this is a no-brainer that
13 we need this in our community. Please think long and
14 hard about the youth and family unit when making this
15 decision because a lot of people, young and old, could
16 benefit from this biking trails park.

17 COMMISSIONER SCHERRER: Thank you.

18 MS. DULLE: Thank you.

19 COMMISSIONER SCHERRER: You're out of time.

20 Is there quest -- questions for this
21 citizen?

22 (No response.)

23 COMMISSIONER SCHERRER: All right. Thank
24 you.

25 That portion of the meeting has expired.

1 Citizens wishing to be heard that are in
2 opposition?

3 Citizens wishing to be heard that are in
4 opposition to this petition?

5 (No response.)

6 COMMISSIONER SCHERRER: Does the petitioner
7 have anything else they would like to add?

8 (No response.)

9 COMMISSIONER SCHERRER: Discussion amongst
10 commissioners?

11 COMMISSIONER TAYLOR: Just, yeah, back --
12 back up for a minute. I have a question for Mitch.

13 You listed the five -- five permitted
14 primary land uses. I'm just curious where a general
15 store and a commercial restaurant fits in with those
16 five?

17 MR. BAIR: Let me look to make sure I'm
18 answering.

19 COMMISSIONER TAYLOR: It's on page 14.

20 MR. BAIR: Yep. That would fall in as --
21 well, with the -- it would technically be an ancillary
22 use underneath those for either the recreation, for
23 definitely the banquet facility but, I mean, if -- if
24 you would like that clarified, it could be added in as
25 an overt permitted use.

1 COMMISSIONER TAYLOR: I think it'd be a
2 good idea if we could add that. I have no problem
3 with -- with those uses being -- being allowed but...

4 MR. BAIR: Yep. We can make that overt,
5 yeah. We listed those primary ones because all the
6 other uses fall underneath those. Yep.

7 COMMISSIONER SCHERRER: Other discussion
8 amongst commissioners?

9 COMMISSIONER SPRAUL: Yeah. I just wanted
10 to talk a little bit amongst us here. I think this is
11 probably going to be a really good idea that we go
12 through with, with this plan that we have in front of
13 us 'cause this will give the county the ability to
14 still have a role in what's going to happen;
15 otherwise, we're just going to have to trust. By
16 doing it like this, by approving the planning like
17 this, the county has a role, code enforcement has a
18 role, we have an ability to have a voice in the
19 project ongoing. So I think it's going to happen
20 anyway; I think if we went with this, we'd have the
21 maximum ability to have some -- some kind of control
22 over the project so I -- I'm in favor of it but I'd
23 like to go with the -- with it as written here.

24 COMMISSIONER SCHERRER: Thank you.

25 Other discussion amongst commissioners?

1 (No response.)

2 COMMISSIONER SCHERRER: I make a motion
3 that PM24077 be approved as presented by staff.

4 Is there a second?

5 COMMISSIONER TUGGLE: Second.

6 COMMISSIONER SCHERRER: Who did that?

7 MR. KEHM: Mr. Chair, before you vote --

8 COMMISSIONER SCHERRER: Yeah.

9 MR. KEHM: -- I want to ask if your motion
10 includes the two uses that Mr. Taylor --

11 COMMISSIONER SCHERRER: Yes.

12 MR. KEHM: -- spoke. Okay.

13 COMMISSIONER SCHERRER: Yes.

14 MR CORDES: Thank you, Dennis. I was going
15 to ask that myself.

16 COMMISSIONER SCHERRER: And I have one more
17 question here so give me just a second.

18 The slides that the petitioner had you
19 forward with them, was that entered into your original
20 plan?

21 MR. BAIR: This presentation?

22 COMMISSIONER SCHERRER: Yes.

23 MR. BAIR: No, but it will be entered -- I
24 would recommend you enter that.

25 COMMISSIONER SCHERRER: Okay. So we -- I

1 need to withdraw my motion. We need to submit that
2 into evidence.

3 MR. KEHM: It's part of the file.

4 COMMISSIONER SCHERRER: It is part of the
5 file.

6 MR. KEHM: So it comes in as part of the
7 file.

8 COMMISSIONER SCHERRER: Okay. Then I do
9 not withdraw my motion.

10 Commissioner Scherrer made a motion that
11 PM24077 be approved as presented by staff with the two
12 recommendations that were voiced by Commissioner
13 Taylor; it was seconded by Commissioner Tuggle.

14 Madam Secretary, will you please call roll?

15 A yes vote is for approval; a no vote is
16 for denial.

17 MS. ROESCH: Danny Tuggle.

18 COMMISSIONER TUGGLE: Yes.

19 MS. ROESCH: Mike Huskey.

20 COMMISSIONER HUSKEY: Yes.

21 MS. ROESCH: Steve Taylor.

22 COMMISSIONER TAYLOR: Yes.

23 MS. ROESCH: Jonathan Sparks.

24 COMMISSIONER SPARKS: Yes.

25 MS. ROESCH: Jessie Scherrer.

1 COMMISSIONER SCHERRER: Yes.

2 MS. ROESCH: Jeffrey Spraul.

3 COMMISSIONER SPRAUL: Yes.

4 MS. ROESCH: Chris --

5 COMMISSIONER MOENSTER: Moenster. Just act

6 like that O's not there.

7 MS. ROESCH: I know. In my brain --

8 COMMISSIONER MOENSTER: It's okay.

9 MS. ROESCH: -- it's all good. Moenster,

10 yes.

11 COMMISSIONER MOENSTER: Yes.

12 MS. ROESCH: Mike Siebert.

13 COMMISSIONER SIEBERT: Yes.

14 MS. ROESCH: Motion carries unanimously.

15 (Audience outburst.)

16 COMMISSIONER SCHERRER: PM24077 passes

17 unanimously.

18 (Audience outburst.)

19 COMMISSIONER SCHERRER: Do we need to take

20 a break?

21 MR. BAIR: I would take a break and let

22 them clear.

23 COMMISSIONER SCHERRER: We will take a

24 brief break and we will be back in about three

25 minutes.

1 (There was a recess from 7:27 p.m. to
2 7:31 p.m.)
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1 COMMISSIONER SCHERRER: Okay. Here we go.

2 Next up is PP24078 and this is a
3 preliminary plat for Hummingbird Estates.

4 Mr. Cordes, I believe you have something
5 you would like to add.

6 MR. CORDES: Absolutely. Thank you so
7 much, Mr. Chair.

8 And this is, in part, a refresher for
9 everybody and, in part, also, 'cause we have a couple
10 of recently added commissioners. So, obviously, the
11 case that you heard prior to this was a -- a rezoning
12 and development plan application. You hear a lot of
13 both rezoning and development plan applications. The
14 case you're going to hear next is actually a
15 preliminary plat. And I'm speaking to you because
16 there's a little bit different standard dealing with a
17 preliminary plat.

18 Platting, and the caselaw in Missouri is
19 very clear on this, platting is a ministerial act.
20 Now, there may be times when there's discretionary
21 functions in platting and that's when an applicant is
22 coming forward with modifications or variances from
23 the county's code. But with respect to preliminary
24 platting, if the applicant has a plat that complies
25 with our code, you believe it complies with our code,

1 then there really isn't any discretion that you have
2 as commissioners; you need to -- you need to approve
3 the plat if it complies with the code.

4 Are there any questions about that?

5 (No response.)

6 MR. CORDES: Okay. Thank you, all.

7 COMMISSIONER SCHERRER: Thank you, sir.

8 Mr. Jump.

9 MR. JUMP: Thank you, Commissioner
10 Scherrer.

11 This is Case No. PP20-- or 24078 for
12 Hummingbird Estates. It is a preliminary plat
13 approval for Case PP24078, Hummingbird Estates.

14 A little bit about the subject property:
15 It's just north of the intersection of Cedar Springs
16 Road and Marko Drive in the Cedar Hill area. The
17 property is currently vacant and heavily vegetated and
18 wooded. The frontage of the property does include
19 about 232 feet of frontage along Cedar Springs Road,
20 which is a county-maintained road. There are some
21 elevation change (sic) in the property as exhibited by
22 the topographical map that you're going to see in just
23 a couple minutes but they are pretty gentle changes in
24 topography. And there are no issues of floodway,
25 floodplain, and no stream orders that traverse the

1 property.

2 This is the zoning map. The parcel, the
3 little L-shaped parcel here, was rezoned in 2004 to
4 R10; that is the parcel the plat is taking place on or
5 that has been petitioned for. So that gives you an
6 idea, the surrounding zoning is R10 and R40. There is
7 a mixture of both but those are the primary two zoning
8 designations with an R10 subdivision just north. This
9 might look familiar to you guys 'cause we had a
10 rezoning petition just by this, I believe, in the last
11 meeting to rezone to R10 as well.

12 This is the topographical map. I'm showing
13 you those sort of gentle topography. Those are
14 10-foot contours so not -- not as extreme as some of
15 the property you see around the county but it does
16 have some gentle sloping topography.

17 This is the submitted plan. I'm going to
18 go over some -- some broad overview of like what --
19 what's in the plan real quick. It has twelve lots for
20 twelve single-family homes. They range in size,
21 sorry. They're all over 10,000 square feet, which are
22 the minimum, and they go up to about -- I think
23 there's about -- there's a couple 12,000 square foot
24 lots. They have a 30-foot -- 34-foot right-of-way
25 with 28-foot wide streets and 5-foot sidewalks outside

1 of the right-of-way which does comply with our code
2 with parking composed on one side. Again, the minimum
3 is 28 feet wide to do that. They have a common ground
4 and stormwater runoff detention located in sort of the
5 bottom southeastern part of the property. All the
6 lots appear to conform with our code and in form -- in
7 terms of size and shape as well. So that's the sort
8 of broad overview of the preliminary plat plan.

9 These are some photos from the site. Kind
10 of looking at the neighboring properties. That is a
11 photo of the property. These are two photos of
12 neighboring properties. And that's kind of looking
13 out on Cedar Springs Road approximately from where the
14 entrance is located.

15 Our analysis: So it has twelve lots for
16 single-family residential homes. They range in size
17 from 10,049 square feet to 12,130 square feet. It has
18 one main access point that comes from Cedar Springs
19 Road, a county-maintained road. The Public Works
20 Department was notified of this which we'll see a
21 little bit. They have a couple of minor things to say
22 about that too. Only one access point is required.
23 The density permitted by the UDO is 4 units an acre.
24 The density of the development is just over 3 units an
25 acre so it falls under that requirement. And the

1 development provides a variety of lot sizes for new,
2 single-family homes that are aligned with the
3 standards set forth by the UDO under the proposed R10
4 zone district.

15 So with that being said, staff does
16 recommend approval of PP24078 subject to the
17 regulatory requirements and departmental comments.

I'd be happy to take any questions.

19 COMMISSIONER SCHERRER: Thank you, sir.

20 Are there questions for staff?

1 MR. JUMP: They have to, yeah.

2 COMMISSIONER MOENSTER: It's -- it's

3 normal?

4 MR. JUMP: Yep.

5 COMMISSIONER MOENSTER: Okay. Thank you.

6 MR. JUMP: Yeah. And they don't always

7 locate them on these preliminary plat plans because

8 they kind of tend to wait to give Ameren what they --

9 what they want to do and then Ameren will come and

10 say, yeah, we need them here, here, and here. So it's

11 -- it's pretty common not to have them located at this

12 stage but they would -- they would -- they would have

13 to be incorporated into their final improvement plans.

14 COMMISSIONER MOENSTER: Okay. Thanks.

15 MR. JUMP: Yep.

16 COMMISSIONER SCHERRER: Other questions for

17 staff?

18 (No response.)

19 COMMISSIONER SCHERRER: Is the petitioner

20 present?

21 Please come forward. State your name,

22 address, and that you have been sworn in.

23 MR. GOVERO: Dan Govero with Govero Land

24 Services, 5929 Old State Road, Imperial, Missouri, and

25 I have been sworn in.

1 COMMISSIONER SCHERRER: Thank you. You do
2 have five -- ten minutes, I'm sorry. Ten minutes for
3 you and your supporting consultants.

4 MR. GOVERO: And as -- as they said, it's a
5 pretty straightforward. It's twelve lots. Ground
6 lots, doesn't like pads. We do have to have a grinder
7 pump, pressure-type sewer system because the sewers
8 are not any gravity down that way so we've got that
9 included in the plan. We're complying with all the
10 codes, as he said, so I think we're doing about
11 everything we need to do. And I really don't want to
12 drag it out so I think we just need per -- permission
13 to go move ahead and get full plans and I think it's
14 going to be pretty good for the area. And the
15 surrounding area, we fit right in with that. So if
16 there's any questions, I'd be happy to answer them.

