FRANKLIN COUNTY PLANNING AND ZONING COMMISSION

FRANKLIN COUNTY GOVERNMENT CENTER
400 EAST LOCUST STREET
UNION, MISSOURI 63084

TRANSCRIPT OF PROCEEDINGS
PUBLIC HEARING

JULY 17, 2012

(Commencing at 7:00 p.m.)
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EXHIBITS

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

COMMISSION MEMBERS:
William Evans, Chairman
Jay Schultehenrich, Vice Chairman
Eva Gadcke, Commissioner
Eugene Tyler, Commissioner
Timothy Reinhold, Commissioner
Donald Voss, Commissioner
Ray Cunio, Commissioner

PLANNING AND ZONING COMMISSION STAFF:
Mark Vincent, Legal Counsel
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PROCEEDINGS

(July 17, 2012)

CHAIRMAN EVANS  All right. It's a little after 7:00. I'd like to call the Franklin County Planning and Zoning Commission meeting.

Scottie, will you start roll call.

MS. EAGAN:  John Fischer?

COMMISSIONER FISCHER:  (Not present.)

MS. EAGAN:  Jay Schultehenrich?

COMMISSIONER SCHULTEHENRICH:  Here.

MS. EAGAN:  Ray Cunio?

COMMISSIONER CUNIO:  Here.

MS. EAGAN:  Kevin Kriete?

COMMISSIONER KRIETE:  (Not present.)

MS. EAGAN:  Tim Reinhold.

COMMISSIONER REINHOLD:  Here.

MS. EAGAN:  Don Voss?

COMMISSIONER VOSS:  Here.

MS. EAGAN:  Bill Evans?

CHAIRMAN EVANS:  Here.

MS. EAGAN:  Gene Tyler?

COMMISSIONER TYLER:  Here.

MS. EAGAN:  And, Eva Gadcke?

COMMISSIONER GADCKE:  Here.

MS. EAGAN:  Okay. We have a quorum.
CHAIRMAN EVANS: Scottie, would you
Please give us the presentation of the hearing procedures
and exhibits.

MS. EAGAN: Tonight's Planning
Commission hearing is governed by the Franklin County

At this time, I would like to place into the
record these regulations as Exhibit A, the Official Zoning
Map as Exhibit B, the Official Master Plan as Exhibit C,
and the case file for each case as Exhibit D for all of the
cases to be heard at this hearing.

(Thereupon, evidence was marked for
identification and submitted for the record as
Commission Exhibits A, B, C, and D.)

All Old Business items on the agenda will be
dealt with first. The Planning Commission will address
each case, and may request additional information from
anyone prior to making a decision.

Once the Old Business issues have been taken
care of, each item of New Business will be open for public
hearing. As each case is opened is for hearing, a staff
report will first be read to the Commission, followed by
any questions for the staff.

Then if anyone in the audience would like to
speak or comment during this public hearing, they must
first print their name on the sign-in sheet provided, and
then be sworn in by the Chairman. When it is your turn to
speak, you will come to the front of the room to address
the Commission and only the Commission, not anyone in the
audience, with any questions or comments.

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

At the conclusion of all questions, comments
and discussion concerning each case, the public hearing for
that case will conclude, and the Planning Commission will
proceed. Any decision by the Planning Commission may be
appealed to the Board of Zoning Adjustments any time within
90 days. Applications for such an appeal may be acquired
from the department offices during the normal business
hours.

CHAIRMAN EVANS Thank you.

All the Commissioners should have received a
copy of the minutes from the July 17th (sic) minutes and
had a chance to review them. Are there any additions or
corrections to those minutes? (None voiced.)

If not, the Chair will entertain a motion to
approve.

COMMISSIONER CUNIO: I'll move.

COMMISSIONER TYLER: I'll second that
CHAIRMAN EVANS: We have a motion and a second to approve the minutes. All in favor signify by saying aye.

COMMISSIONER REINHOLD: Aye.
COMMISSIONER SCHULTEHENRICH: Aye.
COMMISSIONER VOSS: Aye.
COMMISSIONER CUNIO: Aye.
CHAIRMAN EVANS: Aye.
COMMISSIONER TYLER: Aye.
COMMISSIONER GADCKE: Aye.

CHAIRMAN EVANS: Opposed? (None.) Minutes are approved.

Old Business, we have none.

One thing I want to move up in the agenda to get it out of the way is the election of our Review Committee alternate, which is Item 7 on the agenda. With Jay's election to vice chairman, that created a vacancy on the Review Committee.

So the Chair would entertain a nomination to fill that alternate spot.

MS. EAGAN: Currently Kevin Kriete is the other alternate.

CHAIRMAN EVANS: That's right. Kevin is the other alternate. We have no nominations, so we will
leaves that vacant and pick it up at the next meeting.

COMMISSIONER GADCKE: Did we close the nominations?

CHAIRMAN EVANS: No, we can recall the question. Nominations are still open.

COMMISSIONER GADCKE: Okay. I'd like to nominate Ray Cunio.

CHAIRMAN EVANS: All right. We have a nomination. Do we have a second?

COMMISSIONER TYLER: I'll second that.

COMMISSIONER SCHULTEHENRICH: I'll second it.

CHAIRMAN EVANS: All right. All in favor of Ray Cunio becoming alternate on the Review Committee please signify by saying aye.

COMMISSIONER REINHOLD: Aye.

COMMISSIONER SCHULTEHENRICH: Aye.

COMMISSIONER VOSS: Aye.

COMMISSIONER CUNIO: Aye.

CHAIRMAN EVANS: Aye.

COMMISSIONER TYLER: Aye.

COMMISSIONER GADCKE: Aye.

CHAIRMAN EVANS: Opposed? (None.)

Ray is the new alternate on the Review Committee.

New Business, we have File 120126, the
Planning and Zoning Department.

The Applicant is requesting that the Planning and Zoning Commission review the proposed revised Franklin County Master Plan and make a recommendation to the County Commission.

And I think, Scottie, lay out how we're going to handle this. If you will, go ahead and make the presentation, and go through the proposed revision of the Master Plan. Then the Commission will have the opportunity to ask any questions of you, and then we will open up to the public for comments.

MS. EAGAN: Okay. The way I did this is I did a Power Point, which is basically going to be word for word on just the implementation part of the document. So the introduction and the purpose, all that stuff, was sent to you guys in your packets and it is available online for everybody to read, as well as the summary of all the sections.

Also what you'll notice in the Power Point is there will be some words that are red with crosses through them, which were taken out since our last Steering Committee, and then the blue underline is which was what was added since our last Steering Committee. And that's basically everything that was said at the Steering Committee for you guys to take into the Commission, and
then we made some changes based on what was said at the Steering Committee.

Also I do have with me today a mock-up of what the Plan will look like, and I will pass it around for all of you, but I mean, honestly these big maps will be folded, but this is the front, and the document behind it.

So I'll pass that around for you guys to look at as well. Okay.

This is just a time line of where we were and now where we are. So November of 2009 Planning and Zoning and the County Commission agreed that a new Master Plan should be developed.

December 17, 2009 a Steering Committee was appointed. Then we had an Open House Kickoff. And all winter of 2010 the Steering Committee helped design the Public Outreach portion of the Master Plan.

April 2010, the Existing Conditions section of the Plan was completed. May through June 2010, open houses were held at Union, New Haven, Labadie, Lonedell, and Spring Bluff, and about 140 people attended those open houses.

March through July of 2010, surveys of stakeholders interviews happened, and these were presented to the Steering Committee in July. July 29, 2010 a Land Use Charrette was held where 36 people participated.
October 2010, the Steering Committee and P&Z began meeting once a month to discuss the goals, objectives and strategies of the Plan.

On -- in October 2011, the Steering Committee and P&Z decided to seek further direction from the County Commission. So in January 2012 through May 2012, we met with the County Commission on a weekly basis to discuss goals, objectives, and strategies and the future Land Use map as well as the Existing Conditions of the Plan.

June 2012, the Plan was sent back to the P&Z and the Steering Committee for review and comment, and now today, July 2012, we're having the public hearing before Planning and Zoning.

So this is the table of contents for the way the Plan is set up. We have a credit page, which includes the County Commission, the P&Z members, the Steering Committee members, as well as staff at the current time.

We have an introduction, which goes into the purpose background, planning process, and organization of the Plan.

And then we have a Part 1 which is the summary, goals and objectives, Part 2 which is the implementation of those goals and objectives, and then the appendices, including the Existing Conditions, the Survey
Results, and all the maps.

Okay. So the Introduction:

"The purpose is to plan and prepare for the future building on an awareness of what has happened in the past. Franklin County continues to grow and the demographic makeup and economic characteristics of the county continue to change. As characteristics change, the needs of Franklin County residents also change. This plan builds on Franklin County's past while also acknowledging the future needs."

The Mission:

"As stated by the Franklin County Commission, . . . is to provide for the orderly growth and development of Franklin County with special attention to the following functional elements:

"Land Use;

"Transportation;

"Stormwater regulations;
"Utilities; and
"Economic Development."

And then we get into the background of the Plan, the planning process, and then how the Plan is organized.

So in the background obviously the red is what it used to say. Then after we held the Steering Committee, Ray had some comments about what he wanted included. So we changed the background to now read:

"The governing body of Franklin County recognizes the importance of property rights and the role that property rights have played in the cultural and historical development of the United States and the State of Missouri. The County Commission of Franklin County, in conjunction with the Franklin County Planning and Zoning Commission, have endeavored to develop a Master Plan as directed by Section 64.815 RSMo, which recognizes our cultural heritage and which also looks to our future. The Master
Plan is cognizant of the rights of citizens while also addressing the statutory mandates of conserving natural resources, insuring efficient expenditure of public funds, and the need to promote the health, safety, convenience, prosperity and general welfare of the county inhabitants. The Master Plan takes a common sense approach to addressing the multitude of issues which affect Franklin County today while planning for tomorrow."

