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Planning & Zoning Meeting  
October 27, 2022

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Jefferson County, Missouri

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

October 27, 2022

6:30 P.M.

Jennifer M. Jett, CCR  
MISSOURI CCR NUMBER: 634

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E X H I B I T S

Exhibits	Description	Identified
Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 11
Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 11
Exhibit C	Planning Division Staff Report and Respective Case File	Page 11
Exhibit D	Packet of Information (PM22066)	Page 25
Exhibit E	Petition (PM22066)	Page 46
Exhibit F	Letter (PM22066)	Page 51
Exhibit G	Fiscal Brief (PM22066)	Page 56

[Exhibits retained by Counsel.]

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JEFFERSON COUNTY PLANNING AND ZONING  
COMMISSION MEETING AND PUBLIC HEARING, October 27,  
2022, between the hours of 6:30 in the evening and  
8:25 in the evening of that day, at the Jefferson  
County Administration Center, 729 Maple Street,  
Hillsboro, Missouri 63050, before Jennifer M. Jett,  
MO-CCR.

A P P E A R A N C E S

PLANNING AND ZONING COMMISSION:

Larry Adkins  
Greg Bowers  
Tim Dugan  
Chris Hastings  
Mike Huskey  
Danny Tuggle

PLANNING DIVISION STAFF:

Dennis Kehm  
Josh Jump  
Rachel Krispin  
Elaine Roesch

COUNTY COUNSELOR'S OFFICE:

Jason Cordes

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

16           Each individual speaking or wishing to  
17 address the Commission on a specific application must  
18 complete an oath form. Those forms are at the side of  
19 the room. It is important that the speaker place the  
20 agenda item on this form so that an accurate record  
21 can be maintained. You're also required to print your  
22 name and address and sign this form.

23           When the chairman asks if anyone in  
24 attendance wishing to speak on a specific application,  
25 those wishing to provide comments are required to come

1 forward, provide your name and address, and then  
2 address your comments to the Planning and Zoning  
3 Commission. It is important to remember that -- it is  
4 important to remember that the members of the Planning  
5 and Zoning Commission will make a decision on each  
6 application and you should direct all comments to the  
7 Commission. Responding to the audience both wastes  
8 time and may reduce the impact of your statement.

9           Members of the Planning and Zoning  
10 Commission may question any speaker. The Commission  
11 will not tolerate verbal outbursts or disruptions  
12 during -- from the audience nor will this Commission  
13 tolerate personal or abusive attacks directed toward  
14 the -- towards the county staff.

15           The structure of the meeting is as follows:

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

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

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

7           After all questions of the Commission have  
8 been heard, the chairman will then ask for any  
9 citizens wishing to address the Commission who are in  
10 favor of the application to come forward. There will  
11 be a total of five minutes allocated for this 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.

16           After all questions of the Commission have  
17 been heard, the chairman will ask for any citizens  
18 wishing to address the Commission who are opposed to  
19 this application. There will be a total of  
20 fifteen minutes allocated for public comment in  
21 opposition to the application. No one speaker will be  
22 allowed to speak for more than three minutes. The  
23 Commission may ask questions of any speaker. The time  
24 used for speakers to answer questions will not be  
25 subtracted from the fifteen minutes.

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

10           The petitioner will then have five minutes  
11 to respond to issues raised during the comment period.  
12 The Commission may further question the petitioner.  
13 Time used to respond to questions of the Commission  
14 will not be counted against the five-minute  
15 allocation.

16           After closure of the comment period, the  
17 Commission will deliberate on the application. The  
18 Commission may direct additional questions to the  
19 staff or it may proceed directly to considering the  
20 application. Decisions of the Planning and Zoning  
21 Commission will be forwarded to the County Council for  
22 final action. Final action by the County Council will  
23 generally take the form of an ordinance approving the  
24 application or a resolution denying the application.  
25 In most instances, there will be no further public



1 hearing before the County Council.

2 I call this meeting to order.

3 Madam Secretary, will you please take roll?

4 MS. ROESCH: Danny Tuggle.

5 COMMISSIONER TUGGLE: Here.

6 MS. ROESCH: Greg Bowers.

7 COMMISSIONER BOWERS: Here.

8 MS. ROESCH: Larry Adkins.

9 COMMISSIONER ADKINS: Here.

10 MS. ROESCH: Chris Hastings.

11 COMMISSIONER HASTINGS: Here.

12 MS. ROESCH: Tim Dugan.

13 COMMISSIONER DUGAN: Here.

14 MS. ROESCH: Mike Huskey.

15 COMMISSIONER HUSKEY: Here.

16 MS. ROESCH: We have a quorum.

17 COMMISSIONER BOWERS: Thank you.

18 Are there any changes to the agenda?

19 If not, I'll entertain a motion.

20 COMMISSIONER DUGAN: So moved.

21 COMMISSIONER ADKINS: Second.

22 COMMISSIONER BOWERS: I have a motion to  
23 approve the agenda by -- made by Commissioner Dugan;  
24 seconded by Commissioner Adkins.

25 All those in favor, say aye.

1 COMMISSION: Aye.

2 COMMISSIONER BOWERS: Opposed?

3 Passes unanimous.

4 Approval of the minutes. Are there any  
5 changes to the minutes?

6 If not, I'll entertain a motion.

7 COMMISSIONER DUGAN: Motion to approve the  
8 minutes.

9 COMMISSIONER TUGGLE: Second.

10 COMMISSIONER HUSKEY: Second.

11 COMMISSIONER BOWERS: I have a motion made  
12 by Commissioner Dugan to approve the minutes seconded  
13 by Commissioner Tuggle.

14 All those in favor, say aye.

15 COMMISSION: Aye.

16 COMMISSIONER BOWERS: Opposed?

17 Passes unanimous.

18 Swearing in of the witnesses.

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

20 And, again, thank everybody for coming out  
21 this evening. We really do appreciate it.

22 If you are going to be speaking on any of  
23 the cases tonight, your testimony does need to be  
24 sworn for it to properly be included in the record for  
25 that case. Rather than swear people up like they do

1 in court, we swear people in one at a time when they  
2 come up, we do it all at once here at the beginning of  
3 the meeting to save a little bit of time. So if you  
4 are going to speak, you're thinking about speaking,  
5 you have a notion that you might want to speak, please  
6 do go ahead and stand up right now, raise your right  
7 hand, and the board secretary over here will swear you  
8 in.