17 COMMISSIONER SCHERRER: I -- I do have one.
18 You mentioned sewers, are you talking single-home pump
19 stations or are you talking a community pump station?

20 MR. GOVERO: Single home.

21 COMMISSIONER SCHERRER: Okay. So each
22 house would be on its own pump station --

23 MR. GOVERO: Yes.

24 COMMISSIONER SCHERRER: -- to a -- to a
25 private or a public forced main and then --

1 MR. GOVERO: It'll be a public forced main
2 but then each house will have the individual units.

3 COMMISSIONER SCHERRER: Okay. Other
4 questions for the petitioner?

5 (No response.)

6 COMMISSIONER SCHERRER: Do you have any
7 supporting consultants?

8 MR. GOVERO: No.

9 COMMISSIONER SCHERRER: All right. Thank
10 you.

11 MR. GOVERO: Thank you.

12 COMMISSIONER SCHERRER: We may call you
13 back.

14 Citizens wishing to be heard that are in
15 favor of the project?

16 Citizens wishing to be heard that are in
17 favor?

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

20 MR. SCHEIDLE: My name's Ronald Scheidle,
21 2238 Cook Road. Yes, I have been sworn in.

22 COMMISSIONER SCHERRER: Thank you.

23 MR. SCHEIDLE: I am the owner, builder,
24 slash, developer of this said property. I've been
25 building homes probably about 35 years in the

1 Jefferson County area. I have developed several
2 pieces of ground. Our plan is to -- when it's fully
3 developed our base price on homes will probably be 250
4 up to 300.

5 I built another house over in Osage Trails
6 similar to what we build here and it sold for \$300,000
7 so it'll be a nice, vinyl-siding, maintenance-free
8 home; brick-and-stone front; two car garages. I do
9 believe it'll be a nice project when we're done. I've
10 done several already.

11 Any questions I'll be happy to answer.

12 COMMISSIONER SCHERRER: Questions for this
13 citizen?

14 MR CORDES: Oh, and, sir, thank you so much
15 for coming tonight.

16 Sir -- sir, just for future reference,
17 though, if you're ever here on another hearing your
18 comments really need to be as part of your report so
19 you -- as part of the initial report, not in the
20 citizens in favor, so.

21 MR. SCHEIDLE: I'm in favor.

22 MR. CORDES: Oh, no, I understand that but
23 you're also the applicant and there is a specific rule
24 in their rules that, basically, says that the
25 applicant speaks in his -- in the initial

1 presentation, not -- isn't in the -- the portion that
2 you're speaking under, so, does that make sense?

3 MR. SCHEIDLE: No, but that's fine.

4 MR. CORDES: Okay. But, no, basically
5 there's -- there is a rule that they have that says
6 applicants speak in the applicant portion and not --
7 they're prohibited from speaking in the citizens in
8 favor.

9 MR. SCHEIDLE: Oh, I didn't know that I was
10 allowed to speak under Danny's ten minutes. I'm
11 sorry.

12 MR. CORDES: Yeah. Yeah. That's actually
13 when you should have been speaking so it's probably
14 kind of no harm no foul.

15 MR. SCHEIDLE: Okay.

16 MR. CORDES: But just for future reference.

17 MR. SCHEIDLE: I was unaware of that.

18 MR. CORDES: Yeah. And I knew -- I knew it
19 was not malicious on your part. I just wanted to let
20 you know for future reference --

21 MR. SCHEIDLE: Okay. All right.

22 MR. CORDES: -- that you should speak with
23 -- right after Mr. Govero's part of the initial
24 portion.

25 MR. SCHEIDLE: Okay.

1 MR. CORDES: Thank you so much, sir.

2 COMMISSIONER SCHERRER: I can add that time
3 to the minutes --

4 (Overlapping conversation.)

5 MR. CORDES: Yeah, I --

6 COMMISSIONER SCHERRER: -- Mr. Govero's ten
7 minutes.

8 MR. CORDES: And it's a no harm no foul. I
9 just wanted him to know in the event he ever comes
10 back or in the event just generally.

11 COMMISSIONER SCHERRER: I will add that
12 testimony to the original ten minutes.

13 And we will start off with any citizens
14 wishing to be heard that are in favor of this project?

15 Citizens wishing to be heard that are in
16 favor of the project?

17 (No response.)

18 COMMISSIONER SCHERRER: Citizens wishing to
19 be heard that are opposed to the project?

20 Any citizens wishing to be heard that are
21 opposed to the project?

22 (No response.)

23 COMMISSIONER SCHERRER: Does the petitioner
24 have anything else they would like to add?

25 (No response.)

1 COMMISSIONER SCHERRER: Discussion amongst
2 commissioners?

3 (No response.)

4 COMMISSIONER SCHERRER: Is there a motion
5 to approve or deny?

6 COMMISSIONER SIEBERT: I have got some
7 questions.

8 COMMISSIONER SCHERRER: Okay. Sorry. Go
9 ahead.

10 COMMISSIONER SIEBERT: On the proposed
11 offset from existing driveway -- sorry.

12 The proposed offset from the existing
13 driveway does not meet the offset requirements, it is
14 noted that the developer is requesting a deviation.

15 Can we deny that but go ahead with the --

16 COMMISSIONER SCHERRER: You could but I
17 wouldn't recommended it because it is --

18 MR. KEHM: Yeah, that -- so those
19 deviations are handled not by you all, those are
20 handled by --

21 COMMISSIONER SCHERRER: Yeah.

22 MR. KEHM: -- staff.

23 COMMISSIONER SIEBERT: Got it. Thank you.

24 COMMISSIONER SCHERRER: And a lot of times
25 the reason that there's a deviation request is there's

1 no other place to put it. I don't know if that's the
2 case but we see that a lot.

3 MR. JUMP: Yeah. It is the case. Yeah.

4 COMMISSIONER SCHERRER: Okay. That's --
5 that's kind of what I thought.

6 Other discussion amongst commissioners?

7 (No response.)

8 COMMISSIONER SCHERRER: Is there a motion
9 to approve or deny?

10 COMMISSIONER TAYLOR: I'll move to approve.

11 COMMISSIONER SPRAUL: Second.

12 COMMISSIONER SCHERRER: Okay. Commissioner
13 Taylor made a motion to approve PP24078; it was
14 seconded by Commissioner Spraul.

15 All in favor?

16 COMMISSION: Aye.

17 COMMISSIONER SCHERRER: Opposed?

18 (No response.)

19 COMMISSIONER SCHERRER: PP24078 is approved
20 unanimously.

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1 COMMISSIONER SCHERRER: Next up, PI24081, a
2 request for a revised development plan for H-J
3 Enterprises.

4 Did I miss one here?

5 MR. KEHM: Yes.

6 COMMISSIONER SCHERRER: Sorry. I'll back
7 up.

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1 COMMISSIONER SCHERRER: Next up is VR24080,
2 a request for a variance located at 32 Huntleigh
3 Woods. And I guess all we had on this is the
4 stormwater's?

5 MR. JUMP: Yeah. I'll put up real quick
6 the property to give you guys some sense. All that's
7 in the presentation is what you have in front of you.
8 So this is case VR24080. They're requesting relief
9 from the Stormwater Stream Buffer Code.

10 This is the piece of property. This is the
11 stream buffer. They were looking to locate a pool, I
12 believe, kind of somewhere in here. And then the
13 stormwater analysis that you guys had that they are
14 recommending denial.

15 COMMISSIONER SCHERRER: Okay. Questions
16 for staff?

17 (No response.)

18 COMMISSIONER SCHERRER: Is the petitioner
19 present?

20 MR. JOHNSON: Yes.

21 COMMISSIONER SCHERRER: Please come
22 forward. State your name, address, and that you have
23 been sworn in. You and your supporting consultants
24 are allowed ten minutes.

25 MR. JOHNSON: My name is Ron Johnson. I

1 live at 32 Huntleigh Woods, Barnhart, Missouri. I
2 have been sworn in.

3 COMMISSIONER SCHERRER: Thank you.

4 MR. JOHNSON: So the only thing we're doing
5 is we're going to take the topography of the dirt out
6 of the ground and put a pool in. And there's a ditch
7 that's, approximately, 50 feet away from the house and
8 it's a dry ditch. It's just a storm water ditch. And
9 the water that I've -- since I've been there, we had
10 8 inches of rain in May and it did not come out of
11 that -- that ditch or anything and it didn't flood
12 anywhere.

13 They're saying that the water -- where is
14 the water going to go for the three other people that
15 live down the street from me. That doesn't even leave
16 anywhere. There's three other houses down the way.
17 And that's what I was told by Michael, the gentleman
18 that came across with the -- the denial letter.

19 COMMISSIONER SCHERRER: Okay. Is there
20 anything else you'd like to add?

21 MR. JOHNSON: Yeah. The pool is a lot
22 closer to the house and it's -- the actual edge of the
23 pool is, approximately, 20 feet away from the
24 beginning part of the ditch.

25 COMMISSIONER SCHERRER: Okay.

1 MR. JOHNSON: That thing's like 50-foot
2 wide and that's where, I guess, the -- like if you
3 look at the -- the left side, that's a hill and
4 there's nothing behind it or anything. And then where
5 the home is at, that's all flat right there, and then
6 the ditch sinks down, approximately, 3 to 4 feet and
7 it's probably 10 feet wide. It's down in the ditch.

8 COMMISSIONER SCHERRER: Okay.

9 MR. JOHNSON: We're not affecting the ditch
10 at all.

11 COMMISSIONER SCHERRER: Is that all you
12 have?

13 MR. JOHNSON: Yes.

14 COMMISSIONER SCHERRER: Did you need to
15 talk, sir?

16 MR. WIDEMAN: I can. My name's Rodney
17 Wideman. I live at 913 Wellington Ridge in Festus,
18 Missouri, and I've been sworn in.

19 COMMISSIONER SCHERRER: Okay.

20 MR. WIDEMAN: Yeah, really the pool's not
21 anywhere close to where the -- the ditch is. And,
22 like he said, there's no running water or anything.
23 It's just basically runoff if you've got a heavy rain.
24 And I'm the one that's going to be building the pool.
25 There's really nowhere else on the property we could

1 put it that's not going to be any further away. That
2 one portion, the top side, you can see, has a
3 driveway. The bottom side is his septic system. So
4 we just don't have anywhere else. If we can't get it
5 approved, we've got a lot of time and effort in it so
6 far. There's nowhere else we can -- we can go with
7 it; if there was, we would try to put it somewhere
8 else.

9 He also has a number of neighbors with
10 other structures in the same area and it doesn't seem
11 to be affecting or cause any problems in the area.

12 COMMISSIONER SCHERRER: Okay. Anything
13 else you'd like to add?

14 MR. WIDEMAN: I think that's it.

15 COMMISSIONER SCHERRER: Questions for
16 either of these two folks?

17 COMMISSIONER SPARKS: I -- I have a
18 question. Has this project already started?

19 MR. WIDEMAN: No.

20 COMMISSIONER SPARKS: So there's no hole in
21 the back area?

22 MR. WIDEMAN: No.

23 COMMISSIONER SPARKS: Okay. Thank you.

24 COMMISSIONER SCHERRER: Other questions for
25 petitioners?

1 (No response.)

2 COMMISSIONER SCHERRER: So you stated that
3 -- is this map orientated to the north?

4 So to the south of the home --

5 MR. JUMP: Yeah.

6 COMMISSIONER SCHERRER: -- that's where
7 your drain field and septic and stuff like that is?

8 MR. JUMP: So you're not -- the -- the
9 stream buffer is 25 feet from the top of bank both
10 sides. So that's not -- you're -- you're pretty
11 close. It's about 50 feet for the buffer itself. And
12 I believe you said that you're -- you're about 20 --
13 you -- you're really probably encroaching about 5 to
14 10 feet --

15 MR. JOHNSON: Yes, sir.

16 MR. JUMP: -- roughly.

17 MR. JOHNSON: Maybe. Maybe. Maybe 5 feet.

18 MR. JUMP: Yeah. So that -- and you're --
19 you're on the -- just so I get the orientation you're
20 on the --

21 MR. WIDEMAN: On the west side.

22 MR. JUMP: -- western side of it, yeah. So
23 I -- that -- that's important to remember, yeah.

24 COMMISSIONER SCHERRER: Okay. Okay. Is
25 there anything else you'd like to add?

1 MR. WIDEMAN: Well, the, I guess, eastern
2 side, that's a bluff that goes pretty well straight up
3 so I know there is area in this property, it's just
4 not feasible to put a pool in that area. The only
5 flat spot faces that little bit of buffer zone and to
6 the west of it between his house.