Okay. Now in -- this is all part of Part 2 of the book. So we'll start with Land Use, which is the first one that we addressed in the Master Plan.

Goal 1 of Land Use says, "Encourage planned, supportable growth in the county."

Objective 1 says, "Encourage orderly, higher density developments in defined corridors and near public infrastructure."

And strategies below that include:

Strategy 1: Update the zoning map and regulations to allow higher density residential
development in areas that are supported by public
infrastructure using the Future Land Use Map as a
guide.

Strategy 2: Adopt an overall strategy
in which the highest density areas are located
near the cities and other developed areas. The
density then decreases as you move further away
from the developed areas.

Strategy 3: Work with unincorporated
communities in Franklin County (i.e., Gray Summit
and Labadie) to prepare land use plans that will
best support their growth and development.

Objective 2 says, "Encourage lower intensity
development in areas without infrastructure and that have
factors that make development challenging."

Strategy 1 says:

"Ensure that areas with difficult
topography and areas of 100 year floodplain are
zoned for lower density development whenever
practice, while also taking into consideration
the Future Land Use map."

Strategy 2 says:

"Provide education about cluster
development to potential developers, especially
when their property includes floodplain or other
factors that could hinder development."

Goal 2 under Land Use says, "Encourage a

variety of land uses throughout the county."

Objective 1 says, "Encourage a variety of

residential uses."

Three strategies below that include:

Strategy 1: Provide residential zoning

districts that allow for lower density and higher
density residential development;

Strategy 2: Establish a separate

zoning district for mobile homes; and

Strategy 3: Ensure that multi-family
developments are allowed in higher density zoning
districts.

Objective 2 under that says, "Encourage

the growth of new and existing commercial and industrial

uses through zoning."

The four strategies under that include:

Strategy 1: Allow and encourage large

shopping centers, big-box stores, and other major

commercial development near major intersections,
along major transportation corridors, and in

other areas designated as commercial on the

Future Land Use map.

Strategy 2: Allow and encourage
smaller retail stores and shopping centers and
other small business in appropriate areas that
lie near residential areas and are designated as
commercial on the Future Land Use map.

Strategy 3: Allow and encourage
industrial development in appropriate areas, as
designated on the future Land Use map.

Strategy 4: Allow home occupations for
lower impact uses. The property should not
generate much traffic and should continue to low
residential.

And here is where you guys can start seeing
where some changes were made.

Goal 3 of the Land Use says, "Ensure that
contiguous land uses are compatible."

Objective 1 says, "Ensure new developments
minimize conflict with existing . . . agricultural
activities."

And then two strategies under that include:

Strategy 1: Recommend that subdivision
covenants and restrictions state the existing and
adjacent zoning districts to notify residents
that they are in or near agricultural zoning or
other zoning districts; and

Strategy 2: Require new industrial,
commercial or high density developments to create
a buffer between any new developments and any
permitted agricultural use.

Objective 2 under those goals says,
"Encourage commercial and industrial developments to be
attractive, site-appropriate, and compatible with
surrounding uses."

There are five strategies under this
objective, and they include:

Strategy 1: Ensure that any changes in
zoning are done for the benefit of the citizens
of Franklin County and in accordance with the
Master Plan;

Strategy 2: Examine existing buffering
requirements to ensure that new
commercial/industrial developments provide
adequate buffers between different uses;

Strategy 3: Consider reducing
Conditional Use Permits in zoning districts,
especially those with higher density residential
uses;

Strategy 4: Promote the reasonable use
of landscaping treatments, appropriate signage
and pedestrian facilities in commercial,
industrial, and retail centers; and finally,
Strategy 5: Develop a plan for on-site signage and lighting standards for substantial commercial/industrial properties. Research these types of standards in the incorporated areas within the county and making sure that the County's standards do not exceed those of the cities.

The next section of the Plan talks about agriculture, and there's one goal under agricultural, and it's to encourage agriculture in the county. Objective 1 says, "Ensure that county regulations support agriculture and do not add unnecessary burdens to farm operators."

And there are three strategies under that objective. The first says:

Strategy 1: Enable sales of farm goods with minimal regulations. Enable and encourage farmers' markets in appropriate areas (example, waive permit fee for markets selling primarily local produce).

Strategy 2 says:

Strategy 2: Meet with farmers and farming organizations to create an open dialogue to discuss the needs for farmers, farming concerns, and if there are any ways the County
can provide more support.

And finally:

Strategy 3: Consider creating a sample list of uses that can be done on a farm without a permit.

Objective 2 states, "Support agriculture through the community projects and plans."

The two strategies under that include:

Strategy 1: Include agriculture when developing economic development plans for Franklin County. And

Strategy 2: Work with federal, state and local agencies to educate residents about farming operations in Franklin County.

The next section of the Plan deals with housing.

Goal 1 says, "Encourage a variety of housing developments that meet the needs of all segments of the population."

Objective 1 under this goal says, "Promote housing that is affordable to meet residential needs."

There are two strategies, and they include:

Strategy 1: Encourage the development of housing in all price ranges. And,

Strategy 2: Ensure that zoning allows
for mobile homes, mobile home communities, and multi-family dwellings to be placed in appropriate areas.

Objective 2 states, "Encourage the development of a variety of housing types."

Again, two strategies, and they include:

Strategy 1: Ensure that apartments, condominiums, assisted-living and nursing home facilities are allowed in higher density zoning districts. And

Strategy 2: Encourage the use of PED and cluster developments to provide housing options for those of all income levels.

Goal 2 under Housing states, "Strive to address problems that reduce quality of life for County residents."

Objective 1 says:

"Reduce the number of unsightly properties in the county through enhanced enforcement of existing codes and regulations and additional resources."

There are three strategies under this objective. Strategy 1 states:

Strategy 1: Continue the current policy of issuing criminal charges against code
violators who are not responsive to requests to
address violations on their properties.

Strategy 2 says:

Strategy 2: Review the procedure by
which violations are reported. Identify ways
this could be improved.

And Strategy 3 says:

Strategy 3: Work to establish a county
court, which would enable the County to assess
fines against code violators.

Okay. These strategies are a continuation
of Objective 2.

Strategy 4 says:

Strategy 4: Enhance the Appendix K of
the Franklin County Land Use Regulations to
provide further definitions and informations
about County code violations.

Number 5 says:

Strategy 5: Strive to educate
residents about property maintenance requirements
and provide resources to help potential violators
(Example: Provide information about where to
recycle or dispose of large appliances,
electronics, and derelict vehicles).

Number 6 says:
Strategy 6: Consider hosting one-day events to collect items that are difficult to dispose of, such as tires, appliances, and electronics, to provide resources to those with excessive rubbish.

Number 7 says:

Strategy 7: Review the regulations to consider updating and clarifying the regulations regarding mobile homes. For example, where they should be allowed, what types should be allowed, how they should be set up and maintained, etcetera.

Objective 2 says, "Work with the Board of Realtors to provide information and support to present subdivision trustee to the extend possible."

Strategy 1 says:

Strategy 1: Work with the Board of Realtors to help educate subdivision trustees through workshops and other information.

Strategy 2 says:

Strategy 2: Compile a list of subdivision trustees and establish communication with subdivision associations.

And Strategy 3 says:

Strategy 3: Educate subdivision
residents, through the Board of Realtors, as well as law enforcement personnel, about issues that can or can't be enforced in private subdivisions.

Object 3 under Housing says, "Strive to address neighborhood safety and aesthetic concerns of the County."

Strategy 1 says, "Enforcing existing sign regulations."

Strategy 2 says:

Strategy 2: Provide education to neighborhoods about funding tools, such as Community Improvement Districts, Neighborhood Improvement Districts, and other similar programs, and provide support when an appropriate district plan is proposed.

And Strategy 3 says:

Strategy 3: Consider working with cities to develop a countywide park system when money becomes available.

The next topic we get into in the Master Plan is transportation.

Goal 1 under Transportation says:

"Provide for an efficient County road and bridge infrastructure to facilitate the safe and efficient movement of people and goods."
Objective 1 under that goal says:

Strategy 1: Examine current road conditions as well as current maintenance practices and upgrade or enhance whenever needed as established in RSMo. 61.091.

Strategy 1 states:

Strategy 1: Study all County roads to identify needed improvements as they relate to existing conditions and projected development activities; develop a priority listing of gravel roads which should be hard-surfaced, consistent with increased usage and projected demands; identify roads which, though already hard-surfaced, require safety improvements.

Strategy 2 says:

Strategy 2: Continue to conduct bridge and culvert inventories, with the assistance of MoDOT, to ascertain which structures may need upgrading, maintenance or replacement.

Strategy 3 says:

Strategy 3: Continue maintaining and improving county roads based on maintenance and funding available.

Strategy 4 says:

Strategy 4: Design selected arterial
roads as listed on the Franklin County Transportation Map, to include breakdown shoulders, which improve traffic safety flows, reduce maintenance costs, and are useful for bicycles.

Strategy 5 says:

Strategy 5: Collect and compile data regarding existing county roads. Create a database that can be shared throughout departments.

Objective 2 under Transportation says, "Continue to create mid-range and long-range plans that will improve safety and connectivity."

Strategy 1 says:

Strategy 1: Continue to review the Franklin County long-range transportation plan and amend as conditions warrant.

Strategy 2 says:

Strategy 2: Develop a five-year capital improvement plan with cost estimates, which addresses anticipated needs. Create a budget for the five-year plan, and regularly update the five-year plan.