9 [Witness sworn by Secretary Roesch.]

10 MR. KEHM: Thank you very much. You can  
11 have a seat. Keep in mind that when the chair  
12 recognizes you to come up to the podium, hand one of  
13 these folks your speaker slip and then head on up to  
14 the microphone. State your name, state your address,  
15 state that you have been sworn in, and then you can  
16 begin your remarks.

17 One last thing, we do have a court reporter  
18 taking down everything that we're saying so please try  
19 to speak a little bit slowly and -- and clearly so  
20 that she can get down your statements. Thank you very  
21 much.

22 COMMISSIONER BOWERS: Thank you, sir.

23 Introduction of evidence.

24 MR. KEHM: Members of the Planning and  
25 Zoning Commission, the county would ask that the

1 following exhibits be entered into the record for the  
2 cases to be heard by you this evening. Those exhibits  
3 are Exhibit A, the Official Master Plan for Jefferson  
4 County, adopted August 6, 2003, and made effective on  
5 April the 2nd, 2008. Exhibit B, which is the Code of  
6 Ordinances of Jefferson County, specifically Chapter  
7 400 of that code; that being the Unified Development  
8 Order, and that was adopted on April the 2nd, 2008,  
9 and has been amended numerous times since then. And,  
10 finally, Exhibit C, said exhibit consisting of the  
11 Planning Division staff reports with their respective  
12 case files.

13 COMMISSIONER BOWERS: Thank you, sir.

14 I'll entertain a motion to accept the  
15 evidence.

16 COMMISSIONER DUGAN: So moved.

17 COMMISSIONER TUGGLE: Second.

18 COMMISSIONER BOWERS: I have a motion made  
19 by Commissioner Dugan to accept the evidence; seconded  
20 by Commissioner Tuggle.

21 All those in favor, say aye.

22 COMMISSION: Aye.

23 COMMISSIONER BOWERS: Opposed?

24 Passes unanimous.

25

1                   COMMISSIONER BOWERS: Under new business  
2 under the consent: FP22065, final plat for Arlington  
3 Heights, Phase 4. I'll entertain a -- a motion to  
4 accept.

5                   COMMISSIONER DUGAN: Make a motion to  
6 accept FP22065.

7                   COMMISSIONER ADKINS: Second.

8                   COMMISSIONER BOWERS: I have a motion made  
9 by Commissioner Dugan to accept FP22065; it was  
10 seconded by Commissioner Adkins.

11                   All those in favor, say aye.

12                   COMMISSION: Aye.

13                   COMMISSIONER BOWERS: Opposed?

14                   Passes unanimous.

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1                   COMMISSIONER BOWERS: Move into under  
2 considerations, first consideration: PM22066, request  
3 for a zone change and development plan approval for a  
4 parcel located on Baptist Park Road, Festus, in  
5 Joachim Township and Council District No. 4.

6                   Ms. Krispin.

7                   MS. KRISPIN: Thank you.

8                   COMMISSIONER BOWERS: Thank you.

9                   MS. KRISPIN: This is PM22066. The  
10 petitioner is requesting to rezone the subject  
11 property from single-family residential R20 to planned  
12 mixed use and development plan approval for New Hope  
13 Outreach Center.

14                   The subject property is located at 3627  
15 Baptist Park Road. The property is roughly 28 acres  
16 in size and there are no flood concerns. This is a  
17 look at the zoning map. The subject property is  
18 outlined in black. To the north and east is  
19 single-family residential R40; to the south is R20,  
20 the same as the subject property; and then to the west  
21 is both R20 and R40.

22                   This is a look at the topography map. As  
23 you can see where these existing baseball fields are  
24 is fairly flat and then the topography does slope  
25 downward as you head towards the rear of the property.

1           These are photos of the subject property.  
2   The top left one is showing the access from Baptist  
3   Park Road. Top right is showing an existing building  
4   and then heading east towards the rear of the  
5   property. Bottom left is showing the existing  
6   baseball fields. And the bottom right is showing the  
7   southern property line where the access is. There was  
8   a modification requested in regard to buffer right in  
9   here, so that is showing where that is.

10           This is photos of the surrounding area.  
11   The mapavate -- Mapaville State School adjoins the  
12   property as well as NextStep for Life, which is now  
13   Pony Bird. This residence directly adjoins the  
14   property on the southern property line. And then this  
15   is an example of the neighborhood directly south.

16           This is the submitted development plan.  
17   The development plan goes over two pages, we'll start  
18   here, though. Some features to note are the uses  
19   included are group home, multifamily, general business  
20   office, medical and dental office, long-term care and  
21   treatment, and employment/personnel training. There  
22   is one point of access from Baptist Park Road.  
23   Sixty-eight parking spaces are provided: 47 standard  
24   parking spaces, five ADA compliant, and sixteen  
25   driving -- driveway spaces located near Building Ds,

1 which is on the next slide. I'll point that out in a  
2 minute.

3           There are two existing buildings to remain.  
4 One is partially shown right here; the other one,  
5 right here, and those are proposed as office spaces.  
6 So there are multiple buildings proposed over multiple  
7 stages.

8           The first phase includes Building A, which  
9 is near the entrance to the property. Buildings B,  
10 there are two of them, right here. There are two  
11 50-by-55 building Bs and there are proposed eighteen  
12 beds per building. Phase 2 is Buildings C, which are  
13 these three structures shown, right here. They are  
14 30-by-80 and four units within each building totaling  
15 twelve units altogether.

16           Here's second part of the development plan.  
17 This is showing Phase 3, which are labeled Building D.  
18 There are eight 30-by-80 Building Ds, four units per  
19 building, totaling 32 units altogether. And then here  
20 are those driveway spaces as I was pointing out.  
21 There is also some parking right in there. And then  
22 storm water detention is proposed right here.