7 COMMISSIONER SCHERRER: Okay. Other
8 questions for the petitioner?

9 (No response.)

10 All right. We will --

11 COMMISSIONER SPARKS: Yeah.

12 COMMISSIONER SCHERRER: Oh, I'm sorry. Go
13 ahead.

14 COMMISSIONER SPARKS: I just had one last
15 question. Do you have any concern that you -- that --
16 I don't know how large this pool is going to be. Do
17 you have any concern that in the event that there is
18 an overflow that the chemicals you're using in that
19 pool are just going to be put into the whole water
20 system, I mean, you as a person would be, you know,
21 concerned about that, if there was ever an instance
22 where that would happen?

23 MR. WIDEMAN: No, sir.

24 COMMISSIONER SPARKS: You don't have any
25 concern about it?

1 MR. WIDEMAN: No, because there -- the
2 water's going to have to come up, he's got -- he's got
3 a full basement under his house and his pool's going
4 to be --

5 MR. JOHNSON: (Inaudible overlapping
6 conversation.)

7 MR. WIDEMAN: -- level with his upper, with
8 his main level --

9 MR. JOHNSON: It's going to go into my
10 basement before it goes -- before --

11 MR. WIDEMAN: It'll flood out the basement
12 of his house --

13 MR. JOHNSON: -- before it comes into --
14 goes into the pool.

15 COMMISSIONER SCHERRER: Okay.

16 MR. JOHNSON: And the neighbor that's down
17 below me, he has a pool as well.

18 COMMISSIONER SCHERRER: Did you have a
19 question?

20 COMMISSIONER SPRAUL: Yeah. You mentioned
21 that it's never come there before. How long have you
22 lived there?

23 MR. JOHNSON: I've lived there one year.
24 I have a friend that's lived in the subdivision, I
25 helped him build his house in 1997, and he's been

1 there since then. And he said he has to drive through
2 the entire subdivision and he said this May was the
3 worst rain that they've ever seen in the entire
4 subdivision and it did not flood.

5 COMMISSIONER SPRAUL: Okay. Cool. Thank
6 you.

7 COMMISSIONER SCHERRER: Other questions for
8 the petitioner?

9 (No response.)

10 COMMISSIONER SCHERRER: All right. Thank
11 you.

12 Citizens wishing to be heard that are in
13 favor of this project?

14 Anyone wishing to be heard that is in favor
15 of the project?

16 (No response.)

17 COMMISSIONER SCHERRER: Citizens wishing to
18 be heard that are opposed to the application?

19 Citizens wishing to be heard that are
20 opposed to the application?

21 (No response.)

22 COMMISSIONER SCHERRER: Does the petitioner
23 have anything else they'd like to add?

24 MR. JOHNSON: No, sir.

25 COMMISSIONER SCHERRER: Thank you.

1 Discussion amongst -- actually, I would
2 like to call Mr. Michael Cook, if he's here, to answer
3 some questions for us.

4 MR. KEHM: He is not here.

5 COMMISSIONER SCHERRER: He is not here,
6 okay.

7 MR. KEHM: I -- I just -- I want to add one
8 thing to just -- we don't deal with these all that
9 often; we don't deal with them at all. But those
10 stream buffers and the streams that they are applied
11 to are based off of the U.S. Geological Survey Maps.
12 Those are all on blue line USGS maps, okay. So I
13 understand what -- what they're saying is, oh, there
14 doesn't appear to be any water in there or whatever
15 but that is a federally recognized stream channel
16 there for what that's worth.

17 COMMISSIONER SPARKS: Do you know how often
18 they're updated?

19 MR. KEHM: That I do not know.

20 COMMISSIONER SPARKS: USGS.

21 MR. KEHM: But I do know that when we first
22 adopted stream buffers, that is how they came about.
23 They were based on all the USGS streams.

24 MR. JUMP: They just did the adoption in
25 '19, I think.

1 MR. KEHM: 2019 was the last.

2 MR. JUMP: Yeah.

3 COMMISSIONER SPARKS: 'Cause -- 'cause water
4 changes.

5 MR. KEHM: It -- it certainly does.

6 MR. JUMP: When they adopted new -- I'm
7 pretty sure they adopted -- when they adopted the new
8 flood maps this last -- past time they also adopted
9 new stream maps.

10 COMMISSIONER SCHERRER: Right. In '19?

11 MR. JUMP: Yeah '19, '20.

12 COMMISSIONER SCHERRER: And did you make
13 mention earlier that they would be encroaching into
14 this stream order 5 to 10 feet?

15 MR. JUMP: Yeah. So I was just trying to
16 get the math correct of what he was describing so you
17 guys had an accurate picture of what was being
18 proposed.

19 Yes, it's correct that that is a 50-foot
20 wide buffer area, from top of bank on both sides
21 25 feet. And he -- the -- the petitioner mentioned
22 that they're 20 feet from that -- that middle of it,
23 essentially, so they're basically, you know, deducing
24 that they're going to be about 5 feet into the buffer,
25 yes.

1 MR. KEHM: Yeah. I just don't understand
2 how that makes any sense because it looks to me like
3 the edge of that buffer is right against the edge of
4 the --

5 COMMISSIONER SPRAUL: The house.

6 MR. KEHM: -- house.

7 COMMISSIONER SPRAUL: It'd be right in the
8 middle. The pool would be right in the middle of it.

9 MR. KEHM: That's -- that's -- that's what
10 it appears to be.

11 COMMISSIONER SCHERRER: Yeah, it's -- it's
12 really kind of hard tell with that picture. I wish we
13 had a drawing or --

14 COMMISSIONER SPRAUL: We'll, you've got the
15 creek right down the middle.

16 COMMISSIONER SCHERRER: Yeah, I understand
17 that but, you know. Yeah, either way.

18 So discussion amongst commissioners?

19 Motion to approve or deny?

20 COMMISSIONER MOENSTER: Discussion, please.

21 COMMISSIONER SCHERRER: Yes.

22 COMMISSIONER MOENSTER: After last month's
23 meeting, I put in a text with the county executive and
24 asked that Stormwater Division be represented when we
25 have stormwater issues on there and I'm wondering if

1 Mr. Cook is here.

2 COMMISSIONER SCHERRER: I already asked
3 that.

4 COMMISSIONER MOENSTER: Okay. Missed it.
5 Sorry.

6 COMMISSIONER SCHERRER: Yeah, that's okay.

7 COMMISSIONER MOENSTER: Okay.

8 COMMISSIONER SCHERRER: No, I specifically
9 asked if Mr. Cook was in --

10 COMMISSIONER MOENSTER: Sorry about that.

11 COMMISSIONER SCHERRER: -- in attendance so
12 that we could ask him questions. I was informed he is
13 not here so we don't have anybody to ask questions to.

14 COMMISSIONER MOENSTER: My apologies.

15 COMMISSIONER SCHERRER: No, that's okay.

16 Other discussion amongst commissioners or a
17 motion to approve or deny?

18 COMMISSIONER SPRAUL: Just real quick
19 discussion, just super quick. He did give us written
20 information about what he's -- thinks about the plan.
21 And it's very clear he's -- he is requesting us to
22 deny it. I'm -- I'm -- as a commissioner, I'm loathe
23 to go against their recommendation so I just want to
24 put that out there.

25 COMMISSIONER MOENSTER: So if we're -- if

1 we're going to discuss his recommendation, it says,
2 The installation of the pool can be completed outside
3 the stream bumper -- buffer without causing any
4 disruption to the property. The pool installer and
5 the property owner just stated that the only other
6 place in the yard it could go is where his septic
7 system is so I'm concerned about the accuracy of this
8 report when he's not here to answer questions.

21 COMMISSIONER SPRAUL: Oh, I agree.

22 COMMISSIONER SCHERRER: So they're --

23 COMMISSIONER SPRAUL: And I don't think a
24 pool will fit.

25 COMMISSIONER SCHERRER: Right. Exactly.

1 COMMISSIONER SPRAUL: Yeah, I don't think
2 it will fit.

3 COMMISSIONER SCHERRER: So his comment that
4 says there's other places on the property that's
5 suitable to place this and then on top of his not
6 being here to answer our questions or back up his
7 statement gives me concern. And I am not opposed to
8 this project, I'll just say that.

9 MR. BAIR: Mr. Chairman --

10 COMMISSIONER SCHERRER: Yes, please.

11 MR. BAIR: -- members of the Commission, if
12 I could just interject for a second. Mr. Cook had an
13 intention to be here. He had a conflict that could
14 not be rescheduled, so apologies. We'll -- I'll let
15 you know that. There is a solution to address these
16 in the code. Again, it's weird that we are making --
17 sorry. I'm going to talk with my hands.

18 It's -- it's weird to me and it has been
19 since I started that you're -- we are providing
20 variances to something that is not within our code,
21 right, so it's in Chapter 500, so we're going to take
22 attempts to deal with that. So, again, I wanted to
23 kind of let you guys know, it -- it's not that Mike
24 didn't want to be here; Mike could not be here
25 tonight. So that is fair, right?

1 It was reported what had -- you know, the
2 frustration at the last meeting was reported. So,
3 number one, to let you know about that. And then,
4 number two, let you know that, hopefully, very soon in
5 the new year there will be a solution which means you
6 will not see these.

7 COMMISSIONER SPRAUL: Awesome. Even
8 better.

9 MR. BAIR: Okay. Now, does that address
10 the request before you here, tonight, no. But my
11 conversation with Mr. Cook about this, knowing as much
12 as I can know by not being the stormwater guy, was
13 that it did not meet any of the requirements or the
14 criteria, much like -- like when we grant a variance
15 in front of the Board of Adjustment. You know,
16 technically, there are criteria that must be met for
17 that to be granted. In his opinion, that did not --
18 that was not satisfied.

19 Now, if there wasn't enough information or
20 a scalable drawing to get that deviation, then that
21 may be something fair to -- and I hate to say this --
22 continue it until you require more information and
23 that that can be looked at more -- unless you're
24 comfortable in denying or, on the converse, approving
25 that tonight based on, like you said, the applicant's

1 testimony that there is a septic field there.

2 COMMISSIONER SPRAUL: Well, if we wait
3 until next month and then it changes -- the process
4 changes, it won't --

5 MR. BAIR: Well, it won't change by next
6 month. That's what I said, I mean, this -- well, I
7 like to move fast and that's why I tell everybody I
8 like to just do it. But we're -- we still have to go
9 through a process to amend that code, right.

10 And so it's much like the driveways which
11 is, you know, going to come up later. That's being
12 done because of an amendment that happened within --
13 within Public Works section on driveways that we need
14 to be consistent with the UDO. That took months to
15 happen. So I would imagine you'll probably see it
16 late first quarter in '25 but it's not -- it's not
17 going to happen in time to rescue you from this
18 decision.

19 COMMISSIONER SPRAUL: All right.

20 COMMISSIONER SCHERRER: So you -- you --
21 you made mention, and I'm going to kind of deviate
22 here for just a second.

23 MR. BAIR: Pun intended?

24 COMMISSIONER SCHERRER: Huh?

25 MR. BAIR: Pun intended?

1 COMMISSIONER SCHERRER: Yes.

2 You mentioned the case that was left over
3 from last month. Is that even back on an agenda yet?

4 We -- so we -- we tabled the meeting, we
5 tabled a decision because we didn't have enough
6 information to make a decision. And, now, this guy's
7 floating around out here in limbo; he can't continue
8 his project because he's waiting to get back on an
9 agenda somewhere and that's why I don't like tabling
10 these.

11 MR. BAIR: Would you like me to push it to
12 be -- would you like me to push to have it untabled
13 for your next meeting?

14 COMMISSIONER SCHERRER: I, you know, again,
15 this is probably a conversation for another time
16 but --

17 MR. BAIR: Uh-huh.

18 COMMISSIONER SCHERRER: -- I think we need
19 to move forward with this one tonight. But I was just
20 making a statement, that's why I don't like to table
21 these things. We're affecting people's lives here.

22 MR. BAIR: Understood. Yep.

23 COMMISSIONER SCHERRER: And I would be
24 really upset if it was my project and I was waiting on
25 somebody to put me back on the calendar.