Strategy 3 says:

Strategy 3: Work on upgrading
functional classification of county roads, as
designated by the Franklin County Transportation
Classification Map, to assist with future
planning and connectivity.

Objective 3 under Transportation says:

"Ensure that new subdivision roads and
pedestrian facilities are designed in such a way
to provide long life and maximize safety and
connectivity."

Strategy 1 says:

Strategy 1: Examine the standards for
the construction of roads and bridges in new
developments and ensure that they meet or exceed
acceptable engineering design standards.

Strategy 2 says:

Strategy 2: Promote the development of
sidewalks in and adjacent to commercial and
retail areas.

Strategy 3 says:

Strategy 3: Encourage the use of
street grids, curing grids and interconnecting
streets in subdivisions, and discourage the use
of cul-de-sacs which do not provide for efficient
automobile movement.

Strategy 4 says:
Strategy 4: In developments where there are cul-de-sacs, encourage pedestrian movement through cul-de-sacs to adjacent street.

Goal 2 under Transportation says:

"Consider and plan for the usage of alternative transportation modes such as bicycles, public transportation, rail and waterways."

Objective 1 says, "Continue looking into public transportation for Franklin County."

Strategy 1: Continue to review the goals and objectives of the Franklin County Bikeable/Walkable Plan and amend as conditions warrant.

Strategy 2: Research other rural communities that have established local bus or taxi systems and consider whether a similar system will work for the more populated areas in Franklin County.

Strategy 3: Consult with area employers to determine how a bus or taxi system would help get people to work.

Strategy 4: Encourage the development of a private industry that would provide transportation for a fee. Consider a
collaboration to develop a public private transportation system.

And --

Strategy 5: Stay informed about regional public transportation planning, especially plans to extend commuter rail or other transportation services to areas in and/or near Franklin County.

Objective 2 under Goal 2 says:

"Support alternative modes of commercial transportation, including the use of railroads, waterways and air transportation.

Strategy 1 says:

Strategy 1: Continue to renew the goals and objectives of the Franklin County Bikeable/Walkable Plan and amend as conditions warrant.

Strategy 2: Update the zoning map to ensure that industrial/commercial development is allowed near rail corridors and the Missouri River whenever appropriate.

Strategy 3: Encourage the continued operation of existing rail corridors and encourage renewed used of inactive corridors, whenever feasible.
And --

Strategy 4: Investigate the feasibility of establishing a Port authority in Franklin County.

Okay. I believe this one is supposed to say water resources, but I don't know where my water went. The goal is to minimize the negative effects of erosion, flooding, and pollution runoff on county water resources and properties.

Objective 1, "Consider stormwater management as a regional issue (countywide) with cooperative involvement of municipalities."

Strategy 1: Identify watersheds and/or subwatersheds in Franklin County with higher levels of development or known stormwater problems. Consider developing committees for the identified watersheds or sub watersheds to promote watershed planning.

Strategy 2 says:

Strategy 2: Meet with the municipalities to promote consistent stormwater regulations countywide.

Number 3 is:

Strategy 3: Examine known regional flooding problems and work with appropriate
agencies to explore possible solutions.

Strategy 4: Investigate sources of funds that can be used for stormwater-related projects.

Objective 2 says:

"Minimize the impact of new development on streams, wetlands, and floodplains. Franklin County has already passed stormwater management regulations. Please refer to the Franklin County Unified Land Use Regulations."

Strategy 1: Work with the EPA and Missouri DNR with regard to development in floodplains and wetlands.

Strategy 2: Encourage higher density developments, commercial developments, and industrial development to incorporate natural features and to use the techniques that reduce the total amount impervious surface.

Strategy 3: Review the current stormwater regulations for new developments. Determine whether the regulations or review process should change.

And Number 4:

Strategy 4: Consider low-impact development strategies for stormwater management
and erosion control. Determine which, if any, of these should be allowed and/or encourage in Franklin County. Include this in the County Stormwater Management Regulations.

Objective 3 says, "Minimize ground contaminants to protect water resources."

Three strategies include:

Strategy 1: Utilize the Franklin County Health Department and other agencies to continue to identify current or active septic systems on a complaint basis.

Strategy 2: Ensure that new individual septic systems for new developments are properly installed and certified.

And --

Strategy 3: Ensure that new private treatment systems, not a part of a public system, for new developments are properly installed and certified.

The next section deals with Utilities and Infrastructure.

Goal 1 says, "Encourage adequate public water and sewer services."

The Objective 1 under this goal says, "Increase discussion and facilitate coordination among
water districts and sewer districts."

Strategy 1 says:

Strategy 1: Form an Infrastructure Committee comprised of sewer and water districts and city and county infrastructure staff to discuss infrastructure activities and increase cooperation among entities.

Strategy 2: Ensure that Franklin County has accurate and current GIS maps regarding sewer and water lines, sewer and water district boundaries, and watersheds.

Strategy 3: Coordinate with East-West Gateway and existing water and sewer districts to update boundaries and responsibilities regarding the Section 208 Water Districts.

Strategy 4: Encourage formal intergovernmental agreements between the water districts, sewer districts, and municipalities dealing with water and sewer service issues and maintenance.

And Number 5:

Strategy 5: Encourage the formation of more sewer and water districts in Franklin County.

Objective 2 under Goal 1 says, "Encourage
sound development practices as they relate to public water
and sanitary sewer services."

Strategy 1: Continue to review the Franklin County Land Use Regulations regarding sewer and water facilities to ensure regulations are meeting current needs. Discuss with infrastructure committee and determine if changes should be made.

Strategy 2: Revise the County's Land Use Regulations to encourage higher density land use around existing urban service areas where new development can be serviced by extension of existing water and sewer service areas.

Strategy 3: Adopt a formal review process whereby plans for new sewer and water systems must be approved by the County prior to approval of the preliminary plat.

Strategy 4: Require developers to submit plans to the County showing sewage collection and treatment facility, as well as water supply facilities, for all new development. Documentation includes engineering reports, design plans, and testing information.

Objective 3, "Encourage the use of water systems for fire protection."
Strategy 1: Require developers to submit waterflow capacity, as provided by the water district, that addresses fire district requirements or County regulations as applicable.

Strategy 2: Revise the County's Land Use Regulations to develop higher density land use around existing urban service areas, where existing infrastructure is more capable of being upgraded to meet fire flow requirements.

Objective 4, but still under Goal 1, "Encourage maintenance of sewer and septic systems."

Strategy 1: Develop a list of homeowner associations, developers and others that maintain small sewer and water systems. Determine the contact person for the sewer and water issues.

Strategy 2: Utilize the Health Department and other local agencies to continue to identify and monitor active septic systems on a complaint basis.

Goal 2 says, "Plan for adequate electrical service to be provided to all developments now and in the future."

Objective 1:

"Coordinate with providers to
develop plans for energy services
and public utility facilities for
the long-term energy needs of
Franklin County."

Strategy 1: Create a good GIS map that
shows which electrical service provider serves
each parcel.

Strategy 2: Work with electric utility
provider to ensure that areas targeted for
commercial or industrial development have
adequate electrical infrastructure.

Strategy 3: Ensure that high density
electric users locate in areas where the
electrical infrastructure can support them.

And --

Strategy 4: Establish better
communication between electricity providers and
government entities. This will enable both
electrical provider and the government to
communicate information about upcoming projects
and concerns, which will in turn promote better
planning.

Objective 2, "Ensure that electric utility
providers are included in the new subdivision development
process and are aware of local regulations."
Strategy 1: Seek input from electric companies about proposed new developments.

And --

Strategy 2: Promote the use of underground electric lines whenever practical. Review current regulations and discuss with electric utility providers to provide consistent standards.

Objective 3, still under Goal 2, "Promote conservation of energy, especially in facilities with lower overall energy needs."

Strategy 1: Reduce energy consumption in government facilities. Adopt and implement guidelines for energy conservation in public buildings."

Strategy 2: Encourage the reduction of energy consumption by residential, commercial, and industrial users whenever possible. Coordinate educational programs with electric utility providers.

Strategy 3: Develop regulations for the use of solar panels and windmills, as well as other alternative energy sources. Regulations should encourage the use of alternative energy, but ensure that it does not create eyesores or
Goal 3 under Utilities and Infrastructure says, "Encourage internet service throughout the county."

Objective 1 now reads:

"Encourage internet service providers to supply Franklin County with the most appropriate level and highest band width of internet service available that corresponds to the needs of the County."

Strategy 1: Coordinate land use planning with internet service providers such that areas that are targeted for business that are likely to have broadband internet service that will meet their needs.

Strategy 2: Keep informed about the Missouri Broadband Now Project, which is working to expand broadband coverage into rural Missouri areas.

The second to last category we get into is solid waste. The goal is to, "Ensure waste is managed in order to keep Franklin County clean."

Objective 1, "Coordinate the private service system as much as possible to minimize the wear and tear on
roads."

Strategy 1: Encourage through the Board of Realtors and directly, subdivisions to coordinate trash collection to avoid duplication of services and to minimize the impact of trucks on public and private roads.

Strategy 2: Encourage private ownership of transfer stations to serve the future needs of the citizens of Franklin County.

Objective 2, "Increase recycling opportunities and provide information about existing recycling opportunities to county residents."

Strategy 1: Provide information on where items can be recycled in and near Franklin County. Provide information on the County's website and with other materials as available.

Strategy 2: Research funding opportunities to expand recycling opportunities in Franklin County. Examples, tire collection, electronics collection, composting, et cetera.

Strategy 3: Coordinate with the East Central Solid Waste Management District and place recycling trailers in various locations around Franklin County.