23           Going back to the first part, the Phase 4  
24 is this structure, right here. It's labeled  
25 Building E, which is a 48-by-60 building. There are



1 two areas on this development plan: One labeled  
2 future storage area and another future tiny homes.  
3 Staff cannot analyze these areas as there is no  
4 information or plan as to how these areas will  
5 function. If approved, the petitioner will have to  
6 submit a revised development plan in the future if the  
7 petitioner will want to develop these two areas.

8 And a 6-foot privacy fence is shown in  
9 portions of the development plan. The fence is  
10 proposed to be chain link in other places. There is  
11 no modification requested for this so full high-impact  
12 screening will be required if approved.

13 The petitioner requested one modification  
14 to Section 400.4740 for relief from the required  
15 buffer where the existing access is located. A buffer  
16 is required around the entirety of the property, which  
17 is maintained in all areas except where the access  
18 exists. Staff does not have an issue with this  
19 request; however, if approved, staff recommends a  
20 condition that the buffer be reduced only in areas of  
21 the access pavement.

22 For the analysis, I went over each point of  
23 criteria when considering a rezoning and development  
24 plan in the staff report. I won't go over each of  
25 these points but I'll go over four of them. The first

1 one: The character of the neighborhood. This  
2 petition is out of character for the neighborhood.  
3 The character of the neighborhood is mainly  
4 single-family residential.

5 The two exceptions to this would be  
6 adjoining the subject property to the west, which are  
7 NextStep for Life which is now Pony Bird. And that is  
8 an organization that provides care aimed to  
9 individuals with disabilities and a state-operated  
10 elementary school. Placing a transitional  
11 homelessness facility on the property surrounded  
12 wholly by residential zoning, an elementary school,  
13 and an organization that aids people with disabilities  
14 seems wholly out of character for the neighborhood.

15 Next is the suitability of the property for  
16 the uses to which it has been restricted under the  
17 applicable zoning district regulations. The subject  
18 property is reasonably zoned under its present R20  
19 zoning. The subject property, as are all adjacent  
20 properties, is suitable for the uses proposed in an  
21 R20 zoned district.

22 Next is the extent to which the property  
23 use will seriously injure the appropriate use of or  
24 detrimentally affect the neighboring property. There  
25 could be a threat to public safety as there is with

1 any kind of new development in an area. Staff  
2 realizes that the proposed use and services could  
3 create worries for residents in the neighborhood. The  
4 nature of the adjacent uses could heighten the risk  
5 caused by the proposed development of the property as  
6 a transitional homelessness facility.

7 And, lastly, the gain, if any, to the  
8 public health, safety, and welfare due to approval of  
9 the application as compared to the hardship imposed  
10 upon the landowner, if any, as the result of denial of  
11 the application. There is certainly a need for these  
12 kind of services to transition people who are  
13 experiencing homelessness into self-sufficient members  
14 of the community. However, there could be a concern  
15 with the public health, safety, and welfare of the  
16 surrounding property owners and general area of the  
17 subject property. The proposed uses are vastly  
18 different than what is there today which, naturally,  
19 cause concern.

20 There would be no hardship to the owner of  
21 the property if this petition is denied as the  
22 property can continue to operate in its current use or  
23 it could be developed as R20 use consistent with the  
24 surrounding properties.

25 Were this petition seeking a conditional

1 use permit for a group home in RA5, LR2, or R40 zoned  
2 district, the UDO requires the conditions listed in  
3 the staff report as minimum conditions.

4 This petition is seeking a zone change to  
5 the planned mixed zoned district. The Planning and  
6 Zoning Commission and County Council, when considering  
7 a zone change to a plan district, may require  
8 conditions of approval. Given that a use is sought  
9 that would not otherwise be permitted in R20 and given  
10 that the use would require conditions in the larger  
11 residential-zoned districts, staff feels the same  
12 conditions of approval should be applied to protect  
13 the public health, safety, and welfare of the  
14 community. Furthermore, these conditions are arguably  
15 more important here where the use is not otherwise  
16 permitted and where the zoning and existing  
17 residential uses are denser than in an RA5, LR2, or  
18 R40 zoned district.

19 These conditions, specifically, the  
20 1,000 feet separation requirement were discussed with  
21 the applicant. All nine are in the staff report but  
22 I'm going to highlight these two up on the screen:

23 The first one is the maximum number of  
24 persons in a facility shall not exceed ten individuals  
25 and two resident staff members. This condition is not

1 met per the development plan. Each Building A will  
2 have eighteen beds per structure. Is it unknown how  
3 many occupants will be in the other phases. Multiple  
4 units are proposed in the structures but it is unclear  
5 the limitation of people allowed in each unit. It is  
6 also unclear if staff members will be situated at each  
7 building. There will be a staff member or members at  
8 the entrance check-in point.

9           And the second one is at the time of  
10 original approval, no facility shall be located within  
11 1,000 feet of another such facility or of a halfway  
12 house, a convalescent home, nursing home, retirement  
13 home, school, church, a children's nursery or a  
14 daycare; however, the County Council shall have the  
15 authority to waive this requirement provided that the  
16 facilities are separated by a county-classified  
17 principal street, railroad track, major waterway, or  
18 other comparable man-made or natural barrier. The  
19 subject property does adjoin a school and an  
20 organization that services disabled individuals. This  
21 condition is not met and cannot be met.

22           And here is for your consideration tonight  
23 to rezone the subject property from R20 to planned  
24 mixed and development plan approval for New Hope  
25 Outreach Center; the requested modification, right

1 here. And should the Planning and Zoning Commission  
2 vote to approve this petition, staff would recommend  
3 the approval be conditioned to the recommending  
4 conditions, comments, and Conditions 1 through 9  
5 listed in the staff report.

6 And I will be happy to answer any  
7 questions.

8 COMMISSIONER BOWERS: Do we have any  
9 questions of staff?

10 COMMISSIONER DUGAN: I have none.

11 COMMISSIONER BOWERS: Any questions?

12 Is the petitioner present?

13 Please come forward. State your name, your  
14 address, and that you have been sworn. And as a  
15 reminder, you will have five minutes and that's five  
16 minutes total if you will take it all or give it to  
17 anyone else.