1 So is there discussion amongst the
2 commissioners or a motion to approve or deny?

3 COMMISSIONER SPRAUL: I'll make a motion to
4 deny the request for variance.

5 COMMISSIONER SCHERRER: Commissioner Spraul
6 made a motion to deny -- now, wait a second.

7 So let's just be clear on our language. If
8 you're denying the application, would you essentially
9 be approving the --

10 MR. CORDES: A yes vote is in favor of the
11 denial.

12 COMMISSIONER SCHERRER: Okay. So -- so are
13 you okay with your motion?

14 COMMISSIONER SPRAUL: Yes.

15 COMMISSIONER SCHERRER: Okay. So your mot
16 -- making a motion to approve VR240 --

17 COMMISSIONER SPRAUL: No.

18 COMMISSIONER SCHERRER: Deny?

19 COMMISSIONER SPRAUL: Deny.

20 COMMISSIONER SCHERRER: I'm just -- I just
21 want to be clear. Spell it out for me. Make it
22 simple.

23 COMMISSIONER SPRAUL: I want to say no.

24 MR CORDES: Yeah.

25 COMMISSIONER SCHERRER: No to what?

1 No to the application or no to denying it?

2 COMMISSIONER SPRAUL: No to the
3 application.

4 COMMISSIONER SCHERRER: Okay. So

5 Commissioner Spraul has made a motion to deny VR24080.

6 Is there a second?

7 (No response.)

10 Okay. So the motion to deny VR24080 -- is
11 die the right word -- is dead for lack of a second.

12 MR. CORDES: It fails for lack of a second,
13 yes.

16 Okay. Is there a motion to approve?

17 (No response.)

18 COMMISSIONER SCHERRER: Commissioner
19 Scherrer makes a motion to approve VR24080.

20 Is there a second?

21 COMMISSIONER TAYLOR: Second.

22 COMMISSIONER SCHERRER: Commissioner
23 Scherrer made a motion to approve VR24080; it wa
24 seconded by Commissioner Taylor.

1 roll?

2 And a yes vote is to approve; a no vote is
3 to deny.

4 MS. ROESCH: Steve Taylor.

5 COMMISSIONER TAYLOR: Yes.

6 MS. ROESCH: Mike Huskey.

7 COMMISSIONER HUSKEY: Yes.

8 MS. ROESCH: Danny Tuggle.

9 COMMISSIONER TUGGLE: Yes.

10 MS. ROESCH: Jonathan Sparks.

11 COMMISSIONER SPARKS: I'd like to abstain.

12 MS. ROESCH: Jessie Scherrer.

13 COMMISSIONER SCHERRER: Yes.

14 MS. ROESCH: Jeffrey Spraul.

15 COMMISSIONER SPRAUL: No.

16 MS. ROESCH: Chris Moenster.

17 COMMISSIONER MOENSTER: Present. I'm
18 voting present.

19 COMMISSIONER SCHERRER: Either vote yes,
20 no, or abstain, please.

21 COMMISSIONER MOENSTER: Abstain.

22 MS. ROESCH: Michael Siebert.

23 COMMISSIONER SIEBERT: Abstain.

24 COMMISSIONER SCHERRER: I have four yeses,
25 one no, and three abstains.

1 MR. CORDES: Yeah.

2 MS. ROESCH: Yes, correct.

3 COMMISSIONER SCHERRER: Okay. VR24080 is
4 approved by a vote of four yeses, one no, and three
5 abstain votes.

6 MR. CORDES: I get -- no. I get four --
7 you got four -- you've got basically what amounts to
8 four to four. You have four yeses.

9 COMMISSIONER SPRAUL: Four non-yeses.

10 MR. CORDES: Yeah, and four non-yeses so the
11 motion doesn't carry.

12 COMMISSIONER SCHERRER: Okay. Motion --
13 motion is dead.

14 What do we do?

15 MR. CORDES: Well, I mean --

16 COMMISSIONER SCHERRER: Motion is --

17 MR. CORES: -- you don't have a lot of
18 options. I mean, you -- you -- you took one at
19 the last time which was table it if you want to -- if
20 you want to do -- I mean, that's what you're going to
21 start doing going forward, you can -- you can go down
22 that path or somebody can make a different motion but,
23 quite frankly, I don't really know what, on these
24 facts, that would be other than approve or deny, so.

25 COMMISSIONER SPRAUL: Okay. Just call the

1 vote again; we'll pass it to the council.

2 MR. KEHM: No, it doesn't go -- these don't
3 go to the council. I mean, this is essentially what
4 happened last month. We had a four/four deadlock
5 vote. We took -- we took it twice: One yay and one
6 nay. The votes didn't change so you were left with
7 the only other option which was continue it until a
8 later date.

9 COMMISSIONER SCHERRER: I kind of disagree
10 and I'm not a legal expert but -- and if you abstain
11 from a vote means you have no opinion; you're not
12 voting yes or no.

13 MR. CORDES: No, you -- the way you have to
14 look at this is there is two universes of things,
15 right. There is a yes vote and there is something
16 other than a yes vote.

17 COMMISSIONER SCHERRER: Okay.

18 MR. CORDES: Okay. There are some
19 parliamentary rules that say abstentions are counted
20 with yeses. That's not something this county is --
21 has -- has followed or followed under purview, so
22 basically it's a yes vote or something else, right,
23 whether that something else is an abstention or
24 whether that something else is no.

25 COMMISSIONER SPRAUL: What if they just

1 step out of the room while we vote?

2 MR. CORDES: Well, I --

3 COMMISSIONER SPRAUL: The people who

4 abstain.

5 MR. CORDES: -- I would recommend against
6 kind of the --

7 COMMISSIONER SPRAUL: Just throwing out
8 ideas.

9 MR. CORDES: I -- I -- I -- I get that but
10 then you get into, okay, somebody going to step out
11 and are they -- are they going to come back in and
12 vote on the next thing so that -- that gets a little
13 -- that gets a little tricky but I appreciate your
14 attempt to creatively resolve the situation.

15 COMMISSIONER SCHERRER: So that motion has
16 effectively failed.

17 MR. CORDES: That's correct.

18 COMMISSIONER SCHERRER: I make a motion
19 that VR24080 be tabled until whenever.

20 Is there a second?

21 COMMISSIONER SPRAUL: Second.

22 COMMISSIONER SCHERRER: All in favor, say
23 aye.

24 COMMISSION: Aye.

25 COMMISSIONER SCHERRER: Opposed?

1 (No response.)

2 COMMISSIONER SCHERRER: VR24080 is tabled
3 till whenever.

4 MS. ROESCH: Who seconded that?

5 COMMISSIONER SPRAUL: Spraul.

6 COMMISSIONER SCHERRER: Commissioner
7 Spraul. Let me catch up.

8 That was unanimous.

9 COMMISSIONER SCHERRER: Okay. Next up.

10 AUDIENCE MEMBER: May I ask a question?

11 May I ask a question real quick?

12 MR. KEHM: No, you may not. That case is
13 over.

14 COMMISSIONER SCHERRER: I'm sorry. I'm
15 sorry, you can't.

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1 COMMISSIONER SCHERRER: Next up is a
2 request for a revised development plan for
3 H-J Enterprises. This is PI24081.

4 Ms. Hall.

5 MS. HALL: Thank you.

6 This is PI24081. The petitioner is
7 requesting revised development plan approval for H-J
8 Enterprises. The application is seeking to expand the
9 existing business.

10 The subject property is located at 6217
11 State Road PP in High Ridge, which is developed as H-J
12 Enterprises and it is zoned planned industrial.

13 According to FEMA's maps, a portion of the property is
14 located in both the floodway and floodplain. The
15 floodplain covers a larger area of the property
16 compared to the floodway. Additionally, two stream
17 orders traverse the property.

18 Okay. This is a look at the zoning map.

19 The subject property is outlined in red. It's zoned
20 planned industrial. This yellow coloring is
21 single-family residential R10. And then these
22 properties to the south that do not have any zone
23 color are located within the city limits of Byrnes
24 Mill.

25 This is a look at the topography map. This

1 is a Stream Order 1 in the northwest corner of the
2 property; a Stream Order 2 on the southern border.
3 And then you can see the limits of the floodplain.
4 The blue is the 100-year floodplain, gold is the
5 500-year floodplain, and the red is the floodway. And
6 then these are your 10-feet contour lines. So the
7 property sits below in elevation compared to the state
8 road but where it's developed it's fairly flat. But
9 this is quite a hill, right here.

10 To provide some background, the subject
11 property was first zoned industrial in 2007 which, at
12 that time, the property had already been developed and
13 used industrially for years. In 2012, a petition was
14 brought forward to rezone the property to its current
15 zone district which is planned industrial, while also
16 seeking a large expansion to the building. Both
17 previous petitions were approved. The applicant is
18 seeking to further expand the buildings necessitating
19 this application for a revised development plan.

20 This is a look at the revised development
21 plan submitted. Couple things to go over. There is a
22 manufacturing addition proposed, which is
23 approximately 56,000 square feet, located right here;
24 a warehouse addition, approximately 6,200 square feet.
25 They have proposed 204 parking spaces. There is a

1 modification for that that I'll go over in a couple
2 slides. Eight are ADA compliant and there is, also, a
3 new parking area proposed near the warehouse addition.
4 The existing entrance is still the one being proposed
5 to be utilized and over here is the existing detention
6 basin.

7 These are photos from the subject property.
8 This area is showing you that existing building,
9 general location of where that larger manufacturing
10 addition is proposed. This goes back and wraps around
11 to that other side where the warehouse addition is
12 proposed.

13 And then this is State Road PP looking
14 east. This is looking west. That's that street
15 frontage and right around that corner would be the
16 warehouse addition. Again, warehouse addition up
17 here. That's the existing detention basin.

18 The previous ordinance approved several
19 modifications that are still applicable since the
20 property was developed and approved. They include the
21 ones listed on the screen. I'm not going to go over
22 those but those are listed in your staff report as
23 well.

24 The petitioner requested one new
25 modification with this application. It is in regard

1 to Section 400.4050 which refers to vehicle parking by
2 use. The proposed manufacturing addition is located
3 in an area where parking spaces currently exist. The
4 development plan shows new asphalt parking lots to the
5 east of the proposed manufacturing addition as well as
6 to the north of the proposed warehouse addition. The
7 petitioner provided a parking plan which supports the
8 proposed 204 spaces. Staff does not have an issue
9 with this request as the petitioner provided evidence
10 that the provided parking would be sufficient for
11 their maximum employees on a given shift.

12 Staff recommends approval with the
13 following conditions: The first one being that the
14 development plan must provide 204 vehicle parking
15 spaces and in the absence of a stream buffer variance
16 the spaces cannot be built in the area proposed and
17 will have to be reloc -- relocated. I'm going to go
18 back a couple slides and point that out real quick.
19 The stream buffer, right here, they are proposing some
20 new parking spaces down in this area where that Stream
21 Order 2 is located so that's where that con -- that's
22 where that condition comes in.

23 For the analysis: The criteria of approval
24 is reviewed in the staff report. I won't go over each
25 consideration but I will highlight four of the points.

1 The full analysis can be found within the report. For
2 the first one is the extent to which the proposed use
3 will negatively affect the character of the property
4 and neighboring property. There is not a proposed
5 change of use for this property, just an expansion of
6 the existing use and operations; therefore, the uses
7 will not negatively affect the character of the
8 property as it has operated under the specified uses
9 for numerous years. In terms of the neighboring
10 properties, the revised development plan should not
11 negatively affect the surrounding properties as this
12 business has been part of the community for decades.

13 Next is the gain, if any, to public health,
14 safety, and welfare due to the approval of the
15 application as compared to the hardship imposed upon
16 the landowner if denial of the application. The
17 primary public gain from the proposed expansion is in
18 the creation of new jobs. Denial of the revised
19 development plan would prevent the current business
20 from growing and expanding its operations within
21 Jefferson County.

22 Next is the conformance of the proposed use
23 of the Official Master Plan and other adopted planning
24 policies. The proposed revised development plan is in
25 accordance with the Official Master Plan of Jefferson

1 County as the property is located in the primary
2 growth area where all development patterns are
3 acceptable.

4 And, lastly, the analysis by staff: The
5 revised development plan is appropriate for the
6 proposed manufacturing and warehouse additions. The
7 current zone district, planned industrial, is
8 appropriate for the proposed uses. It should be noted
9 that a stream buffer appears to traverse the area
10 where new parking spaces are located. The stream
11 order is not labeled on the revised development plan
12 but is shown on aerial views. Should this application
13 get approved, a stream buffer variance will be
14 required in order to have those spaces constructed.