And --
Strategy 4: Coordinate with East Central Solid Waste Management District to sponsor a household hazardous waste collection events throughout the county.

And finally the last section in the Plan is Economic Development.

Goal 1 is:

"Strive for a diverse economy, with a focus on sectors that create jobs and boost the economy, including manufacturing, health care, transportation, logistics, and retail."

Objective 1, "Work to create more job opportunities by targeting growing sectors and supporting new and existing businesses."

Strategy 1: Develop an economic development website and marketing plan to make Franklin County appealing to potential businesses and investors. Include cities in all marketing plans and website.

Strategy 2: Create a countywide inventory of sites available for commercial or industrial development, and make available an economic development website.
Strategy 3: Become more involved with the Missouri Employment Council.

Strategy 4: Plan for business growth by ensuring that commercial and industrial sites are available with adequate utilities.

Strategy 5: Continue to market the Franklin County Revolving Loan Fund and search for ways to improve the program.

Strategy 6: Work with East Central College and Missouri Career Center to provide training for entrepreneurs as well as other resources to support new and existing business owners.

Strategy 7: Establish a business incubator system with cooperation between higher education institutions and other governmental agencies.

Strategy 8: Explore the possibility of using rail, waterways and existing roadway systems to attract transportation and logistic companies.

Objective 2 under Economic Development says, "Strive to further develop the quality of the Franklin County workforce."

Strategy 1: Promote local partnerships
between industry and education to enhance job
skills and encourage careers in advanced
manufacturing to high tech skilled trades.

Strategy 2: Utilize East Central
College, and other higher education facilities,
to ensure programs are available to train workers
and technicians for the growing healthcare
industry.

Strategy 3: Promote East Central
College's Workforce Development Department which
strives to improve employee training throughout
Franklin County.

Strategy 4: Consider establishing a
countywide program that uses the National Career
Readiness Certificate Program (Work Keys
Assessment). Collaborate with East Central
College and the Missouri Career Centers to
implement the program.

Objective 3 now reads:

"Provide the leadership
necessary to advance the economic
development of unincorporated
Franklin County and to promote
cooperation between cities within
Franklin County."
Strategy 1: Create an updated version of the Comprehensive Economic Development Strategy and continue to update as needed.

Strategy 2: Update the Workforce Analysis Report, as needed, by working with other municipalities and the private sector.

Strategy 3: Increase the County's involvement with RCGA and RCGA Network.

Strategy 4: Bring together a community of economic development leaders in the county to further County economic development interests.

Strategy 5: Consider hiring a county economic development professional to oversee economic development in Franklin County.

Research funding options, including grant availability, as well as payment from cities in exchange for economic development services.

Strategy 6: Create networking opportunities where local employers, city, chambers and other organizations can get together to communicate with stakeholders and see what products the County has to offer.

Objective 4 under Goal 1 is, "Increase tourism in Franklin County through cooperation with cities, chambers, private and not-for-profit organizations."
Strategic Plan for Franklin County

Strategy 1: Plan for and market Franklin County tourism on a countywide basis through the Tourism Committee.

Strategy 2: Work to create countywide tourism website, and ensure that the tourism website is kept up-to-date.

Goal 2 of Economic Development states, "Promote multi-modes of transportation for the movement of Franklin County's workforce and the delivery of goods for all industries."

Objective 1: "Highways, Roads and Bridges."

Strategy 1: Support efforts for the replacement of the Missouri River Bridge on Highway 47.

Strategy 2: Support efforts for the enhancement of Highway 47, 100 and 50 corridors.

Strategy 3: Coordinate the Future Land Use Map where potential prospects may locate along existing corridors.

Objective 2 deals with rail. Strategy 1 says:

Strategy 1: Identify existing rail corridors for expanding rail access so that existing and future industries have options for the movement of goods.
Strategy 2: Support the continued use of Amtrak along the Union Pacific Rail line both for tourism, development and industrial roads.

Objective 3: "Waterways".

Number 1 is:

Strategy 1: Extend the leadership role in investigating the development of a Port authority and Port District in areas with access to rail, water, airports and highways.

And Strategy 2 now reads:

Strategy 2: Work with existing outfitters and recreation users to identify the most appropriate waterway to be utilized for tourism purposes.

Objective 4: "Air."

Strategy 1: Promote, encourage and foster existing airport expansions that aid future and existing industries within Franklin County. Identify limitations and potential of all airports within the region. Survey existing industries on their usage of airports.

Objective 5: "Bike and Pedestrian Facilities."

Strategy 1: Identify all bike and pedestrian facilities within the county and
promote the map for future tourism.

Strategy 2: Promote connectivity of existing bike and pedestrian facilities from communities by identifying future corridors both on and off street facilities.

And --

Strategy 3: Consider design options for future roadways identified within the road and bridge program to accommodate bike and pedestrian access.

And finally Objective 6: "Public Transportation."

Strategy is, "Consider surveying larger employers within Franklin County for the needs to provide public transportation for their workforce."

Okay. Then the appendix of the Plan includes existing conditions; survey results; and maps and the different maps we have all cities and labels for places; a township map; roads, highways, railroad and airport maps; water resourcing in floodplains; sewer and water districts and pipelines; and we have public facilities which include state conservation areas, state parks, schools, fire stations, ambulance stations, hospitals, et cetera.

Then we have maps for school districts, fire
districts, ambulance districts. We'll have the existing land use in there, and then the last map will be the Future Land Use Map.

The existing conditions of the Plan deal with the history of Franklin County, the demographics of Franklin County per the 2010 census, economic development and health care.

Under demographics, we talk about population of the county. Population versus surrounding counties, and versus the incorporated areas. We talked about the age composition rates, race composition, housing units and households of the county. We talk about the townships and the cities in the county, and then the growth projections.

Under Economic Development, we talk about the location of Franklin County in relation to St. Louis, the median household income, access to rail lines, airports, highways and rivers, and then we have a list of the largest employers of Franklin County.

And in Healthcare we talk about Mercy Hospital and Missouri Baptist. And since Patients First is now a part of Mercy, we no longer talk about them.

Also we talk about education, quality of life, and utilities.

Under Education, we talk about the public schools in the county and private schools in the county,
the post-secondary schools in the county.

Quality of Life, we talk about our rivers, our state parks and conservation areas, Route 66 and tourist attractions, and then historical places and museums.

In Utilities, we talk about sewer systems, drinking water, electric, natural gas and pipelines.

And I couldn't get the Land Use Map on my Power Point, so here's just a pdf version of it, and we also have a larger version up front. Let me zoom in for the Steering Committee and Planning and Zoning to look at some areas that we changed.

You can see here we added a little more commercial after our Steering Committee meeting. It was all the non-urban. And then up here we added some more NDR right outside the city of Washington, right out the city of Union. And then up here where Lake Labadie is, we added a little more NDR.

And for everybody else, the green is non-urban, which includes agriculture and lots over three acres. The orange, medium density residential are lots less than three acres. The red is all the commercial. The purple is industrial. The blue is institutional, which will include state parks, conservation areas, anything owned by government or cemeteries. And then the gray which
you probably can't see is all railroad.

So we have a note that says Port District may be added in the appropriate areas after the appropriate study.

So that is all I have for you guys.

CHAIRMAN EVANS: Thank you, Scottie.

First of all, I thank Scottie because as much time as everybody else has put in on the Planning and Zoning Commission, Franklin County Commission, the Steering Committee, Scottie has to have taken everything that we have given her, not always opinions, that everybody agreed on everything. She had to go through it and come up with one single coherent document.

She's attended meetings all day and in the evenings for three years. So again, I commend Scottie and her staff on what they've accomplished.

MS. EAGAN: Thank you.

CHAIRMAN EVANS: Based on what Scottie covered and revisions that were made since we last saw this, do any of the Commissioners have any questions or revisions they'd like to make at this time?

COMMISSIONER TYLER: What's the procedure? What would be the procedure now to alter anything in this existing plan?

CHAIRMAN EVANS: This is a proposed
revision. So we still have the opportunity to make recommendations or changes to the proposed plan. And then we'll have public input that will also be considered as revisions to the proposed plan. So we still have the opportunity till there is a motion made and seconded and passed to send this on to the Commission.

So it is still open for negotiation.

COMMISSIONER TYLER: Well, I give to Scottie a suggestion that I had --

MS. EAGAN: Sorry. I didn't pass it out.

COMMISSIONER TYLER: -- in regards to planned use. It was in Goal 3, Objective 2, and Strategy 2 where it's talking about the buffer zone between agricultural property and the adjoining properties where right now my suggestion was made before I seen the last alteration.

MS. EAGAN: Uh-huh.

COMMISSIONER TYLER: But I think this could be incorporated with that as it is. Instead of limiting the buffer zone to industrial and high density development, which I would like to see it read all development, because I see no reason that we should limit this to commercial and high density.

Scottie has it on the screen back there.
MS. EAGAN: Was it this one right here?

COMMISSIONER TYLER: Yes.

MS. EAGAN: I will say, Gene, one of the reasons we changed it to read how it reads is a lot of people felt if somebody came in and did a development that involved ten-acre tracts, that you have ten acres, you're already going to have a buffer between your house and the agricultural use that's being done, why would we require an additional buffer to that.

And that's why it reads industrial, commercial or high density.

COMMISSIONER TYLER: If I had a ten-acre lot next to an agricultural zoned property and the residence is 50 feet of the county road there, is — is that considered the buffer between the agricultural property and the -- what would be a subdivision ag— -- residential?

MS. EAGAN: I mean, the buffer would be between the use and the property, not the road.

COMMISSIONER TYLER: Well, I don't know, but I was just using a road for a boundary line between the two, something to refer to boundary for both.