18 MR. GOVERO: Okay. Dan Govero with Govero  
19 Land Services, 5929 Old State Road, Imperial,  
20 Missouri, and I have been sworn in.

21 We have a pretty unique situation here, a  
22 unique project. There is none in the state. This  
23 will probably be proposed for other people to look at,  
24 see how things are done to help the homeless people.  
25 This site has not been used for years. The ball

1 fields have been vacant for years. It's kind of a  
2 different site. It's not being very useable for  
3 anything because of the -- the only way in is the one  
4 pathway from -- from the road out in front. So this  
5 suits us just fine because that gives us security.  
6 For this project, we want security and we will have a  
7 security gate and people at the front.

8           And then all the whole property will be  
9 fenced. And if you look at it at the ball field area,  
10 it's right -- it's pretty flat. The rest of it is --  
11 drops off to the back and it's very steep, some places  
12 steep enough that we will not even ever use. And we  
13 tried to protect that because there's a lot of woods  
14 there and that's going to be a heck of a buffer.  
15 We're trying to put buffers in areas where there is no  
16 buffer and we will add that in.

17           We think that this is a unique site. It's  
18 very adaptable for what we're doing. You can see  
19 there's a lot of open space; it's not being crammed in  
20 but it has a neat use for -- for the future. And I  
21 think it's pretty important that we have NextStep for  
22 Life next door. And that's kind of a goal with this  
23 is it provides the next step for life for these  
24 people.

25           We have a -- it's a state-owned elementary

1 school. That doesn't mean that's the use of it but  
2 it's state owned. And it says the character of this  
3 area. Well, if you look up to the north, off to the  
4 left there, and it doesn't show on the zoning map, I  
5 do have some -- some maps if you want to see them, but  
6 there is -- at the intersection, right there, there is  
7 a quick station, quick shop, and a gas station. There  
8 is an auto repair place, a stone shop to where you can  
9 buy marble and stone. And there is also a retail  
10 space across the street from that. And then across  
11 the street on next to that is Pony Bird.

12           So there -- there is a mixed use in this  
13 whole area. There is also a church just north on  
14 State Highway Z. So it will be mixed use in here and  
15 it is -- so I don't think we're putting anything out  
16 of character. We have a good site 'cause we're not  
17 visible from the highway and -- and so it's going to  
18 develop pretty nicely for what we need to do. And I  
19 think we're trying to meet every condition that we  
20 have. And I think when we talked about this, we  
21 decided with Planning and Zoning staff that this is  
22 what we needed was a planned mixed because of all the  
23 different uses in there to convert these people. And  
24 so -- and we're not trying to hide anything. This way  
25 you know exactly what we're putting in and where it's



1 going and how it's going to work. So I think that's  
2 the correct zoning for this whole site. And I think  
3 it's the way to go.

4 So I'm going to turn it over to Dan --  
5 Pastor Dan, let him address some of the other issues  
6 that he -- he wants to address with the school.

7 MR. ROSS: I don't have track of the time,  
8 usually, the --

9 COMMISSIONER BOWERS: I've got the time  
10 here. You've got about a minute and 45 seconds.

11 MR. ROSS: Okay. So my --

12 COMMISSIONER BOWERS: And it'll start after  
13 you state your name, address, and that you have sworn,  
14 and I'll start the clock then.

15 MR. ROSS: Dan Ross, 6434 Upper Byrnesville  
16 Mill Road, House Springs, Missouri. And I have been  
17 sworn in. I almost forgot that. I have some things  
18 to enter into evidence. I don't know how to do that  
19 but...

20 COMMISSIONER BOWERS: All right. Hang on,  
21 one second. I'll stop the clock and we'll need to  
22 bring these in.

23 MR. KEHM: Are these just multiple copies  
24 of one?

25 MR. ROSS: Yeah. Yeah. I have one for

1 each one.

2 MR. KEHM: Got it.

3 MR. ROSS: Uh-huh.

4 MR. KEHM: This is going to be Exhibit D.

5 COMMISSIONER BOWERS: D. I'll entertain a  
6 motion to accept Exhibit D.

7 COMMISSIONER HUSKEY: So moved.

8 COMMISSIONER DUGAN: Second.

9 COMMISSIONER BOWERS: I have motion made by  
10 Commissioner Huskey to accept Exhibit D; seconded by  
11 Commissioner Dugan.

12 All those in favor, say aye.

13 COMMISSION: Aye.

14 COMMISSIONER BOWERS: Opposed.

15 Passes unanimous.

16 Give us just one second to look at these  
17 before we start. All right?

18 Is the Commission good to carry on or would  
19 you like a little more time?

20 COMMISSIONER HUSKEY: We can listen.

21 COMMISSIONER BOWERS: All right. Why don't  
22 you go ahead and start then.

23 MR. ROSS: Thank you.

24 On Monday evening, in this room that we're  
25 in right now, we had -- before the council, we had

1 Comtrea, Jefferson County Health Department, Jefferson  
2 Franklin Community Action Agency, and a former  
3 homeless individual all spoke to the council knowing  
4 that they wouldn't be able to speak when we do go  
5 before the council. And I know and understand, as  
6 they spoke to the need of the outreach center, that  
7 your decision is not really based on opinions or need  
8 but on facts of the plan that's before you.

9           And so with that being said, I'd like to  
10 point out a couple of discrepancies that you have in  
11 front of you. And so if you'd turn to page 3 of the  
12 report that -- that you have. If you look, it's  
13 highlighted in front of you and it refers to the  
14 Mapaville State School as an elementary school. It is  
15 a part of the develop -- or the Department of  
16 Education but, actually, it's not an elementary  
17 school. It serves people age five to page twenty --  
18 or to age 21. And so I wouldn't want to be  
19 misunderstood or misrepresented that this is for  
20 children at elementary age, okay. These are  
21 locked-down facilities that have their own safety and  
22 those things.