15 For our recommendation: Staff recommends
16 approval with conditions of PI24081, revised
17 development plan approval for H-J Enterprises subject
18 to the conditions of approval, regulatory
19 requirements, and departmental comments in your staff
20 report. Staff also recommends approval of the
21 requested modification to Section 400.4050 with the
22 conditions previously mentioned and shown on the
23 screen.

24 I'll be happy to answer any questions.

25 COMMISSIONER SCHERRER: Thank you.

1 Are there questions for staff?

2 No?

3 COMMISSIONER TUGGLE: Yeah, I got one.

4 COMMISSIONER SCHERRER: Go ahead.

5 COMMISSIONER TUGGLE: Did I understand that

6 they can't have employees down there or that's going

7 to be used for warehouse?

8 MS. HALL: I'm sorry. Can you repeat that?

9 COMMISSIONER TUGGLE: Yes. In this new

10 building, this new development, can they have -- is

11 that going to be manufacturing or is that going to be

12 a warehouse?

13 MS. HALL: So right in here is a

14 manufacturing addition.

15 COMMISSIONER TUGGLE: Okay.

16 MS. HALL: And this smaller brown location

17 is the warehouse.

18 COMMISSIONER TUGGLE: Thank you.

19 COMMISSIONER SCHERRER: Other questions for

20 staff?

21 (No response.)

22 COMMISSIONER SCHERRER: Is the petitioner

23 present?

24 Please come forward. State your name,

25 address, and that you have been sworn in and you and

1 your supporting consultants have ten minutes.

2 MR. REED: Good evening. Elliott Reed with
3 Cochran Engineering. 530 A East Independence Drive in
4 Union. And, yes, I have been sworn in.

5 COMMISSIONER SCHERRER: Thank you.

6 MR. REED: Just to follow up on the -- the
7 stream buffer, the existing parking lot is in the
8 stream buffer so, basically, there's a fence along the
9 property line and it's already paved. We are putting
10 new spaces there but it's only where the drive lane is
11 now so the pavement is going to remain in its same
12 location and instead of it being a drive lane, it'll
13 just be parking spaces and the drive lane will be
14 removed further north. So do we need a stream buffer
15 variance, I guess we do by code, but there are new
16 parking spaces but it's on the existing pavement.

17 That's been a hot topic tonight, so.

18 COMMISSIONER SCHERRER: Is there anything
19 else you'd like to add?

20 MR. REED: I'd be happy to answer any
21 questions you have.

22 COMMISSIONER SCHERRER: Okay. Are there
23 questions for the petitioner?

24 (No response.)

25 COMMISSIONER SCHERRER: All right. I

1 assume you don't have any consult -- supporting
2 consultants?

3 MR. REED: The owners are here if you have
4 any questions for them.

5 COMMISSIONER SCHERRER: All right. Thank
6 you.

7 Citizens wishing to be heard that are in
8 favor of this project?

9 Citizens wishing to be heard that are in
10 favor of the project?

11 (No response.)

12 COMMISSIONER SCHERRER: Citizens wishing to
13 be heard that are opposed to the application?

14 Please come forward. State your name and
15 address and that you have been sworn in. This portion
16 allows for 20 minutes but no one speaker will be
17 allowed to speak for more than three minutes.

18 MR. HARRISON: Yes. My name is Galen
19 Harrison. I live at 3480 Walnut View in Byrnes Mill,
20 Missouri, and I have been sworn in.

21 COMMISSIONER SCHERRER: Thank you.

22 MR. HARRISON: So I'm not necessarily
23 opposed to this project but I'm opposed to the water
24 situation that may result from this project. So we
25 live in a subdivision that's attached or next to the

1 plant there. And there's Antire Creek that runs
2 alongside of the building and, well, down below the
3 building and it runs through property to the west.
4 And then our street is -- has a culvert that is like a
5 bridge so in the past we have had some problems with
6 erosion in that area and the ejection of the water
7 from the retention basin flows directly right at that
8 culvert. And we had a problem where it got eroded
9 enough that then it collapsed one side of the street.
10 We had to spend tens of thousands of dollars to get
11 that repaired and to try to limit the erosion.

12 But we're concerned that when the basin --
13 the retention basin fills up it's just going to shoot
14 that water back out of there and just keep eroding
15 that area. So that is our main concern that this --
16 that street is our only way in and out of the property
17 to Highway PP. So if that erodes and collapses again,
18 then we're going to be screwed because we don't have
19 another way in or out.

20 COMMISSIONER SCHERRER: Okay. Questions
21 for this citizen?

22 (No response.)

23 COMMISSIONER SCHERRER: Okay. Thank you,
24 sir.

25 MR. HARRISON: Okay. Thank you.

1 COMMISSIONER SCHERRER: Other citizens
2 wishing to be heard that are opposed to the project?
3 Anyone wishing to be heard that are opposed
4 to the project?

5 MR. WILSON: Can I just ask a question?

6 COMMISSIONER SCHERRER: You'll have to be
7 sworn, if you weren't before, and you have to state
8 your name, address, and that you have been sworn in.

9 Is it directly related to this project?

10 MR. WILSON: Yes.

11 COMMISSIONER SCHERRER: Okay. Please state
12 your name, address, and that you have been sworn.

13 MR. WILSON: Mark Wilson. 6204 Highway PP.
14 And I've been sworn in.

15 COMMISSIONER SCHERRER: Thank you.

16 MR. WILSON: Are there any plans to make
17 the retention pond any bigger to hold the water?

18 COMMISSIONER SCHERRER: That is a question
19 that I can ask the petitioner when I call him back but
20 I don't have an answer for that right now.

21 MR. WILSON: And there's no plans to
22 encroach on that creek as of right now, correct?

23 COMMISSIONER SCHERRER: I think we're not
24 to that stage of the planning. This is -- help me out
25 here. This is just a --

1 MS. HALL: So this is the footprint of what
2 they're proposing. Where that stream buffer is is
3 located right in here.

4 MR. WILSON: Yeah, down there. But you're
5 going to the north of that?

6 Nothing's going by the creek?

7 MS. HALL: In brown are the proposed
8 additions.

9 MR. WILSON: Okay.

10 MS. HALL: So that is correct, yes.

11 MR. WILSON: That creek flows heavy in a
12 heavy rain. I've seen it down -- there's a sharp
13 corner and I've seen it come up over that corner in a
14 hard rain. That's why I ask is there going to be any
15 retention pond extension 'cause now you're adding a
16 building, a lot of rain coming off the top of that
17 building.

18 MR. BAIR: Yes, the detention will have to
19 be sized adequately, the existing one, to handle any
20 additional runoff or storm water generated by all --
21 the addition which is additional impervious surface
22 on-site. We would assume the way they'll do that is
23 you can increase the depth and the storage capacity of
24 the existing detention.

25 MR. WILSON: Well, I just don't want you to

1 slow that creek down because I've seen it roll pretty
2 heavy at times.

3 MR. BAIR: And I believe, Rachel, correct
4 me if I'm wrong, but the -- where the parking's going
5 there's already a road there so there's no further
6 encroachment --

7 (Overlapping conversation.)

8 MR. WILSON: Right. Yeah, there's a
9 parking lot.

10 MR. BAIR: -- yeah. So there's no further
11 encroachment. They're basically converting that to
12 the parking.

13 MR. WILSON: Okay.

14 MR. BAIR: And then they'll -- they'll have
15 to come into compliance with the stormwater which will
16 require them to have that detention to meet the
17 development.

18 MR. WILSON: Okay. That's all the
19 questions I had.

20 COMMISSIONER SCHERRER: All right. Thank
21 you.

22 Are there questions for this citizen?

23 (No response.)

24 COMMISSIONER SCHERRER: Other citizens
25 wishing to be heard that are opposed to the project?

1 Citizens wishing to be heard that are
2 opposed to the project?

3 (No response.)

4 COMMISSIONER SCHERRER: Does the petitioner
5 have anything else they would like to add?

6 Why don't you go ahead and come on back
7 anyway. We'll talk about the water issues again.

8 So, basically, the question that was -- was
9 raised or -- or of concern was about the downstream
10 neighbors and their, basically, ingress/egress out of
11 their subdivision. Can you talk about that, if you
12 choose?

13 MR. REED: Well, with respect to storm
14 water detention, yes, all of the storm water detention
15 will have to be upgraded to meet current code. So the
16 building, the new building, the new parking will have
17 to be -- increased detention. We haven't got to that
18 part yet in the project but when we submit our
19 construction drawings it'll all be per code, yes.

20 COMMISSIONER SCHERRER: Yes.

21 MR. REED: And we are -- the other question
22 was are we encroaching on the creek. We are not
23 encroaching on the creek. Everything's going to be
24 north of the existing parking lot.

25 COMMISSIONER SCHERRER: Okay. Anything

1 else you'd like to add?

2 MR. REED: No.

3 COMMISSIONER SCHERRER: Questions for this
4 -- for the petitioner?

5 COMMISSIONER TAYLOR: Yeah. I just want to
6 clear this up that the additional impervious surfaces
7 that will be added, if -- if we approve this, would be
8 the footprint of the -- the building additions,
9 correct, the two building additions?

10 We're not adding any more impervious
11 surfaces to this project -- to -- to the property?

12 COMMISSIONER SCHERRER: Are you asking if
13 the building is smaller or the same size as the --

14 (Overlapping conversation.)

15 COMMISSIONER TAYLOR: Well, I'm -- I'm --

16 COMMISSIONER SCHERRER: -- the current
17 parking lot?

18 COMMISSIONER TAYLOR: Well, what I'm asking
19 is are the impervious surfaces that you're adding to
20 this property, that's those two areas in brown,
21 correct?

22 We're not adding any more impervious
23 surfaces?

24 MR. REED: We are adding --

25 COMMISSIONER TAYLOR: Okay.

1 MR. REED: -- additional impervious
2 surfaces. Where the -- the brown is, is the new --
3 the new building.

4 COMMISSIONER TAYLOR: Right.

5 MR. REED: That's more or less where the
6 existing parking lot is. So we are moving the parking
7 lot to the -- to the east of that so there will be
8 additional impervious surfaces which is why we need to
9 increase our storm water detention.

10 COMMISSIONER TAYLOR: Thank you.

11 COMMISSIONER SCHERRER: Other questions for
12 the petitioner?

13 COMMISSIONER TUGGLE: No.

14 COMMISSIONER SCHERRER: You had your mic on
15 so I didn't know.

16 MR. BAIR: Well, to -- to state an obvious
17 point, since you brought it up, when -- when you put a
18 building where a parking lot is, that's technically
19 not -- right, so it's a net impervious increase. So
20 if that's asphalt and, obviously, that's impervious,
21 the building goes there, that doesn't go into the
22 calculation for the additional retention because
23 that's already accommodated, right. So I just wanted
24 to make sure that was clear if we're talking about net
25 increase not, oh, this is -- you know, we're going to

1 have to increase it by the total footprint amount of
2 this addition; it's whatever is larger than what's
3 already there.

4 COMMISSIONER TAYLOR: Yeah, that's
5 essentially what I was mostly asking is the net
6 increase of impervious surface.

7 COMMISSIONER SCHERRER: Is there anything
8 else you'd like to add?

9 MR. REED: No, sir.

10 COMMISSIONER SCHERRER: Questions for the
11 petitioner?

12 (No response.)

13 COMMISSIONER SCHERRER: All right. Thank
14 you.

15 Unfortunately, this -- that time has
16 passed.

17 COMMISSIONER SIEBERT: I've actually got
18 one more question.

19 COMMISSIONER SCHERRER: Okay. Hang on.
20 We've got one more question.

21 COMMISSIONER SIEBERT: This has to do with
22 the gentleman a minute ago when he said when the
23 retention pond fills and overflows and blows out the
24 connection to PP, will that be addressed, too, and
25 that with the extra water flow and...

1 MR. REED: We -- we will need to look at
2 that. Until tonight, that was -- that was news to me
3 so I'll need to explore that a little bit further. If
4 there's -- if there's an issue there, we'll look at
5 it.

6 COMMISSIONER SCHERRER: Other questions for
7 the petitioner?

8 (No response.)

9 COMMISSIONER SCHERRER: All right. Thank
10 you, sir.

11 MR. REED: Thank you.

12 COMMISSIONER SCHERRER: Discussion amongst
13 commissioners or a motion to approve or deny?

14 COMMISSIONER TUGGLE: I'd like some
15 discussion.

16 COMMISSIONER SCHERRER: Yes.

17 COMMISSIONER TUGGLE: This company started
18 in the High Ridge area many years ago. They've
19 expanded to four different continents. Home base is
20 still in High Ridge. That's their home base. They do
21 a lot of community good stuff for us and it will bring
22 another 300 people to our area so I'm going to vote
23 for it. You guys do what you want.