MS. EAGAN: Usually -- usually buffers extend further than the required side setbacks.

COMMISSIONER TYLER: According to the
way this is written now, there's no requirement for a buffer between a residential development and --

MS. EAGAN: Well, high --

COMMISSIONER TYLER: -- the ten acres.

MS. EAGAN: High density residential developments would be re-- -- would call for that.

COMMISSIONER TYLER: But one home on ten acres is not high density.

MS. EAGAN: Right.

COMMISSIONER TYLER: What kind of a buffer is required there?

MS. EAGAN: The way this is reading, there wouldn't be a buffer required because you have so much property already between you and that use.

COMMISSIONER TYLER: That property joins it now, can -- is there any restrictions of development of the adjoining property, the adjoining property to the agricultural?

MS. EAGAN: It would develop under a zoning district on how you can develop the property.

COMMISSIONER TYLER: Well, I can see that this could be a problem with an agriculture process, whatever, use if a ten-acre site builds a home right next to the agricultural land and then complains about the silage or noise or whatever, the dust. Without a buffer, I
can see that being a problem.

MS. EAGAN: I mean, we would always have our site setback of at least 20 feet.

COMMISSIONER TYLER: What?

MS. EAGAN: We would have out site setback of at least 20 feet that was -- they would have to be off that property line.

COMMISSIONER TYLER: In other words, you're looking at setting a buffer then?

MS. EAGAN: I mean, it would just be a setback. It wouldn't necessarily fall under the buffer definition of our regulations. All -- all subdivisions and lots have setbacks on them. If you're 10 acres or more, it's 50 from the front, 20 on the side and rear.

COMMISSIONER TYLER: And there's no buffer required between a ten-acre lot and an agricultural process?

MS. EAGAN: Currently no in the way this is -- this is written as we wouldn't suggest it either.

COMMISSIONER TYLER: Do you think that could ever limit the agricultural process?

MS. EAGAN: Not if they move there after the agriculture use is already there. Isn't it called, Mark, moving to the nuisance?
ATTORNEY VINCENT: Yes.

MS. EAGAN: We can take your recommendation to the Commission if you want.

COMMISSIONER TYLER: Please.

MS. EAGAN: Uh-huh.

CHAIRMAN EVANS: I just had a comment on the one right above that, Strategy 1.

"Recommend that subdivision covenants and restrictions state the existing and adjacent zoning districts to notify residents that they are -- are in or near agricultural zoning or other zoning districts."

I thought originally we had put in there to require.

MS. EAGAN: We did. After the last Steering Committee meeting, it was a consensus that "recommend" is the way to go with that.

CHAIRMAN EVANS: Okay. Which is okay, but that has no teeth.

Any other comments or suggestions from the Commissioners?

COMMISSIONER SCHULTEHENRICH: Mr. Chairman. A question for Gene on his proposal, and that is is it your intent to protect the agricultural land, or is your intent to limit the residential development?
I'm trying to understand exactly what --

where -- where you're exactly coming from in regards to proposing that change, Gene.

COMMISSIONER TYLER: Yes, I'm trying to protect the agricultural process. The -- whatever the agricultural action that's going on is susceptible to a complaint from the neighboring property. If there's not some of a buffer as we're proposing for the commercial and high density development.

See, it's the farm -- the agricultural process that I'm trying to protect, which is one of the goals of our Plan.

COMMISSIONER SCHULTEHENRICH: Scottie, we don't have a buffer requirement right now.

MS. EAGAN: That's correct.

COMMISSIONER SCHULTEHENRICH: And what type of a buffer or are you just generalizing with that statement, or is that we'll be leaving that up to the -- to the future discussion as far as what size of a buffer it would be? Is that --

Gene, is that the way I would understand it to be?

COMMISSIONER TYLER: Well, as Strategy 2 reads now, they would create a buffer between the permitted agricultural use and the commercial and high
density zones. So I say you'd have to create the buffer in
the same manner, I would imagine.

            COMMISSIONER SCHULTEHENRICH: With --
with Strategy 1, you didn't -- your belief that Strategy 1
does not accomplish that by at least informing the
homeowners that through the covenants or restrictions that
they are in fact near an agricultural or in, I guess, but
near is probably what would occur, an agricultural zoned
area?

            And I guess that's where -- I think that was
the intent, when I read it, was Strategy 1 was to -- to at
least give the protection there to where, if an individual
who was potentially moving into a subdivision, they had
knowledge from the covenants or restrictions that they
would be provided that here you have an agricultural land,
you need to know that.

            So as to say basically don't come back and
start complaining about the agricultural usage of the land
because you knew it was there when you bought it. Okay.
So I think that's pretty well what the intent is, would be
my guess. Okay? At least that's the way I would
understand it to be.

            CHAIRMAN EVANS: And, Mark, that would
get back to moving to the nuisance?

            ATTORNEY VINCENT: Right.
CHAIRMAN EVANS: If you have a new agricultural piece of land and it creates dust or smell or whatever, it's there first, and you move next door to it, and you get the smell and the dust, they were there first. So you have no recourse.

COMMISSIONER TYLER: Well, that's what I saw when I see this recommendation that we create a buffer between the commercial and high density developments. I was wanting to see that they were not excluding the other developments.

CHAIRMAN EVANS: All right. Scottie, I guess you'll take that -- take that down as a recommendation.

Any other input, questions, comments from the Commissioners?

COMMISSIONER GADCKE: I have a question.

CHAIRMAN EVANS: Eva?

COMMISSIONER GADCKE: Scottie, under the transportation implementation strategy would Goal 1, and it's under Objective 2, Strategy 3 where it says; "To work on upgrading functional classification of county roads as designated by the Franklin County Transportation Classification Map to assist with future planning and
Given the definitions of the roads within that classification map, I don't know how you can change that classification because it's not based on usage, it's not based on traffic. It's based on location. Does it connect state roads, does it connect to county roads, is it a dead-end road, those -- that's how that classification is set up.

I'm not sure that's a working strategy to upgrade that classification -- those classifications.

CHAIRMAN EVANS: Any other comments, suggestions, revisions from any of the Commissioners?

(None voiced.)

All right. We're then going to open up the public comment, and the purpose of the public hearing is to provide any interested party the opportunity to provide comments on the proposed revision of the Master Plan, and how it could be improved. Specific recommendations, that would include things that could be included, modified, enhanced in any way.

Any comments not related to the Master Plan and its elements can be addressed in Agenda Item 10, which is public comment.

And to just go a little bit farther so everyone understands what the process is, that once the
open hearing is complete, the Commission will either recommend the proposed revisions or move it to the next meeting, and in considering the input that they get tonight.

Once the recommendation is made to the County Commission, they will also have a public hearing. Once that process is complete, the County Commission will consider all the input. The minutes of this meeting are verbatim, so all public comments and the Commissioners' discussion as well as any formal recommendation will be provided to the County Commission while they consider the document.

Approval of a finalized Master Plan rests with the County Commission.

And if anyone would like to address the Commission with improvements to the proposed revised Master Plan, Please sign in and state your name and address.

DR. FRIEDMAN: I'm Dr. Gerry Friedman, and I reside in Labadie, Missouri.

MS. EAGAN: Just keep talking.

DR. FRIEDMAN: My name is Dr. Gerry Friedman, and I reside in Labadie, Missouri.

(Off the record while microphone was exchanged.

Thereupon, the witness was sworn on his
oath by the court reporter, and testified as
follows:)

First I would like to congratulate the
Committee and everyone else on their extensive work that's
been incorporated into this proposal.

Having said that, I also want to
congratulate them all the listings that are purported to
help the health and safety of the residents of the county
and to protect our waterways, our floodplains, and
wetlands.

Having said that, I would like to point out
that contrary to all rational scientific evidence, you have
taken an area that was agriculture and converted it into
industrial located where -- in Labadie, Missouri where the
plant is located. So you are really left with two choices.

One is to say yes our goal is primarily to
protect the health and safety of our citizens, to protect
our water, to protect our wetlands, or contrary to that,
you have to back off and say well, to an extent, we want to
protect you all, but when the needs of a major company
arise, those needs will be placed foremost ahead of the
needs of the citizen.

Those are the only two choices you have
where I see that you have converted an area of agriculture
contrary to all known --
CHAIRMAN EVANS: Dr. Friedman, I appreciate your comments. What element of the Revised Master Plan are you addressing?

DR. FRIEDMAN: I'm addressing the conversion of an area of agriculture to industrial.

CHAIRMAN EVANS: Okay.

DR. FRIEDMAN: Thank you.

CHAIRMAN EVANS: Thank you.

MS. EAGAN: And just so everybody knows, before it was all gray which used to be utilities, but we got rid of utilities and just did it either non-urban, NDR or industrial.

AUDIENCE MEMBER: There were crops.

MS. EAGAN: I understand what it's zoned, but on the Future Land Use Map, it was listed as utility.

MR. REICHERT: All right. Good evening. I guess I need to state my name and everything.

CHAIRMAN EVANS: Yes.

MR. REICHERT: My name is Eric Reichert, and I live in Village Ridge, Missouri. And I guess I got -- what we have --

(Thereupon, the witness was sworn on his oath by the court reporter, and testified as follows:)
It's my understanding that what we've seen here tonight is just a summary of the possible new Master Use Plan and is not the exact language. Would that be correct?

MS. EAGAN: No, this -- this is the exact language of what it is in Part 2 of the Master Plan.

MR. REICHERT: Part 2?

MS. EAGAN: Right.

MR. REICHERT: So where is Part 1?

MS. EAGAN: Part 1, all the summaries and stuff was not included in this, but it is included on line and is available at my office.

MR. REICHERT: Okay. So what we've seen here tonight will totally replace the existing Master Use Plan and its language?