23           And then if you would turn to page 5,  
24 there's a few things. Make sure I'm on page 5. It  
25 talks about there at Letter F that this may negatively

1 affect the character of the property. It refers to it  
2 as a park setting. It's called Baptist Park Road, but  
3 it's hardly a park setting. In fact, there have been  
4 drugs used there, being sold there, and this is  
5 information --

6 COMMISSIONER BOWERS: Sir -- sir, I'm  
7 sorry. To be fair, that's your -- your five minutes  
8 are up.

9 MR. ROSS: Okay. Perfect.

10 COMMISSIONER BOWERS: I'm going to have to  
11 stop you, right there.

12 MR. ROSS: That's perfect. Thank you.

13 COMMISSIONER BOWERS: Again, you will have  
14 rebuttal after all comments and then you'll have five  
15 minutes and you can continue if you'd like at that  
16 time or we'll address it then. Okay?

17 MR. ROSS: Okay.

18 COMMISSIONER BOWERS: Thank you.

19 I'm sorry. Was there any questions of the  
20 Commission for these witnesses?

21 I'm sorry, I didn't --

22 COMMISSIONER ADKINS: I actually do have a  
23 question.

24 COMMISSIONER BOWERS: All right. For  
25 Mr. Govero or --

1           COMMISSIONER ADKINS: For the gentleman  
2 that was just up here.

3           COMMISSIONER BOWERS: If you would come  
4 back up please, sir.

5           MR. ROSS: Certainly.

6           COMMISSIONER BOWERS: Thank you.

7           COMMISSIONER ADKINS: How do you expect  
8 that this will affect the property values of the homes  
9 in that area?

10          MR. ROSS: Well, we actually have reports  
11 from three realtors that have shown that it does not  
12 negatively affect the value of the homes. We have  
13 letters from homeowners --

14          COMMISSIONER BOWERS: Please. You all will  
15 have your time. Please be respectful.

16          MR. ROSS: Thank you.

17          We have, actually, letters from homeowners  
18 in the High Ridge area that actually their property  
19 butts up to a drug rehab -- rehabilitation facility  
20 known as Adult and Teen Challenge. It is also across  
21 the street from the Comtrea place and it's also just  
22 down the road from Walden Pond, which is a low-income  
23 apartment complex, and the homes in that area are the  
24 highest valued homes in the High Ridge area. And so  
25 this is a drug rehabilitation facility that houses

1 over 40 people.

2 Does that answer your question?

3 COMMISSIONER ADKINS: It does. Thank you.

4 COMMISSIONER BOWERS: Are there any other  
5 questions of this witness?

6 COMMISSIONER TUGGLE: Yes.

7 COMMISSIONER BOWERS: Mr. Tuggle.

8 COMMISSIONER TUGGLE: So, Reverend Ross,  
9 I'm concerned of once this -- if this gets to be, how  
10 are we going to fund this and how are you going to  
11 determine when these people are brought in and able to  
12 leave?

13 MR. ROSS: So that's a great question. We  
14 have a grant writer that will be working with us to be  
15 on a continuous movement of writing grants once this  
16 moves forward. We will be working with businesses.  
17 We have people who have already talked about that,  
18 helping: Businesses wanting to join and support that.  
19 We also have companies who have already talked to us  
20 and said they would like to help provide jobs for some  
21 of these people that -- as they go through.

22 This is -- really will be -- our plan is to  
23 be a six-month program that they will have counseling;  
24 they will have psychiatric care, if necessary; they  
25 will have medical care; they will be trained. They

1 will also be able to get their birth certificate.  
2 Many people standing at the -- at the road saying I  
3 need money and people yell go get a job, they can't go  
4 get a job if they don't have their birth certificate.  
5 And so one of the things that we'll be able to do is  
6 help them get that birth certificate, help them get  
7 training, and help them get jobs.

8 COMMISSIONER BOWERS: Did that answer your  
9 question?

10 COMMISSIONER TUGGLE: Yes.

11 COMMISSIONER BOWERS: Any other questions  
12 of this witness?

13 Thank you, sir.

14 Would anyone like to come forward that is  
15 in favor of this application; that is in favor of the  
16 this application?

17 You were part of the presentation so you'll  
18 have to appoint someone else. I'm sorry.

19 Anyone else that's wanting to talk in favor  
20 of this?

21 Again, there is five minutes allocated for  
22 this.

23 MS. KINDT: Hi. My name is Casey Kindt. I  
24 live at 5313 Amber Meadows Drive in Imperial,  
25 Missouri, and I have been sworn in.

1 COMMISSIONER BOWERS: Thank you.

2 MS. KINDT: I'm going to kind of pick up  
3 where Pastor Dan left off. So back to the  
4 discrepancies that we were looking at earlier, we kind  
5 of had a little bit of an issue with calling it a  
6 parklike setting because, essentially, it needs to be  
7 used. This property has not been used for seven to  
8 ten years. There are -- there's a lot going on there.  
9 It's vacant right now. It's empty. Nothing good is  
10 being produced out of that property.

11 We would love to take this, transform this,  
12 and turn this into something that can -- our county  
13 can be proud of. We've got a tremendous opportunity  
14 here to shine. I don't know if you saw on the news  
15 last week but St. Charles is ready to pick up this  
16 model and run with it and I'll tell you why: Because  
17 I've been on the phone with St. Charles giving them my  
18 ideas. Being honest with you. They are excited about  
19 this. They're saying that it can work.

20 But listen, we can put this to work in  
21 Jefferson County. We have got residents in our county  
22 that are homeless. We received an email just today,  
23 there are 352 unduplicated patients that Comtrea has  
24 seen that are homeless so far this year. They are on  
25 track, by the end of 2022, to visit 469 unduplicated



1 homeless individuals. Folks, one is too many; 469 is  
2 absurd. We have got a plan. We've got a six-month  
3 plan, a six-month program ready to run; we need a  
4 place to put it.

5           And I'm going to tell you this: I -- what  
6 you're kind of not seeing -- if you could pull that  
7 plan back up for me, Rachel, that'd be awesome.  
8 You're kind of not seeing the whole scope of things  
9 here. I would like to point out, real quick, that  
10 Pony Bird is in a very highly residential area. And  
11 we are -- we're in a better spot, I feel, because when  
12 we went out and started visiting neighbors in early  
13 June, what we discovered on the property was we're not  
14 intruding on anyone's front door. Where there's one  
15 home that we could see their front door, we've agreed  
16 to put a buffer up; we're all for that. We're all for  
17 keeping people around us safe. We've got security --  
18 a security firm lined up, ready to go. We've got  
19 security systems, security cameras in place, ready to  
20 go, and a good solid plan to keep not only the  
21 residents outside safe but our residents safe, as  
22 well.