24 COMMISSIONER SCHERRER: Other discussion
25 amongst commissioners?

1 A motion to approve or deny?

2 COMMISSIONER TUGGLE: I make a motion to
3 approve.

4 COMMISSIONER SIEBERT: I'll second.

5 COMMISSIONER SCHERRER: Commissioner Tuggle
6 made a motion to approve PI24081; it was seconded by
7 Commissioner Siebert.

8 All in favor?

9 COMMISSION: Aye.

10 COMMISSIONER SCHERRER: Opposed?
11 (No response.)

12 COMMISSIONER SCHERRER: PI24081 is approved
13 unanimously.

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1 COMMISSIONER SCHERRER: Now for the hard
2 part.

3 I assume, Dennis, you're doing this?

4 MR. KEHM: I am.

5 COMMISSIONER SCHERRER: Okay.

6 MR. KEHM: I just chastised, Mr. Govero,
7 that noise we were hearing all night was his tie.

8 Yeah, you were covering for him, I know.

9 COMMISSIONER SCHERRER: So we are about to
10 enter a public hearing portion of our meeting.

11 And, Mr. Kehm, I will let you take it from
12 there.

13 MR. KEHM: Okay.

14 COMMISSIONER SCHERRER: Oh, he gets to sit
15 down, wow.

16 MR. KEHM: Yeah, I don't like it. I don't
17 like it and I -- I don't like not having a hand on the
18 mic either.

19 MR. BAIR: He doesn't do well sitting.

20 MR. KEHM: I don't and this chair doesn't
21 rock either, so it's really.

22 As you guys that have been here for a
23 little bit know, about once a year or so, we bring UDO
24 amendments in front of you for -- for various topics.
25 We have not done so this year because we are getting

1 very near the end of the Master Plan process. In
2 fact, after the first of the year, we'll -- we'll be
3 -- we'll be deep into meeting -- public meetings and
4 -- and draft reviews and things of that. Following on
5 the heels of the Master Plan, we have -- we have
6 engaged a consultant to completely rewrite our -- our
7 Unified Development Order and our development
8 regulations. So because that's coming in the near,
9 not-too-distant future, sort of not a -- not a real
10 need to amend what we have dramatically.

11 However, having said that, here in November
12 and December of this year, Public Works has gone in
13 front of the County Council seeking approval of a --
14 of a new ordinance and chapter to be added to the Code
15 of Ordinances of Jefferson County dealing with a
16 regulation of driveway entrances on county roads. And
17 that's working its way through the council and the
18 legislative process; however, it has necessitated us
19 going into the UDO because we also have regulations
20 that address entrances, sight distance, and things
21 like that. They're -- they're passing an ordinance;
22 we now have to go in and clean ours up, right, so that
23 we don't have inconsistent areas. So that's basically
24 what we're doing here with a couple of caveats at the
25 very end that I'll talk about.

1 We got a -- we got a draft of the Public
2 Works' ordinance. The staff went through and
3 identified any inconsistencies within the UDO with
4 what Public Works is doing. And we're -- we're going
5 to ask you all to remove those.

6 In addition to that, just to sort of inform
7 you all, the -- the really big difference that Public
8 Works is -- is doing is they're adopting AASHTO
9 Standards for sight distance and stopping sight
10 distance. AASHTO is the American Association of State
11 Highway and Transportation Officials. It is the
12 recognized engineering standard for road design and
13 highway design and I'll show you that in a second.

14 It takes into account a lot of -- more than
15 what our sight distance rule takes into account. So
16 it's a much better standard. It's what the engineers
17 use. It's -- it's what they recognize. And so we
18 will be deferring to them on that issue, as well as on
19 offsets which we -- we heard a little bit about
20 tonight. And so those things will be handled by
21 Public Works through the issuance of driveway and
22 entrance permits which will then become a part of --
23 of what you need to submit to us when you are going
24 through the development process.

25 Just to kind of give you a sneak

1 peek or an idea of what those AASHTO Standards look
2 like, they -- they take into account not just the
3 speed on the -- on the road but, also, the grade of
4 the road which our current standards do not. And that
5 can obviously be important, right; if you're coming
6 down a hill you need more time to stop, things like
7 that. So it's a much more comprehensive and a way of
8 dealing with regulating sight distance.

9 Okay. So having said that, we'll just go
10 through these. These are areas where we have sections
11 of the UDO that are simply going to be redundant or
12 inconsistent with what Public Works is having
13 approved. That one there deals with offsets. Public
14 Works will be handling offset. Paragraph C there,
15 also, deals with offsets, former Paragraph C.

16 This is our old stopping sight distance
17 chart which will now be replaced with the more -- much
18 more comprehensive Public Works chart, but that's what
19 we currently have on the books. And, again, it does
20 take into account speed limit but not the gradient and
21 not as many variations in speed limit is what Public
22 Works' version is going to do. And, again, theirs is
23 based on AASHTO. And then, again, another reference
24 in our code that will refer back to the Public Works
25 chapter, essentially, saying, hey, that's all

1 determined in Chapter 515 which is their new code.

2 Okay. So that's all the housekeeping stuff
3 on entrances and Public Works inconsistencies.

4 Do you have any questions about that?

5 COMMISSIONER SCHERRER: Yes, specifically
6 about the offsets. Currently, correct me if I'm
7 wrong, if a citizen -- they have the opportunity to be
8 able to ask for a -- a deviation or a variance if they
9 can't meet that 125-foot offset; if this passes, it
10 sounds like, we will no longer be listening to these,
11 are they going to have an avenue to appeal?

12 MR. KEHM: They absolutely do.

13 So offset deviations, we have the authority
14 to grant those in the Planning Division, the director
15 does.

16 COMMISSIONER SCHERRER: Okay.

17 MR. KEHM: Should he deny that, they can
18 still have the ability to appeal that to you, all.
19 That -- that will not change. It's simply where you
20 get your permit from. And the number isn't going to
21 change either, by the way, Public Works adopted the
22 same 125-foot number that we have. That's just your
23 first step and then -- and then you end up with us.
24 And, ultimately, that's -- you could still see those,
25 but it's doubtful.

1 COMMISSIONER SCHERRER: Right. I just
2 wanted to make sure we wasn't closing the book on
3 anybody.

4 MR. KEHM: No, those -- those appeal rights
5 and that same sort of due process it -- none of that
6 changes.

7 COMMISSIONER SCHERRER: Okay.

8 MR. KEHM: Any other questions about that
9 stuff?

10 COMMISSIONER MOENSTER: I just want to make
11 sure that, like, the timing is good on this. I want
12 to make sure that if we strike this, tonight, and it
13 goes to the council, there's not going to be a period
14 of a free-for-all where you can put a driveway
15 anywhere; there will be a standard in place.

16 MR. KEHM: No, that -- well, so you all
17 just make a recommendation to the council.

18 COMMISSIONER MOENSTER: I understand that.

19 MR. KEHM: It's not official until they
20 act.

21 COMMISSIONER MOENSTER: Yeah, so --

22 MR. KEHM: Correct. And so it will not --
23 it will not go to the council until the Public Works
24 ordinance has been fully approved and then this is
25 like the cleanup that comes right after it.

1 COMMISSIONER MOENSTER: Thank you.

2 MR. KEHM: Yep. No, that's a good
3 question.

4 Okay. There are two other things in here
5 that -- that we need to go over. First --

6 COMMISSIONER SCHERRER: Could we maybe go
7 ahead and -- and -- oh, that's part of this. Okay.

8 MR. KEHM: Yes. These are just kind of
9 different in theme, if you will, than the driveway
10 request.

11 First up, currently in the Planning
12 Division when we receive site development plans or
13 improvement plans, there's always a back-and-forth
14 process that goes on with those, right. We get them.
15 We make comments. We should get a revision back that
16 addresses those comments. That -- that doesn't always
17 happen and sometimes it -- that process goes on and on
18 and on and on and on.

19 Presently, the code says that after your
20 third -- you get three free ones or they're not free
21 but you pay the fee, you get three reviews, and then
22 it starts over again. We're asking that we change
23 that to two because we're -- we're simply seeing too
24 many people take advantage of this and it's -- it's
25 causing us, in some instances, to have to do their

1 work for them.

2 COMMISSIONER SCHERRER: Yeah.

3 MR. BAIR: I -- I wanted to jump in and I

4 really wanted to emphasize that point everywhere.

5 This is a common standard of two submittals and Dennis

6 said it spot-on. What happens is the first submittal,

7 they rely on our comments to keep designing, certain

8 are worse than others. But, you know, there needs to

9 be a point where we have a tremendous -- a tremendous

10 amount of staff time involved in these reviews and,

11 many times, by the time we even get to the third

12 review there are items from the first review that have

13 not even been addressed.

14 So this makes sure, again, in a consistent

15 manner that we're -- we're -- we're giving that. I

16 mean, two free submittals should -- should handle

17 that, right. But it is important to know that that is

18 what we are doing. And it is we are doing 60 or 70

19 percent of the design work and we are not getting paid

20 like the engineers who are doing the design work I

21 will tell you.

22 COMMISSIONER SCHERRER: We're not in the

23 design and engineering business.

24 MR. KEHM: Yeah. And, again -- and, again,

25 it's -- it's sort of with some in -- individuals we

1 get a -- a half-done set of plans and then they --
2 they just wait for us to point out everything else
3 that they need to do. And so that -- that should help
4 to reign that in a little bit. And then, finally, and
5 -- and, again, that's something that -- that we deal
6 with every day so we're asking for that to be reduced.

7 And then, finally, the county is asking for
8 you all to review the provision that you see there
9 related to residence requirements for members of this
10 Commission, specifically, the at-large members of this
11 Commission. Presently, the code requires the two
12 at-large members to be residents of the unincorporated
13 area of the county. There is no such restriction on
14 the members of you that are appointed based on council
15 district, obviously, other than that you live in the
16 council district that you're serving. But there's no
17 prohibition against you living within a city, let's
18 say, in that council district; same with council
19 members, they are not prohibited from living within
20 incorporated municipalities within the -- their
21 council districts. So that -- that prohibition really
22 only appears here and it only appears for two of the
23 nine members of this body.

24 So the county is asking you to consider
25 removing that residence -- residency requirement for

1 the two at-large members. It also is somewhat
2 contradictory to say that those numbers are at-large,
3 yet they must live here or here. That -- that -- that
4 kind of makes them not at-large. So that's that.

5 There was another provision on -- on an
6 earlier draft of these that -- -- that that's been
7 removed so this is the last, whoops, that is the last
8 request with this package of amendments.

9 COMMISSIONER SCHERRER: The paperwork in
10 front of me here, that subsection that you say has
11 been removed, just to clarify, was -- was -- was
12 lettered out; we will not be taking any action on that
13 tonight?

14 MR. KEHM: That is correct. We're not
15 asking you to consider that. That -- that's off the
16 table.

17 COMMISSIONER SCHERRER: I would like to ask
18 if it would be out of line for us as to commission -- as
19 commissioners to vote on or discuss Section 400.5830,
20 Planning Commission Subsection A, separately from the
21 rest of this paperwork?

22 I think to wrap it all into one is probably
23 not a wise move.

24 MR CORDES: Yeah. I mean, what you can
25 pretty well do, and I guess this kind of falls under

1 the category of which one of these things is not like
2 the other. Obviously, that section is kind of
3 different from all of the other sections which are
4 dealing with standards; whereas, this other one is
5 dealing with, you know, the makeup of this body. And
6 -- and, certainly, Mr. Kehm is -- is very correct
7 that, you know, to have the language "at-large" to
8 have that adjective modify members and then in the
9 next phrase you've got a limitation on at-large,
10 Mr. Kehm's very correct to point out that
11 inconsistency. Although, what you could do is to, in
12 your resolution, make -- make whatever approvals or
13 rec -- or recommendations or recommendations for
14 approval, pardon me, on the more substantive changes
15 and -- and just take a neutral position on the 400.53
16 -- or, pardon me, I misspoke, 400.5830 changes. I'm
17 not saying that you're against them or -- or for them,
18 you take a neutral position and then it would go onto
19 the -- the council, essentially, in that fashion, so.

20 COMMISSIONER SCHERRER: If we chose to --
21 to do that, we put this through as a point of a
22 motion, we would just have to specifically spell out
23 that we as a Commission take a neutral position on
24 Section 400.5830?