CHAIRMAN EVANS: That is correct.

MR. REICHERT: That's a simple yes or no, I believe.

MS. EAGAN: I mean, what is presented tonight and the whole document that they passed around the Planning and Zoning Commission will replace the current Master Plan.

MR. REICHERT: It will replace the current Master Plan?

MS. EAGAN: Yes.
MR. REICHERT: Okay. So then it leads one to ask the question that what specific sections of the existing Master Use Plan are defective in providing direction for the orderly development of the county? Secondly, it is apparent then that the existing plans -- existing goals and policies as exists in the existing Master Use Plan are going to be totally replaced by this new document. Yes or no?

MS. EAGAN: The Master Plan that is in place will be replaced with the document that is being passed around.

MR. REICHERT: So the existing goals and policies that exist now will be replaced?

CHAIRMAN EVANS: That is correct.

MR. REICHERT: Okay. Now is this mechanism to change the existing Master Use Plan, which was incorporated and has in its purpose for the orderly development of Franklin County, is the mechanism for making a new Master Use Plan mandated by law?

CHAIRMAN EVANS: I believe it is.

ATTORNEY VINCENT: Yes.

MR. REICHERT: It is mandated by law that we -- we prepare a new Master Use Plan?

ATTORNEY VINCENT: It's not mandated by law, but under 64.815 and Sections in that area of the
statute, the County Commission and Planning and Zoning
Commission has the right to review occasionally the
industrial life or the amendment of the Master Plan based
upon the recommendation of the Planning and Zoning
Commission and the actions of the County Commission.

It's not mandated, but they have every right
to proceed with what they're doing.

CHAIRMAN EVANS: It is mandated to the
Planning and Zoning Commission.

MR. REICHERT: That's you.

CHAIRMAN EVANS: Under the Section 3
that we are required to --

MR. REICHERT: That's you, correct?

CHAIRMAN EVANS: No.

MR. REICHERT: Okay. So if the answer
to number two which I asked if it was going to --

CHAIRMAN EVANS: Which elements of the
revised plan are you addressing? We're not discussing old
versus new or process. We were discussing --

MR. REICHERT: I believe that's the
central part of the issue, sir. The central part of the
issue is why is this plan deficient, and I asked
specifically cite specific examples that the existing plan
is inadequate to serve the needs of the county.

CHAIRMAN EVANS: Well, thank you for
MR. REICHERT: Am I -- you mean I'm done then?
CHAIRMAN EVANS: No, thank you for your opinion.
ATTORNEY VINCENT: Thank you.
MR. REICHERT: He said thank you and he's --
ATTORNEY VINCENT: Eric, they do not have to answer your questions. That's all. They have --
MR. REICHERT: Well, I understand that.
ATTORNEY VINCENT: Okay.
MR. REICHERT: Okay. I understand that. This is just a star chamber that, you know, at least the questions get asked whether -- and they're on the record --
ATTORNEY VINCENT: Okay.
MR. REICHERT: -- whether or not they get answered or not. But I can find nothing in the existing Master Use Plan which is deficient in nature for controlling the future orderly development of Franklin County, and the new Plan will totally take this and throw it into the tank. And that, sir, is not in the best interest of the citizens of Franklin County.

Thank you very much.
CHAIRMAN EVANS: Thank you.

MR. KLINEDINSK: Lloyd Klinedinsk,

Village Ridge. I will tell the truth.

CHAIRMAN EVANS: Please sign in your

name and address.

MR. KLINEDINSK: Pen or pencil.

In trying to follow the report, I find --

AUDIENCE MEMBERS: We can't hear.

CHAIRMAN EVANS: Will you move the mike

up, Please.

MR. KLINEDINSKI: In following the

report, I find an omission between page 22 and 23 having to
do with the transportation implementation. So that's

missing out of the document that I downloaded from the

internet.

I'd appreciate if that were corrected.

MS. EAGAN: Unfortunately, it was left

out. It wasn't noticed until today, but we will get it up

on the internet as soon as possible.

MR. KLINEDINSK: Thank you.

CHAIRMAN EVANS: Thank you.

Anyone else caring to provide input?

MS. SCHUBA: Thank you for having the

meeting this evening.

CHAIRMAN EVANS: Will you state your
name, address and sign in.

MS. SCHUBA: Patricia Schuba. I'm from Labadie, Missouri.

(Thereupon, the witness was sworn on his oath by the court reporter, and testified as follows:)

I took a lot of notes during the process tonight, so I'm hoping it doesn't end tonight. And I would like a way for the public to have more input. I know we did the Schrepps, we did the -- the meetings, but it would serve the community if we had more time for input if there are changes to the plan and now that we've seen it and can download it and take a look at it.

Things that stood out to me this evening, the section that covered groundwater contamination seemed to be only focused on septic systems, which is important. But there are a lot of other sources of groundwater contamination, as we know from the case of New Haven.

So I also see that we have the area that is currently the utility in Labadie now called industrial, which is of concern, I think, to many of us who live locally because it's a very old plant, and it could potentially stay agricultural. But if you define it as industrial, that could become something different in the future that would put groundwater in the region in danger.
So if we value our rivers and water resources and we're saying that we don't want to develop floodplains where it is practical, it would seem with a 40-year-old plant you may not consider changing that at this point.

I also noticed a sort of focus on transportation around moving workers and goods, and to me that's glaring and may be to other members of the public because we're more complete than just workers and business owners. So when we went to the meetings and gave input about transportation, we talked about ways to get where we want to get in the county in different ways other than just by car potentially where that's practical.

And that has nothing to do with many of us working in Franklin County because many of us work in St. Louis and other places, and when you look at the median income of most people in the county, we want to build those opportunities locally, but they don't exist at this point. So I think transportation should be expanded for other purposes other than just business purposes.

And unfortunately, I have quite a few notes. So again, I'm hoping that there's another opportunity to provide input whether it would be directly to Scottie or how that would happen. But I hope that you don't make the decision tonight. And we appreciate your services to the
CHAIRMAN EVANS: Yes, you can provide written input to Scottie, and the Commission will have a public hearing.

MS. SCHUBA: Okay. But you won't look at that information?

CHAIRMAN EVANS: We will not -- the information you provide to Scottie?

MS. SCHUBA: Right.

CHAIRMAN EVANS: Yes, we will see that information.

MS. SCHUBA: Okay.

CHAIRMAN EVANS: Now, if we don't make a recommendation tonight, this will be carried over to our next meeting, and we will have that information available to us.

MS. SCHUBA: Okay. So the most important things I think to all folks living near the Missouri River and near Labadie is again that that whole area has been determined to be industrial, which is a broader definition than just the utility and things that protect our groundwater and provide more opportunities for transportation than just moving around for work.

Thank you.

CHAIRMAN EVANS: Thank you.
Anyone else wish to address the Commission?

MR. SCHIVELY: Thom Schively, Grand Army Road.

(Thereupon, the Witness was sworn on his oath by the court reporter, and testified as follows:)

I did not hear or see anything related to preserving the historical nature of some of these -- some of our towns. I did not see anything related to protecting downtown retail. I did not hear anything regarding promoting recreational activities in the Master Plan.

And if we have an opportunity to send our comments to Scottie, I will endeavor to do so.

CHAIRMAN EVANS: Okay. We are somewhat restricted in that the --

MR. SCHIVELY: Thank you.

CHAIRMAN EVANS: -- thank you -- in that this proposed Master Plan only addresses the unincorporated areas. So we have limited authority to look at some of the towns that are incorporated.

Anyone else wishing to address the Commission?

MR. KEEVEN: I would like to address in regard to --

CHAIRMAN EVANS: Please state your
MR. KEEVEN: Ron Keeven, Pacific, Missouri, and I do swear to tell the truth.

CHAIRMAN EVANS: Thank you.

MR. KEEVEN: Scottie, if you could bring us back to the economic development portion of your presentation, and it's my understanding that the Commission here is recommending to the County Commission to establish that department within county government. Is that true?

MS. EAGAN: Are you talking about -- are you talking about the part where it talks about hiring an economic developer?

MR. KEEVEN: Yes.

MS. EAGAN: Okay. Yeah. Would it be Strategy 5 "To consider hiring an economic development professional to oversee economic development of Franklin County."

MR. KEEVEN: Okay. The statement just came from the head of the chair that we are an unincorporated area, and our economic development sources and supply are in the development areas. To hire an economic development person within Franklin County government is going to lead to a division between all municipalities within county government.

Where is the county economic person going to
lead a potential new development, Washington, Labadie, Sullivan? The division could be enormous. It could be detrimental to our community. I am all for economic development. Don't get me wrong. But the County can't afford in the very, very long future another position in County government.

That person that would be assigned that position could divide the county between its communities, and we really don't want to see that happen in Franklin County.

Thank you.

CHAIRMAN EVANS: Thank you, Ron. I think Strategy 5 hopefully addresses that, and it is consider and evaluate the potential. So it's not a position that there's a job description out there for.

Is there anyone else wishing to address the Commission?

MS. GENOVIESE: Thank you. Thank you for all of the work you all have done.

CHAIRMAN EVANS: Would you state your name, Please.

MS. GENOVIESE: Kay Genoviese, Grand Army Road.

(Thereupon, the Witness was sworn on his oath by the court reporter, and testified as
follows:

Thank you. For four years since Ameren has been in the Labadie Bottoms, it's been zoned agricultural. I believe Ameren has a non-conforming use. It is the only thing that may be has held Ameren in check, and as Mr. Tyler says, you know, there are a great many of us that would very much like to see Franklin County remain as agricultural as possible.