23           I will tell you this: In Philippians 2, it  
24 says that you should not just look out for your own  
25 interests but you should look out for the interests of

1 others. And let me tell you that that is all we are  
2 trying to do.

3           There is nothing -- I will be the on-site  
4 executive director. There is nothing shady. There is  
5 nothing secret. You're seeing it. You're seeing so  
6 far out that we don't even have funding for these  
7 things yet, but we wanted to be honest and transparent  
8 and say, hey, some day if we get to help single moms  
9 in this left-hand corner, I'm going to help single  
10 moms because that's what Jesus would do. That's my  
11 heart. I hope you see that. I hope you understand.

12           I'm going to continue on real quick. We --  
13 actually, it says there on Letter L that we don't have  
14 public transportation. We actually do. We've got a  
15 couple of our buses. We brought an example with us  
16 tonight if you'd like to see it on your way out. But,  
17 also, JeffCo Express goes by this property six times  
18 per day. So we have plenty of public transportation  
19 ready to go.

20           COMMISSIONER BOWERS: You've got about a  
21 minute left.

22           MS. KINDT: Okay. Thank you.

23           Then, also, I'm just going to say it like  
24 it is, we should not be held to a -- conditional use  
25 standards. We're not applying for conditional use.

1 We were advised to be planned mixed; that's what we're  
2 going for, that's what we've applied for and we would  
3 appreciate you considering that.

4           One question we keep getting is why  
5 Mapaville; why in the world do you want to put it  
6 there. Well, here's the deal, we worked very closely  
7 with all of the agencies that Pastor Dan mentioned in  
8 the beginning, okay. We sat down with these guys.  
9 We've been sitting down with them in a coalition for  
10 months; nearly over a year and a half now, okay. We  
11 said to them, What will be effective. They said,  
12 listen, we've got to be somewhere we can all come in  
13 and help you.

14           We are not doing this alone. This is not  
15 New Hope Fellowship; this is Jefferson County. This  
16 is all of us coming together and helping people.  
17 You'll notice on that very first page that you have in  
18 front of you, four recent homeless camps. I have tons  
19 of pictures if you'd like to see more, absolutely  
20 tons. Guys, we've got to do something; it's time.

21           COMMISSIONER BOWERS: I'm going to have to  
22 cut you off.

23           MS. KINDT: It's time. You're great.  
24 Thank you so much.

25           COMMISSIONER BOWERS: I'm sorry. Is there

1 any -- any questions of the witness?

2 Are there any questions for this witness?

3 Thank you.

4 MS. KINDT: Thank you.

5 COMMISSIONER BOWERS: All right. Is there  
6 anyone that wishes to speak that is in opposition to  
7 this application?

8 If so, please come forward. One at a time,  
9 please. Remember, we have fifteen total minutes on  
10 this. One person may not speak over three minutes.  
11 Again, if you're with a large group and you want to be  
12 designated as the spokesman for those, you can, you  
13 know, do that.

14 All right. Again, three minutes. Got  
15 that? Okay. Try to get everybody -- try to get  
16 everybody a chance to speak.

17 Whenever you're ready: Your name, your  
18 address, and that you have been sworn.

19 MS. SUCHARSKI: Sara Sucharski, 9619  
20 Goldman Road and I have been sworn in. I'm Sara  
21 Sucharski. I'm the president and CEO of Pony Bird and  
22 also the formerly merged with NextStep for Life.

23 It is true that we are in this area. We  
24 have had a presence in this community since the 1960s,  
25 our residential homes which were built in the '70s, so

1 we have over 45 years' experience of running 24/7  
2 facilities. We support and stand with the position  
3 that was presented to you tonight in that we don't  
4 believe this is appropriate for the mixed use.

5           The residential community grew around us  
6 and so we have established clinical experts that have  
7 a multiple-disciplinary team for us to complete our  
8 mission. And so while I appreciate and acknowledge  
9 the need in our community, we have an inherent risk  
10 for the vulnerable population that we serve and that  
11 inherent risk cannot be denied. We support  
12 individuals who have severe significant disabilities.

13           The Mapaville State School, Pastor Ross is  
14 correct, supports individuals up to the age 21 because  
15 with an individual with a disability, they're allowed  
16 to be in school until they are 21, but that is a  
17 school for severely disabled children. You are a  
18 child until you are the age of 22 in the State of  
19 Missouri if you have an individual with developmental  
20 disabilities. We have had students attend that  
21 school.

22           We serve this immediate border here. We  
23 have kids coming 365 days a year at various hours.  
24 It's not unknown that we provide medical care; that we  
25 have medications on-site. And while -- again, while

1 we support -- we support the homeless, we support the  
2 concept, this is not what this area has been zoned  
3 for. Again, the community grew around us.

4 The other thing that has been discussed is  
5 the uniqueness of the project. And while we  
6 appreciate that, as clinical professionals, our  
7 concern is who is the governing body; what is the  
8 clinical experience and knowledge of the organization  
9 running this; what are the budgets, the capital  
10 budgets, but then the ongoing operating budgets.

11 I can tell you while we -- as a nonprofit,  
12 we write a lot of grants. The lifecycle of a director  
13 of development, somebody writing grants, is about two  
14 years. And so it's very important that all your  
15 funding isn't relied on just through grant funding.

16 So, again, our position as an organization  
17 is that this location proposed is not appropriate for  
18 this setting. It does not meet the needs of future  
19 participants. It's very important that if we're  
20 helping people transition, which is what we do as  
21 well, they have to have access to employment and  
22 employment they can sometimes be able to walk to so  
23 they can be successful long term. So we would ask the  
24 Commission to deny this rezoning. Thank you.

25 COMMISSIONER BOWERS: Are there any

1 questions?