25 MR CORDES: That's correct.

1 COMMISSIONER SCHERRER: Okay.

2 MR. CORDES: And you're going to have to
3 pass a resolution which that could be put in there by
4 an interlineation if that's the motion.

5 COMMISSIONER SCHERRER: Although, if we
6 take a neutral position on it then we're stuck with
7 whatever we get.

8 MR CORDES: Well, I mean, that's still the
9 recom -- I mean, that's still the -- the county and
10 staff recommendation. That still goes forward to the
11 County Council to pass an ordinance on, right. So
12 that's them saying -- it's just going forward with no
13 recommendation one way or another. It just goes
14 through the regular political process and the -- the
15 council and executive will do their thing on an
16 ordinance to -- to approve, so. And there'll be
17 whatever amendments or whatever done in that process.

18 COMMISSIONER SCHERRER: So tell me if I'm
19 out of line on this comment. I'm going to make it and
20 then you can correct me.

21 I don't like this, okay. And the reason
22 that I don't like it is because this is an
23 eight-member board, we're fully staffed right now.

24 COMMISSIONER SPRAUL: No, we have one
25 vacant space.

1 MR. CORDES: One vacant space.

2 COMMISSIONER SCHERRER: So the -- if we had
3 that filled, and I believe that's District 2, so if --
4 if we had that -- if we were a nine-member board,
5 right now, it is feasible and possible that one-third
6 of our voting capacity, up here, could all be from one
7 area.

8 COMMISSIONER MOENSTER: One city.

9 COMMISSIONER SCHERRER: Correct. That's
10 exactly what I'm getting at.

11 And I think -- and then you factor in the
12 fact or -- or the possibility that at each Planning
13 and Zoning Commission meeting you may have
14 commissioners that are on vacation, sick, absent, you
15 could get the power -- voting power of one city to be
16 a majority on special interest topics. I -- I just --
17 I just see that as being real. You know, it's kind of
18 the whole thing against the popular vote versus the
19 electoral college. That's just my opinion.

20 MR. BAIR: The counterpoint is you can have
21 a county council, you can have a municipality with two
22 county council members in it which is, essentially,
23 the same ratio you just discussed.

24 COMMISSIONER SCHERRER: Right.

25 MR. BAIR: You could have two from Arnold.

1 So that's one of the reasons this is -- this was the
2 consistency and like -- and like Mr. Kehm said, it's
3 not "at-large but" so we're trying to make that
4 consistency.

5 Another sidebar is, again, you know, once
6 we get a Master Plan in the new year and we move
7 forward with the UDO options, we will probably see a
8 structural requis -- recommendation along with those
9 UDO options that this whole section comes out of this
10 Section 400.

11 This -- again, I -- I will refer to
12 everywhere else I've been that's upfront in the
13 administration provision, the component. So it's
14 highly unusual that you have yourselves making a
15 recommendation on, you know, it presents sort of a
16 conflict. So I -- I mean, I will unveil that -- let
17 everybody know what will be forthcoming. We will have
18 a recommendation some point in '25 that will -- will
19 seek to remove that and put it in the sole purview of
20 the -- of the legislative authority of the body which
21 is the County Council. That's how it is everywhere
22 else, right. The structural component should not be
23 in the land development component; same thing with the
24 Board of Adjustment. So I just wanted to make those
25 two points so you knew that because I think that's a

1 conversation as well.

2 COMMISSIONER SCHERRER: Is there
3 anything --

4 COMMISSIONER HUSKEY: Yeah, I have one. I
5 want to know why. Back when we started we had
6 townships and we had Riverview which was Crystal and
7 Festus, we never had anybody from Planning and Zoning
8 because they're an incorporated area. We can't go sit
9 on their board so why do we want them to put an input
10 on our county. I think it's a conflict.

11 COMMISSIONER SPRAUL: They pay taxes.

12 COMMISSIONER HUSKEY: Yeah. Well, I own
13 property and a business in Hillsboro and I pay taxes
14 and I have no say-so at city hall.

15 COMMISSIONER SPRAUL: Why not?

16 COMMISSIONER SCHERRER: 'Cause he lives in
17 unincorporated.

18 COMMISSIONER HUSKEY: I can't -- I can't
19 run for office in there. I live in an unincorporated
20 area. You see what I'm saying?

21 MR. KEHM: Yeah, I'm not -- I'm not going
22 to weigh in on that but just pay your taxes. But I --
23 I understand the point and the sentiment is -- is a
24 fair one. Just keep in mind that, for seven of you,
25 you can all -- seven of you can live within

1 municipalities. That provision only applies to two of
2 you, so two -- two of the seven. Again, whether
3 that's good, bad, or otherwise that's -- that's for
4 you all to decide.

5 COMMISSIONER HUSKEY: I don't even think
6 our County Council should live in city limits.

7 MR. KEHM: Yes, the County Council can.

8 COMMISSIONER HUSKEY: I know. I don't
9 think they should because that's a conflict.

10 MR. KEHM: Well, good -- good -- good luck
11 with that, I mean.

12 COMMISSIONER HUSKEY: Gotta start
13 somewhere.

14 COMMISSIONER MOENSTER: So I'd like to
15 address one thing Mr. Hall (sic) said and I appreciate
16 your comparison but the difference in the comparison
17 between the members of the council is they're passing
18 things for the entire county and whether they live in
19 a city or not they will have to abide by them. We are
20 working on things and -- and passing things -- and I
21 said Mr. Bair, not Mr. Hall, I'm sorry.

22 MR. BAIR: That's okay. I've been called
23 far worse.

24 MR. CORDES: I was trying to figure out who
25 Mr. Hall was.

1 COMMISSIONER MOENSTER: I don't know. I'm
2 sorry.

3 MR. BAIR: I might -- I kind of want to be
4 Mr. Hall now.

5 COMMISSIONER MOENSTER: Right 'cause he's
6 got the easy night.

7 MR. BAIR: Yeah.

8 COMMISSIONER MOENSTER: I apologize.

9 MR. BAIR: It's okay.

10 COMMISSIONER MOENSTER: So the difference
11 is, you know, the County Council members, whether they
12 live in the city or an incorporated area, the things
13 they're working on are things they're going to have to
14 abide by. And it's a, you know, like a foundational
15 thing of representative government that you live under
16 the laws that you pass and the decisions you make but
17 you should have to suffer the consequences of your own
18 decisions, right. And so someone who lives in the
19 city on this council making those will never have to
20 abide by those things.

21 MR. BAIR: So -- so again, I'm not going to
22 argue either way. I'm going to tell you how it is. A
23 very, very minuscule amount of what the County Council
24 passes is applicable to those municipalities.

25 COMMISSIONER MOENSTER: Okay.

1 MR. BAIR: Very, very small, right. These
2 land use decisions are, ultimately, not decided by
3 you; they're recommended by you.

4 COMMISSIONER MOENSTER: Yes.

5 MR. BAIR: Right?

6 So that's a fair distinction, too, you are
7 not the legislative authority; you are the
8 recommending body. The County Council makes those
9 decisions who may live within the corporate limits
10 that they don't have to live by those zoning decisions
11 or those land development decisions anyway.

12 I believe the only -- the -- the -- and
13 correct me if I'm wrong and I expect to be -- is that,
14 no, I believe, you know, generally, it's points of
15 taxation and how that's applicable. So you do have --
16 you do have that ability and we have had a council
17 member in the past who lived within a municipality and
18 so that's where, you know, you do have a little bit of
19 a distinction but there's only a minor one because the
20 majority, and I would say the substantial, significant
21 majority of those decisions do not apply to anyone
22 within the corporate limits of those municipalities.

23 COMMISSIONER SCHERRER: Okay. And that's
24 very true and that really makes sense now because if I
25 was building a home in the City of De Soto, I would

1 not even be talking to Jefferson County; that all goes
2 through the City of De Soto. I believe Festus and
3 Crystal City is the same.

4 MR. BAIR: If you were going to have a
5 driveway, we're talking about this, and you're not
6 going to go by our requirements, generally, right?

7 COMMISSIONER SCHERRER: Right.

8 MR. BAIR: We don't really have -- we have
9 some county roads within municipalities. More of them
10 would like to give us more responsibility. They like
11 to take all the -- all the fruits and not -- not the
12 labor, right. But, you know, those -- there are --
13 that's why I said even this driveway amendment will
14 not apply to the road in the municipalities.

15 And -- and as Dennis said, it's, you know,
16 the fair point is it -- you know, that we're not
17 "at-large but," right. And that's what I said. I
18 think that is a fair conversation of what's
19 applicable, you know. You guys are recommending,
20 that's a legislative body, but a very minor percentage
21 and I -- you know, apply to people within those
22 municipalities regarding the policy decisions that
23 they are legislating.

24 COMMISSIONER SCHERRER: Yeah, I think, you
25 know, after further discussion, my concern of loading

1 up this board with favorable votes one way or another
2 is -- is really kind of moot because it's almost next
3 to impossible to be able to do that because if you're
4 -- if you're voting for a city because you favor that
5 city you're not going to be dealing with the county
6 anyway in most instances.

7 All right. So what do we want to do?

8 COMMISSIONER TUGGLE: Wait a minute. I got
9 something. I'm a -- I'm a businessman. I've been
10 around for a long time and I don't like sending people
11 out of here that made plans, maybe for a year or two
12 years, they dream it up, they come up with it, they
13 make the plans, and, now, we send them out the door
14 with no decision. How do we stop that?

15 COMMISSIONER SCHERRER: I think that
16 that's --

17 COMMISSIONER TUGGLE: That's two in two
18 weeks.

19 COMMISSIONER SCHERRER: And I agree with
20 you 100 percent but I think that's different and
21 outside of the purview of what we're trying to do with
22 this. And I think from what Mr. Bair was saying that
23 maybe ear -- late first quarter, early second quarter
24 of 2025 this is going to be a nonissue for us anyway;
25 not to say that it won't be an issue for the residents

1 of Jefferson County but it's going to be a nonissue
2 for us.

3 MR. CORDES: Yeah. Yeah, I'm sorry.

4 MR. BAIR: Go ahead.

5 MR. CORDES: I'm fighting for the mic here.
6 I'm sorry.

7 Yeah. I -- you're correct in what you said
8 earlier of what's in front of this body at this point
9 in time so thank you.

10 MR. BAIR: No. And I was going to say
11 you've heard my feelings on the other issue which
12 is --

13 (Overlapping conversation.)

14 COMMISSIONER SCHERRER: Heard your feelings
15 or hurt your feelings?

16 MR. BAIR: -- and -- and -- and, you know,
17 as well as, well, no -- no, you've heard on what needs
18 to happen with the other one, right, which -- which
19 addresses the issue. You know, Mr. Courtway is back
20 here, he has heard me opine on this a lot. And, like
21 I said, that needs to be, you know, a priority in the
22 new year. It's just weird that, again, and this has
23 nothing to do with the issue but -- before you now but
24 you're making decisions on a requirement that, also,
25 is not within your purview.

1 COMMISSIONER SCHERRER: Right.

2 MR. BAIR: So.

3 COMMISSIONER SCHERRER: Okay. So let's
4 make a decision on what's in front of us.

5 MR. KEHM: Well, hold on. Hold on. Before
6 you do that, I mean, this is a public hearing so you
7 do need to solicit public input if there is any.

8 COMMISSIONER SCHERRER: I'm not good at
9 these public hearings. I've only done, like, one in
10 twelve years.

11 So citizens to be heard?

12 I assume this is a swearable offense so
13 your name, address, and that you have been sworn.

14 Is there a time limit on this?

15 MR. KEHM: No.

16 COMMISSIONER SCHERRER: No?

17 Oh, that's going to be on the agenda for
18 the next meeting.

19 MR. MYERS: My name is Brent Myers. I have
20 been sworn in. My address is 9677 Goldman Road,
21 Hillsboro.

22 I just want to comment on that particular
23 issue right there. I do agree with Mr. Huskey and
24 Mr. Moenster that there are some issues with that.
25 But you all gotta keep in mind, in 2017, that language

1 was put there by the County Council, okay. It's there
2 for a reason.

3 So I have a few comments about it. Under
4 Subsection A, is regarding the remove -- removing the
5 requirement to have the two at-large positions to be
6 held by people who live in unincorporated Jefferson
7 County. I believe that needs to remain the way it is.
8 As someone who lives outside the city limits, I
9 believe it is necessary to keep this requirement so I
10 have some representation. Honestly, I think everyone
11 in the Commission should be from outside the city
12 limits. This is Jefferson County; it's not Jefferson
13 City.