And by coloring that in purple, I don't know how the County could say no to the next industrial developer that wants to come in there. I mean, how -- if Joe Blow's Aluminum Snow Train Company wants to buy cheap land in the Labadie Bottoms, all he has to do is say to you you already have an industrial area there. I'm going to put mine right next to it.

I think it's a very dangerous step to take, and -- and it's worked for 40 years that it's been a non-conforming use. I just -- I don't know how the County, the Planning and Zoning Board, can say how important agriculture is and then open the door like that. That -- that's just a very dangerous thing.

What was the reason for -- for coloring it in purple?

MS. EAGAN: I mean, that whole area is owned by Ameren. Part of that area is where their proposed
utility landfill is going to go. Rather than just call it utility, we considered calling it what it actually is.

MS. GENOVIESE: But it's -- but it's always worked as a non-conforming use.

MS. EAGAN: I understand that.

MS. GENOVIESE: I just --

MS. EAGAN: This isn't -- this isn't zoning. This is just future land use. It's possible when we do zoning, we could have three different kinds of industrials or four different kinds of industrials with different restrictions on each kind of industrial that will be allowed up there.

MS. GENOVIESE: But -- so you would allow more industrial in the floodplains?

MS. EAGAN: No, that's not what I'm saying. I'm saying in our potential zoning of the county, we could have multiple industrial districts. It doesn't mean that this is all going to be heavy industrial that anybody can come in and move a smelting shop or whatever you call it in there.

MS. GENOVIESE: So you would not encourage development in the floodplain?

MS. EAGAN: We said nothing about development in the floodplains. This is all just future land use.
MS. GENOVIESE: But it's marked industrial.

MS. EAGAN: I understand that, and it's all owned by Ameren, and a lot of that is their proposed utility landfill.

MS. GENOVIESE: So how do you say no to the next guy when he looks at the map and says you got industrial right there, I want to put my industry right there, my smeltering thing, my whatever?

I -- I just -- I think that keeping that floodplain zoned agricultural is a huge protection for it.

MS. EAGAN: And it's possible we do rezoning, then it will stay agricultural. This is just the Future Land Use Map. This has nothing to do with zoning or regulations or anything like that. This is the future land use, which is designed to help guide us when we do our zoning.

MS. GENOVIESE: So what was the point of making it purple?

MS. EAGAN: Because the potential of Ameren using that property for their industrial business.

MS. GENOVIESE: Am I not being clear?

AUDIENCE MEMBERS: No. No.

MS. EAGAN: Okay. We'll take -- we'll take your name to the County Commission.
MS. GENOVIESE: I just think it needs to remain green so that the next guy coming in can't -- can't go on. Thank you.

MS. REICHERT: I'm Judy Reichert, and I live in Villa Ridge, and I swear to tell the truth.

The Planning and Zoning Master Use Plan is only for the unincorporated areas of the county, right?

CHAIRMAN EVANS: That is correct.

MS. REICHERT: So if you change that, then you're changing unincorporated areas, and then you're going to make them cities. So this isn't anything about preserving the land. It's all for orderly development and growth.

It's nothing to keep Franklin County why everybody moved out here to begin with, because it's not all cities and concrete. I mean, this isn't anything to do with -- it's just the whole thing. It's just my comments as I see them, you know. It's really a shame.

CHAIRMAN EVANS: Well, I think if you look at the input that we got from the residents, we have certain sections including agriculture that one of the primary concerns was keeping it rural.

MS. REICHERT: Okay. But it does talk about orderly growth and development, and these are unincorporated areas, meaning they're not in the city
limits anyway.

CHAIRMAN EVANS: That's correct. I mean --

MS. REICHERT: So are you trying to
grow and develop the green spaces that we already have.
That's what it seems like to me. That's what -- that's all
I got to say.

CHAIRMAN EVANS: Okay. Thank you.

MS. REICHERT: Okay.

MS. DITTRICH: Hi, I'm Janet Dittrich
from Labadie, Missouri, and I swear to tell the truth.
CHAIRMAN EVANS: Thank you.

MS. DITTRICH: I just want to add that
there just is a real conflict when you see the purple
industrial area. Even though you say it's not zone, it's
allowing that to be it, and it conflicts with your
discussion, the whole discussion, of the preserving the
river for tourism and, you know, that's all such flowery
language, but when you allow that to continue to be
industrial, it's -- it goes against the whole clean --
keeping the resource of the river clean and the whole
quality of life that Joe mentioned.

It is a floodplain, and it should not be
industrial even in this kind of a map. I understand this
is not the zoning map, but it leads to that. And then I'm
really curious how the Port authority plays into that.

Does that mean that that's going to allow a port authority to be build there?

MS. EAGAN: No.

CHAIRMAN EVANS: No, when we addressed the port authority, it's the fact that the Missouri River is a navigable river and we have no port authority anywhere along that river, along the entire county line. So that could be developed anywhere, and so that potential exists, but not necessarily there. I would assume probably not there.

MS. DITTRICH: And I would imagine that a port -- allowing a port authority would not -- also would not contribute to the quality of life or the, you know, development within those floodplains that you all said you were concerned with.

So I think there's a conflict.

CHAIRMAN EVANS: A port authority has a lot of other elements that is considered that it's almost a stand-alone -- I don't want to say community, but entity. But it is to review where a possible Port authority would be, and not necessarily in that area. It's just that in this navigable river and a need for appropriate probably I wouldn't even want to guess, but I would guess closer to a metropolitan area.
MS. DITTRICH: Well, that would be
nice, but as long as that little square is purple, it
scares me that that would open that up. So --
CHAIRMAN EVANS: Well, yes, and
Washington is red, and --
MS. DITTRICH: Okay. Thanks.
CHAIRMAN EVANS: Thank you.
MR. REICHERT: May I ask for a
clarification, Please?
CHAIRMAN EVANS: Yes.
MR. REICHERT: My name is Eric
Reichert. I live in Villa Ridge. I swear to tell the
truth.
You were talking about the transportation
and port Authorities. Would it be my understanding though
that if a Port authority was established, it would -- it
could only be established in a purple area?
Because of Franklin County, all of the
navigable Missouri River it green except for the municipal
corporations, except for that purple spot in Labadie, which
would seem to me butts right up against the river and would
allow -- would be the most likely place to have a port
authority.
So I'm just wondering if there is any
regulations in place that would allow a port authority be
-- to be established anywhere along the Missouri River that's in green outside of the gray municipal corporations, with the exception of the purple non-binding but future use industrial in Labadie?

CHAIRMAN EVANS: It could be placed anywhere along there once it's investigated.

ATTORNEY VINCENT: Bill, I think everybody has a misunderstanding of what a port authority is. A port authority is an economic development tool, where it does not even have to be on the water. It could be a railroad. It could be an airport. It's a way to -- and it can be done through the County and be located within the city.

MR. REICHERT: So it's -- I can understand being in the city. Those are municipal corporation. We're talking about unincorporated --

ATTORNEY VINCENT: I am too. I and talking about -- I know the law on port authorities. Have you ever read it?

MR. REICHERT: Oh, of course not, --

ATTORNEY VINCENT: No.

MR. REICHERT: -- Mr. Vincent.

ATTORNEY VINCENT: Okay. So then what I'm -- what I'm trying to tell you is that through the port authority statutes, it has to be approved by the State, and
even though the County is involved, it could be located in a municipality.

MR. REICHERT: I understand that.

ATTORNEY VINCENT: So I'm saying it could be located --

MR. REICHERT: I understand that.

ATTORNEY VINCENT: It could be located in New Haven.

MR. REICHERT: Right.

ATTORNEY VINCENT: It could be located inside the city limits of Washington.

MR. REICHERT: Right.

ATTORNEY VINCENT: There are all kinds of places it could be located in.

MR. REICHERT: But it can be in --

ATTORNEY VINCENT: It can be any place --

MR. REICHERT: -- unincorporated Franklin County that is green --

ATTORNEY VINCENT: That's approved by the State.

MR. REICHERT: -- if it's approved by the State?

ATTORNEY VINCENT: Right.

MR. REICHERT: Would it have to have a
ATTORNEY VINCENT: A port authority is not a place. A port authority is a thing. A port is a place. A port authority is a business entity.

MR. REICHERT: Okay. I'll revise --

I'll revise my -- could a port be put in any place in green other than -- in an unincorporated Franklin County other than in the purple in Labadie?

ATTORNEY VINCENT: A port physically can put anywhere you build it.

MR. REICHERT: But our zoning doesn't allow them to put --

ATTORNEY VINCENT: That's true. It allows them to be inside cities.

MR. REICHERT: Yeah, but if it's unincorporated Franklin County --

ATTORNEY VINCENT: That has nothing to do with the Master Use Plan which is nothing but unincorporated Franklin County. I'm not going to argue with you.

MR. REICHERT: Okay. You don't have to argue.

MR. SCHRIEVER: Hello, my name is Derek Schriever. It's been an entertaining evening. Thank you guys for all your work that you've done.
(Thereupon, the Witness was sworn on his oath by the court reporter, and testified as follows:)

CHAIRMAN EVANS: Where do you live?

MR. SCHRIEVER: I'm from Washington.

CHAIRMAN EVANS: Washington?

MR. SCHRIEVER: Yes, sir. I have a few things that came up during the course of the proceedings. They're not all negative. So you guys can relax a little bit.

One of the things that was brought up was septic awareness. I think this is something that's vital for our county. There's still a lot of people that don't know that open discharge is not acceptable. They -- a lot of people don't even know that they operate on open discharge.

We -- I rep- -- I work as a Realtor, and we deal with people all the time that when we try to sell their house, they find out they have open discharge. "Well, when I built my house 25 years ago, it was an okay septic."