2 COMMISSIONER ADKINS: Yes.

3 COMMISSIONER BOWERS: Ma'am. Ma'am.

4 Ma'am, please come back forward. We have a question  
5 from the Commission.

6 COMMISSIONER ADKINS: Yes, hi. I have a  
7 two-part question here --

8 MS. SUCHARSKI: Sure.

9 COMMISSIONER ADKINS: -- if you would,  
10 please.

11 Since you have been there -- you said  
12 you've been there since the '60s, correct?

13 MS. SUCHARSKI: The operations have been  
14 there since the 1960s, yes.

15 COMMISSIONER ADKINS: Oh, okay, great.  
16 Thank you.

17 Have you seen property values affected  
18 since you've been there?

19 MS. SUCHARSKI: So, again, I would say we  
20 were and I have -- or founding members and people that  
21 were part of the original organization, we were there  
22 and the community came around us. So I can't speak  
23 for the property values; that's not my expertise. But  
24 I think we -- we are a safe neighbor. We do not  
25 provide a clientele that has ever provided any

1 potential risk. We, again, support individuals who  
2 are very cognitively and physically disabled and have  
3 never had in our history any issues that have posed a  
4 danger to the community.

5 COMMISSIONER ADKINS: Okay. The second  
6 part is do you feel that Pony Bird has affected the  
7 property values of that area either negatively or  
8 positively?

9 MS. SUCHARSKI: I would say positively in  
10 the fact that because we do run 24/7 operations, we  
11 have invested in -- and, again, I go back to the  
12 accrediting body, the standards. The Department of  
13 Mental Health of the State of Missouri overlooks us.  
14 We are nationally accredited through CARF. So we have  
15 a set of standards and expectations and we have  
16 clinical professional staff on-site at all times. And  
17 so I would say that given that -- the standards that  
18 we're held to, we're a quality service in the  
19 community that improves the community around us.

20 COMMISSIONER ADKINS: Okay. Thank you very  
21 much.

22 COMMISSIONER BOWERS: Are there any other  
23 questions?

24 Thank you.

25 MS. BULLOCK: My name is Bianca Eden



1 Bullock. I reside at 22 Lake Trails in Hillsboro  
2 which is approximately 1,400 feet or so, as the crow  
3 flies, from the location of this proposed facility.

4 I agree that --

5 COMMISSIONER BOWERS: Have you -- have you  
6 been sworn?

7 MS. BULLOCK: Oh, I have been sworn.  
8 Sorry.

9 COMMISSIONER BOWERS: Thank you.

10 MS. BULLOCK: I should know that.

11 While the need for this type of facility is  
12 there, the issue is, is this the right location for  
13 it. And it doesn't have anything to do with it being  
14 in my back yard. It has to do with that location  
15 because you are going to have individuals who are -- I  
16 assume it's not a locked-down facility, that they're  
17 free to leave whenever those choose. And while there  
18 may be some transportation, that doesn't mean they  
19 have to take that transportation.

20 And if you look at Highway Z, you're going  
21 -- if they're going to look to go north or go to where  
22 there is a population, a larger population with stores  
23 and things of that nature. They're either going to go  
24 down A to Festus, they're going to go up Z to Pevely  
25 or they're going to go down A to Hillsboro but the

1 likely -- there's not as much here, so. And Z,  
2 there's no shoulder. They'll be -- it requires the  
3 yards. It's not safe for them to travel by foot along  
4 those locations or anything of that nature.

5           And the -- the sad thing is, it is very  
6 different than Pony Bird because Pony Bird, those are  
7 individuals with severe disabilities. The homeless  
8 have those disabilities, also, but most of those are  
9 mental health disabilities; it's not a physical  
10 disability that they have which you might have with  
11 the Pony Bird individuals.

12           The issue is, also, that the -- it's -- it  
13 is not proper under the master plan to be there.  
14 You're supposed to follow what the master plan is.  
15 The surrounding areas are not for that. The idea that  
16 because there's a gas station and an auto place and a  
17 stone shop, that is not commercial enough to warrant a  
18 change to a planned unit development in that area.

19           And it's just -- the lack of  
20 transportation, even if there's -- you're not going to  
21 have people that are going to be able to get steady  
22 jobs and get there with the type of transportation  
23 they're doing because that's not the way it would  
24 work. They would need their own vehicles to be able  
25 to get there. There's just -- there's not anything

1 there for them to be employed by. And that's all I  
2 have.

3 COMMISSIONER BOWERS: Are there any  
4 questions for this witness?

5 COMMISSIONER DUGAN: No.

6 COMMISSIONER BOWERS: Thank you.

7 MS. KAIDO SCHWENT: Hi. Good evening. I'm  
8 Michelle Kaido Schwent. I live at 14 Howe Crossing in  
9 Festus, Missouri, and I have been sworn in.

10 COMMISSIONER BOWERS: Thank you.

11 MS. KAIDO SCHWENT: My husband and I own  
12 one half of two parcels of land that are immediately  
13 adjacent to the proposed New Hope Outreach Center and  
14 we are strongly opposed to the requested zoning  
15 change. Just to illustrate how strongly opposed we  
16 are, I am here with hardly any sleep. My husband is  
17 currently in the hospital at Barnes West Hospital,  
18 having had a total knee replacement surgery this  
19 afternoon.

20 After a thorough investigation and much  
21 thought, Ms. Rachel Krispin, your planner, indicated  
22 that she thought there would possibly be a threat to  
23 the public safety and the nature of the adjacent uses,  
24 which were single-family residences, the -- the school  
25 building, and the organization that aids people with

1 disabilities could heighten those risks caused by the  
2 proposed development of the property.

3 I agree with Bianca that -- who just spoke,  
4 that I have no question that homeless services are a  
5 good thing to have in this county; I just disagree  
6 with the location. I'm going to ask this Planning and  
7 Zoning Commission to take note that, historically,  
8 wherever these sorts of homeless facilities, homeless  
9 -- homeless shelters, or transitional homeless  
10 facilities exist, more homeless follow; they settle in  
11 the area and crime increases. Look at south count --  
12 South City, Carondelet, and Patch neighborhoods.