14 And I know, I understand the points that
15 there's overlap between what affects cities and what
16 doesn't but I don't see how it's right that somebody
17 who lives in Festus or Arnold can tell me how tall my
18 grass should be when that -- it doesn't apply to them,
19 you know. So we need -- we need to kind of split it
20 up a little bit. It definitely should be -- leave it
21 the way it is. I don't think that should be changed.

22 I am curious, is there a member of the
23 at-large Commission, right now, that is not living --
24 or that is living within city limits?

25 That's just a question I'm throwing out

1 there.

2 COMMISSIONER TAYLOR: Yes, sir, I am.

3 MR. MYERS: Okay. Now, that's -- is that
4 not a violation of the charter, the Commission
5 charter?

6 COMMISSIONER TAYLOR: I made it very clear
7 when I applied for this -- for this position where I
8 went with Mr. Gannon.

9 MR. MYERS: Completely understand. I'm not
10 -- not holding it against you at all, just want to get
11 that on the record.

12 I strongly encourage you all to leave this
13 alone, leave it as is, I don't know how you gotta do
14 it, if you can pull it out of there or whatever you
15 gotta do, if you can make that happen, I'd appreciate
16 it. Thanks.

17 COMMISSIONER SCHERRER: Are there questions
18 for this citizen?

19 (No response.)

20 COMMISSIONER SCHERRER: No, all right.

21 Other citizens to be heard?

22 Citizens to be heard?

23 (No response.)

24 COMMISSIONER SCHERRER: So, now, do I close
25 the public comment period --

1 MR. KEHM: Yes, sir.

2 COMMISSIONER SCHERRER: -- or the public
3 hearing comment and we vote?

4 MR. KEHM: Yes.

5 COMMISSIONER SCHERRER: Okay. The public
6 hearing portion is now closed and the commissioners
7 will deliberate and make a motion to approve or deny
8 in some fashion.

9 COMMISSIONER MOENSTER: Would the chair
10 consider any amendments?

11 COMMISSIONER SCHERRER: The chair likes to
12 keep things very clean and, typically, likes to follow
13 staff recommendations for the way the staff has
14 written it but, obviously, as a board of commissioners
15 we are allowed to make amendments and I think we
16 should discuss them first.

17 COMMISSIONER MOENSTER: Okay.

18 MR. KEHM: Yeah, you're absolutely -- I --
19 I would suggest -- I know in the past -- because we
20 always bring amendments in a slate like this because,
21 right, there's publications that have to happen so
22 it's -- it's silly to bring, like, one clause. But I
23 will say the reason that -- that when I prepare these,
24 I prepare a resolution that refers to an exhibit is so
25 that if we need to change the exhibit, you know, let's

1 say you wanted to strike one paragraph from these
2 amendments or something, I mean, we can ask Mr. Cordes
3 but I know we have done that in the past, we'll -- we
4 want to forward all the amendments except the 1, 2
5 paragraph, blah-blah-blah-blah-blah. So that --
6 that's a clean -- again, depending on how extensive
7 what you want to do is, that's a clean way to say yes
8 to all of them but that.

9 COMMISSIONER MOENSTER: Right. And not
10 rewrite --

11 MR. KEHM: That's correct.

12 COMMISSIONER MOENSTER: -- everything?

13 MR. KEHM: That's correct.

14 COMMISSIONER MOENSTER: That's not what I
15 was trying to do.

16 MR. KEHM: And so should that happen, let's
17 say, what would happen is just like everything that we
18 do including zone changes, you know, those tomorrow
19 get forwarded to the County Council, a summary of what
20 you all decided, what you added, took away, what --
21 whatever it is. They get that as part of the record
22 that they receive of this meeting so that when they
23 get the ordinances' vote they know what you all did.

24 Let's just say that somebody wanted to
25 leave the 125-foot offset for curb cuts in here

1 because -- for whatever reason. What I would forward
2 to the Council is that without the strike-through. In
3 other words, I would send it as is -- as is, not as
4 what you see here, if that makes sense. I'm probably
5 making it more complicated than --

6 COMMISSIONER MOENSTER: Nope.

7 MR. KEHM: -- it needs to.

8 COMMISSIONER MOENSTER: It makes perfect
9 sense. Thank you.

10 And then instead of amendments, would the
11 chair consider voting on these by item rather than the
12 entire resolution?

13 COMMISSIONER SCHERRER: I would -- I mean,
14 that's not really my decision because you can propose
15 whatever you would like but I would highly recommend,
16 as I stated earlier, that Section 400.5830 be a
17 separate vote. And if you want to break out some of
18 the other ones then that would just have to be in your
19 motion.

20 MR. KEHM: Well, I guess, again, I just
21 want to keep this simple. And Mr. Cordes will tell me
22 if this is wrong but let's just say that you wanted to
23 do that, I would suggest that a simple motion to be we
24 recommend approval of everything but Section
25 4830 (sic), it doesn't move forward because you didn't

1 recommend it.

2 COMMISSIONER SCHERRER: Okay.

3 MR. KEHM: Right. And so I will take this
4 Exhibit A, I will delete page 3 from it, which is
5 where that appears, and forward the rest of it with
6 the resolution.

7 And, again, Mr. Cordes can tell me if
8 that's wrong 'cause he may not like that but that's
9 just a clean, easy way to do it.

10 MR CORDES: Well, I -- I think you could
11 also make the motion, I mean, if -- if -- if you were
12 so inclined, you could make the motion to move these
13 forward and, essentially, take a neutral position on
14 the -- the section in question, so.

15 COMMISSIONER SCHERRER: Thank you.

16 Other --

17 COMMISSIONER MOENSTER: This is my first
18 (inaudible), I'm sorry.

19 COMMISSIONER SCHERRER: No, you're all
20 right. Man, we're working through this. This is
21 good.

22 So by making a motion on Exhibit A, that's
23 covering the entire document, correct?

24 MR. CORDES: Correct. Yes.

25 COMMISSIONER SCHERRER: Okay. I would like

1 to make a motion that the Planning and Zoning
2 Commission approve Exh -- Exhibit A with the exception
3 of 400.5830.

4 COMMISSIONER MOENSTER: Second.

5 COMMISSIONER SCHERRER: Is that clear?

6 MR. CORDES: Yes.

7 COMMISSIONER SCHERRER: Okay. So the
8 motion is to approve exhibit -- the motion is made by
9 Commissioner Scherrer to approve Exhibit A with the
10 exception of Section 400.5830; it was seconded by
11 Commissioner Moenster.

12 Moenster?

13 COMMISSIONER MOENSTER: That's correct.

14 COMMISSIONER SCHERRER: All right. All in
15 favor, say aye.

16 COMMISSION: Aye.

17 COMMISSIONER SCHERRER: Opposed?

18 (No response.)

19 COMMISSIONER SCHERRER: Exhibit A --

20 COMMISSIONER TAYLOR: Abstain.

21 COMMISSIONER SCHERRER: Oh, okay. Okay.
22 Okay. Madam Secretary, will you please call roll?

23 MS. ROESCH: Mike Huskey.

24 COMMISSIONER HUSKEY: Yes.

25 MS. ROESCH: Danny Tuggle.

1 COMMISSIONER TUGGLE: Yes.
2 MS. ROESCH: Johnathan Sparks.
3 COMMISSIONER SPARKS: Yes.
4 MS. ROESCH: Steve Taylor.
5 COMMISSIONER TAYLOR: Abstain.
6 MS. ROESCH: Jeffrey Spraul.
7 COMMISSIONER SPRAUL: Yes.
8 MS. ROESCH: Chris Moenster.
9 COMMISSIONER MOENSTER: Yes.
10 MS. ROESCH: Mike Siebert.
11 COMMISSIONER SIEBERT: Yes.
12 MS. ROESCH: Jessie Scherrer.
13 COMMISSIONER SCHERRER: Yes.
14 MS. ROESCH: Motion carries.
15 COMMISSIONER SCHERRER: I have -- I have
16 seven with one abstain.
17 MS. ROESCH: Correct.
18 COMMISSIONER SCHERRER: Exhibit A passes by
19 a vote of seven yes votes and one abstain with the
20 exception of Section 400.5830.
21 Clear? Correct?
22 Okay.
23
24
25

1 COMMISSIONER SCHERRER: So next up is the
2 resolution.

3 MR KEHM: Right. So it's -- we just need a
4 motion and a second to adopt the resolution with the
5 modified or amended Exhibit A.

6 COMMISSIONER SCHERRER: I make a motion
7 that we adopt Resolution 12-12-2024A with the
8 exception of Section 400.5830.

9 Is that what I need to say?

10 MR. KEHM: Yes. We know what that -- we
11 know --

12 COMMISSIONER SCHERRER: Is there a second?

13 COMMISSIONER SPARKS: Second.

14 COMMISSIONER SCHERRER: Commissioner
15 Scherrer made a motion to approve Resolution
16 12-12-2024A; it was seconded by Commissioner Sparks.

17 All in favor?

18 COMMISSION: Aye.

19 COMMISSIONER SCHERRER: Opposed?

20 COMMISSIONER TAYLOR: Abstain.

21 COMMISSIONER SCHERRER: Madam Secretary,
22 will you please call roll?

23 MS. ROESCH: Commissioner Tuggle.

24 COMMISSIONER TUGGLE: Yes.

25 MS. ROESCH: Commissioner Sparks.

1 COMMISSIONER SPARKS: Yes.
2 MS. ROESCH: Commissioner Siebert.
3 COMMISSIONER SIEBERT: Yes.
4 MS. ROESCH: Commissioner Spraul.
5 COMMISSIONER SPRAUL: Yes.
6 MS. ROESCH: Commissioner Scherrer.
7 COMMISSIONER SCHERRER: Yes.
8 MS. ROESCH: Commissioner Moenster.
9 COMMISSIONER MOENSTER: Yes.
10 MS. ROESCH: Commissioner Huskey.
11 COMMISSIONER HUSKEY: Yes.
12 MS. ROESCH: Commissioner Taylor.
13 COMMISSIONER TAYLOR: Abstain.
14 COMMISSIONER SCHERRER: Seven to one again?
15 MS. ROESCH: Correct.
16 COMMISSIONER SCHERRER: Okay. Resolution
17 12-12-2024A is -- is approved by a vote of seven yes
18 votes and one abstain.
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1 COMMISSIONER SCHERRER: Reports to the
2 Commission.

3 MR. KEHM: A -- lengthy reports. No,
4 they're not.

5 COMMISSIONER SCHERRER: What difference
6 does it make?

7 We're on overtime now.

8 MR. KEHM: No. This is, obviously, our
9 last meeting of the year so have a Merry Christmas and
10 happy holidays.

11 We will be back on January the 9th. We do
12 have a full slate of cases already for January the 9th
13 so we will, obviously, be having our meeting.

14 That's it. Again, happy holidays. Thanks
15 for your hard work tonight. This is a long one.

16 COMMISSIONER SCHERRER: It is.

17 MR. KEHM: But --

18 COMMISSIONER SCHERRER: Yeah. I don't
19 remember one this long.

20 MR. KEHM: -- I'm not going to get to
21 Culver's in time to get a cheeseburger before they
22 close, so.

23 COMMISSIONER SCHERRER: Citizens to be
24 heard?

25 Any citizens wishing to be heard?

1 (No response.)

2 COMMISSIONER SCHERRER: Is there a motion
3 to adjourn?

4 COMMISSIONER SPARKS: Motion to adjourn.

5 COMMISSIONER SPRAUL: Second.

6 COMMISSIONER SCHERRER: Commissioner Sparks
7 made a motion to adjourn; it was seconded by
8 Commissioner Spraul.

9 All in favor, say aye.

10 COMMISSION: Aye.

11 COMMISSIONER SCHERRER: Opposed?

12 (No response.)

13 COMMISSIONER SCHERRER: We are adjourned.

14 [Adjourned 9:00 p.m.]

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1 C E R T I F I C A T E

2

3 I, JENNIFER M. JETT, a Certified Court
4 Reporter, in and for the State of Missouri, do hereby
5 certify that I was present on December 12, 2024, at
6 the Jefferson County Planning and Zoning Commission
7 Meeting, 729 Maple Street, Hillsboro, Missouri; that
8 said proceedings were had as appears herein; and that
9 this is a true and accurate record of said
10 proceedings.

11

12 IN TESTIMONY WHEREOF, I have hereunto
13 subscribed my name on this 16th day of December, 2024.

14

15

Jennifer M. Jett

16

17

JENNIFER M. JETT, CCR
MISSOURI CCR NUMBER: 634

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