Well, it's not anymore. You know, and we have to notify them and things like that, but it does create complications when people are trying to sell homes and they're unable to sell them or have to put in $20,000
to upgrade their septic, things like that. I think a notification program would be very helpful for homeowners. I thought that was a great topic you guys brought up. 

Additionally, the trash in subdivisions, setting up to where there's only one company. My concern with that is the concept of a monopoly within a subdivision, where only this company is providing service to these people in this subdivision. It makes a lot of sense to me to restrict that in a manner that saves the roads or, you know, prevents a long-term maintenance or repair. But I don't like the idea of one company being responsible for an entire subdivision to where the subdivision members have to use them. I think that that's potentially an issue there.

Using East Central College to help develop entrepreneurs, absolutely brilliant, guys. Love it.

The discussion on the buffer zone between high density, agriculture and industrial going to the residential properties that you brought up, my question about that, and I don't know really have an opinion, but it's simply who's responsible for creating that buffer? Is it the industrial, is it the County stepping up and saying that, or is it the homeowners that would be responsible?

And also what form or method of notification
that that needs to be done and things like that or that, you know, that your next two in an agricultural community or agricultural property, how do we go about notifying them? As a Realtor, do we need to let them know? Do you guys have forms that we give them saying you're within 50 to 500 feet of this area, or how do we go about notifying them?

Lastly, I'm going to try to pull together a few topics that were brought up. I really liked Ron's discussion on economic development and the risk that would be there in having one person do it. But within the document, I also noted that the key was bringing together cities and helping bring together -- I know you guys it's all unincorporated, but as a county, we can help pull together each town to help sponsor their events with tourism and things like that.

And I would hope that the director would take on that role of helping the county rather than helping a town that, you know, they're affiliated with or that they like more than another.

Last little tangent, and it is about the economic development side topic. One of the things that was brought up is tourism. I think the tourism was directed at bringing in people from other counties or bringing in people from St. Louis to our county, which is
great. I'm a huge promoter of that, and I love the concept of it.

The topic that I have in my mind and that you've discussed it that Missouri Associate of Realtor Economic Development Council was the idea of helping local tourism. So state and the county when you go on a vacation, go to, you know, head down to Sullivan or head over to New Haven or do things like that to help develop our local economy.

In addition to that, we are an unincorporated, and there's still unincorporated towns, or what I like to call them sign towns. And when another man who brought up the historical building side of downtowns, I understand that yes, you know, we don't go into the municipalities, but there still are cute little towns in our county that have old historic buildings. So maybe we could find a focus to bring those up, and then maybe we can help tourism to those smaller towns that ultimately used to be towns and weren't able to sustain.

So it'd be kind of a movement rather than, you know, a rule or something, but maybe a movement to help people encourage them to stay in the county and help support other towns or, you know, towns in between towns and things like that.

So that's all I had to say. Thank you for
the time.

CHAIRMAN EVANS: Thank you.

Anyone else wishing to address the
Commission?

MS. CARTER: My name is Kara Carter, and I'm from Labadie.

Going back to the industrial --

(Thereupon, the Witness was sworn on
his oath by the court reporter, and testified as
follows:)

My question goes back to the zoning, the
original zoning, of that -- that man that said that -- I
guess Scottie mentioned that it was zoned utility.

CHAIRMAN EVANS: Ma'am, did you sign
in?

MS. CARTER: Oh, I'll do that. Yeah.

She said that it was zoned utility. I mean, everybody else
-- and I know that future use is different than assessment,
but everybody else is kind of going by the County and what
their land is zoned as.

MS. EAGAN: I didn't say it was zoned
as a utility. I said on the Future Use Map it was shown as
utility.

MS. CARTER: All right. So --

MS. EAGAN: It's zoned agricultural,
but it was shown as utility on the original Future Land Use Map.

MS. CARTER: Well, where did that come from? That was just the old plan from before it was shown?

MS. EAGAN: It was just when the plan was originally done, they decided originally to do anything that was owned by a utility in gray. But the thought was in the future what good does that do to just leave it gray when it's going to have to be zoned something in the future.

MS. CARTER: Because of kind of the way it came off was that you were allowing Ameren to continue to use that land which would be industrial in this case or utility. You know, everybody else doesn't have that option. You can't say hey, we want it zoned, you know, residential or commercial or whatever.

So I mean, that was all.

CHAIRMAN EVANS: Thank you.

Anyone else wishing to address the Commission?

DR. FRIEDMAN: I'm Gerry Friedman. I also live in Labadie, and I will certainly tell the truth. Frankly, I'm -- I just want to elaborate on our general concerns about opening the door to industrial development on the rivers. There are so many examples of
terrible things that happen to rivers because that's where
industry is located.

I think Franklin County, in their future
planning, should be more forward looking if in fact the
goal is to protect the river and the environment around it.

To say that we're zoning it -- I mean, that
we are leaving it designated as industrial leads to an
industrial zone, and that it's -- it's been said before
that once the door is open, it's very difficult to then
close it to other opportunities that come along.

No one is saying that the plan should go
away, but what we're saying is do everything you can in
your future language -- future plan language to prevent it
from expanding. This is going the wrong direction.

Thank you.

CHAIRMAN EVANS: Thank you.

Anyone else wishing to address the
Commission? (None voiced.) If not, then the public
portion of the meeting has ended.

Moving on to agenda item -- well, first I
guess we need to decide to take action on this. It seems
like we have significant input and probably should take
some time for review. Any Commission comments?

COMMISSIONER GADCKE: I'd like to make

a motion that we do review the Plan after the comments
tonight and bring it before the Commission again at the
next meeting.

COMMISSIONER CUNIO: Second that.

CHAIRMAN EVANS: All right. We've got
a motion to move File 120126 as to Old Business, and that
will be placed on the agenda for the August meeting. All
in favor signify by saying aye.

COMMISSIONER SCHULTEHENRICH: Mr.
Chairman, point of order.

CHAIRMAN EVANS: Yes, Jay?

COMMISSIONER SCHULTEHENRICH: Let me
ask. Are we planning on a meeting in August even if there
is no other matter to be heard? Is that being determined
now? I want to make sure that what -- what is being said
is there is going to be a meeting in August.

CHAIRMAN EVANS: Right.

MS. EAGAN: And we do have an
application for next month.

COMMISSIONER SCHULTEHENRICH: So that
is a 30-day delay. Is that what we're talking about here,
at least to give time to review? Is that what I'm
understanding?

CHAIRMAN EVANS: Correct. And to
receive any written input and review anything else Scottie
incorporated.
COMMISSIONER SCHULTEHENRICH: Okay.

With that understanding, that clarifies. Thank you, Mr. Chairman.

CHAIRMAN EVANS: All in favor signify by saying aye.

COMMISSIONER GADCKE: Aye.
COMMISSIONER REINHOLD: Aye.
COMMISSIONER SCHULTEHENRICH: Aye.
COMMISSIONER VOSS: Aye.
COMMISSIONER CUNIO: Aye.
COMMISSIONER WILSON: Aye.

CHAIRMAN EVANS: Aye. Opposed?

Motion is carried.

Agenda Item No. 6 preliminary plats. We have none. We already elected Review Committee Alternate. Planning and Zoning Commission forum.

COMMISSIONER TYLER: Mr. Chairman, I've often wondered why we're called planning and zoning where our planning comes in last. I'm wondering if we'll cancel meetings because we have no old business. Do we never have planning?

Maybe we ought to consider everybody having a goal for some sort of plan presented at each meeting and build on that plan. So that's my comment.

CHAIRMAN EVANS: Well, that's a good
point, and I think you've been looking at the proposed revision of the Master Plan that we intend to be more proactive in implementing it where the previous plan was not -- got a little dusty possibly. But that's a good point.

Any other comments? (None voice.)

Senior Planner's report.

MS. EAGAN: I don't have too much for you guys. We do have an application on next month's agenda for a rezoning. I have monthly reports for you guys, but unfortunately I forgot them. So I will bring them to you next month.

And because you're not going to make a decision on the Master Plan until August, more than likely the County Commission won't even look at the Master Plan until October because I probably won't be here.

CHAIRMAN EVANS: You'll be here next month, though?

MS. EAGAN: I'll still be here next month.

CHAIRMAN EVANS: All right. All right.

Communications and visitor comments. Anyone wishing to address the Commission on any other items? (None voiced.) Hearing none, I would accept the motion for adjournment.

COMMISSIONER TYLER: So moved.
CHAIRMAN EVANS: Is there a second?

COMMISSIONER CUNIO: Second.

CHAIRMAN EVANS: All in favor signify by saying aye.

COMMISSIONER GADCKE: Aye.

COMMISSIONER REINHOLD: Aye.

COMMISSIONER SCHULTEHENRICH: Aye.

COMMISSIONER VOSS: Aye.

COMMISSIONER CUNIO: Aye.

COMMISSIONER WILSON: Aye.

CHAIRMAN EVANS: Aye. Opposed?

The meeting is adjourned.

(Thereupon, the proceedings were concluded at 8:49 p.m.)

o8o

UNLESS OTHERWISE NOTIFIED IN WRITING BY THE PARTIES INVOLVED, ALL NOTES IN CONNECTION WITH THIS PROCEEDING WILL BE DESTROYED 12 MONTHS FROM THE DATE OF THIS PROCEEDING.
CERTIFICATE OF REPORTER

STATE OF MISSOURI )
 ) ss:
COUNTY OF JEFFERSON )

I, PATSY A. HERTWECK, Professional Court Reporter and Notary Public within and for the State of Missouri, the officer before whom the foregoing was taken, do hereby certify that the aforementioned was held at the time and in the place previously described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

______________________________________________
Patsy A. Hertweck, C. R.
Notary Public, State of Missouri