13 Our son owns rental -- a rental duplex in  
14 South City in the Patch neighborhood very close to a  
15 transitional facility similar to the one that's  
16 proposed and is in the request for the zoning change  
17 before you tonight. Homeless people and crimes  
18 committed by homeless people have overtaken that  
19 neighborhood. My son's duplex has been broken into  
20 over 50 times in the last three years. The doors of  
21 his duplex have been kicked in; copper wiring has been  
22 stripped and stolen; toilets and cabinets have been  
23 ripped off the walls; interior doors and other  
24 woodwork has been torn from the duplex and set on  
25 fire. And his duplex has, in fact, been broken into

1 three times this week. Not only do property values  
2 plummet in these areas where the homeless people  
3 concentrate but public safety suffers as well.

4 Although serving the homeless is a very  
5 noble goal, it should be done in -- it should not be  
6 done in a residential neighborhood. To grant this  
7 zoning change would be a great disservice to the  
8 people that live in that community. I thank you for  
9 your consideration.

10 COMMISSIONER BOWERS: Questions?

11 Thank you.

12 Please come forward.

13 On the clock, we're right at seven minutes  
14 and 40 seconds, so just so you know, there's a pretty  
15 good line behind you.

16 MS. GLASS: Okay. Well I'm going to be  
17 quick 'cause I'm not going to step on --

18 (Overlapping conversation.)

19 COMMISSIONER BOWERS: All right.

20 MS. GLASS: -- somebody's already said.

21 COMMISSIONER BOWERS: All right. Your  
22 name, your address and you have been sworn.

23 MS. GLASS: My name is Melinda Glass. I  
24 live at 3521 Ketha Heights in Festus and I have been  
25 sworn in.

1 COMMISSIONER BOWERS: Thank you.

2 MS. GLASS: My subdivision as well as many  
3 residents and property owners within the surrounding  
4 neighborhood are opposed to Application 22066. I have  
5 permission to express opposition on their behalf and I  
6 wish to submit into evidence a pamphlet of signatures  
7 and these are the subdivisions that are located within  
8 2,000 --

9 COMMISSIONER BOWERS: All right. Okay.  
10 Hold on one second.

11 MR. JUMP: We're going to keep this just  
12 so --

13 MS. GLASS: Yes, I know.

14 MR. JUMP: Okay. That's fine, just wanted  
15 to let you know.

16 MS. GLASS: And I have one question to  
17 follow up with that 'cause I want to make sure that me  
18 and Josh communicated properly. There is a petition  
19 within the 600 feet, property owners within 600 feet,  
20 that will initiate the request for a public hearing.  
21 I was told that we were to submit that within  
22 seven days of tonight. Correct?

23 MR. KEHM: Yeah. That -- that's not this  
24 petition, correct?

25 MS. GLASS: No, that's not that one.

1 MR. KEHM: Okay. Yes.

2 MS. GLASS: Okay. I just wanted to make  
3 sure I understood that correctly because I want to  
4 take that opportunity 'cause I -- people have already  
5 spoken what I wanted to speak.

6 One thing that I would like to point out  
7 that there was a lot of concern --

8 (Overlapping conversation.)

9 COMMISSIONER BOWERS: Hold on. We've got  
10 to work this evidence and then give us a chance --

11 MS. GLASS: Oh, I'm sorry.

12 COMMISSIONER BOWERS: Is it multiple copies  
13 or is it just one?

14 MS. GLASS: That is all one and it's all  
15 yours.

16 MR. KEHM: One copy. It's going to be  
17 Exhibit E, as in elephant.

18 COMMISSIONER DUGAN: I'll make a motion to  
19 approve No. E.

20 COMMISSIONER BOWERS: Yeah. Thank you.

21 COMMISSIONER ADKINS: Second.

22 COMMISSIONER BOWERS: I have a motion made  
23 by Commissioner Dugan to accept Exhibit E; seconded by  
24 Commissioner Adkins.

25 All those in favor, say aye.

1 COMMISSION: Aye.

2 COMMISSIONER BOWERS: Opposed?

3 Passes unanimous.

4 Can you give us one minute to look at this  
5 real quick?

6 MS. GLASS: Sure.

7 COMMISSIONER BOWERS: All right. I'm going  
8 to let you continue. Hang on, let me get -- let me  
9 get it here, okay. And you can continue, please.

10 MS. GLASS: Okay. So the reasons of  
11 opposition are many. I'm only going to emphasize on a  
12 couple and avoid the first one of not in character  
13 because that's been heard already. But I would like  
14 to point out as referenced in your staff report, that  
15 the -- oops. Actually, I'll just start.

16 Okay. So the purpose of -- of provision  
17 No. 400.040 of the UDO states clearly that it is to  
18 promote -- or prevent the development of land which  
19 might pose a threat to the health, safety, and general  
20 welfare of the community or the occupants of land in a  
21 particular area of the county; as stated in the staff  
22 report, there could be a threat to public safety.  
23 Might and could to us are a possibility.

24 I guess, in looking at the character of the  
25 neighborhood, I do want to go back and state there's



1 one difference between this proposal and the combining  
2 harmony/operation of our neighborhood and that is tall  
3 fencing and security. None of these need that; state  
4 school doesn't need that; Pony Bird hasn't needed it;  
5 none of us have it, you know. We operate and function  
6 very openly and in harmony.

7 Another thing that I would like to point  
8 out is why Mapaville. It's been questioned to him why  
9 he sits on 80 acres in High Ridge and he doesn't use  
10 this 80 acres for this development. His claims have  
11 been many; the most recent one is that he needs a  
12 central location to work with the different people,  
13 you know, in the group that he's dealing with; that's  
14 great. But then why does he have 24 acres owned by  
15 BRR, LLC Investments that he owns sitting right next  
16 to his church on Highway B which he doesn't want to  
17 use? I feel like Hillsboro Highway B would be very  
18 centrally located within needs for this kind of  
19 project. I'd just probably like to point that out  
20 because that's why we're being used.

21 Other than that, I mean, I'm going to give  
22 everyone else -- if they can take part of my time or  
23 am I just -- 'cause there's a lot of people speaking  
24 and, honestly, it's mostly been spoken.

25 COMMISSIONER BOWERS: Are there any

1 questions?

2 MS. GLASS: I do have one more question,  
3 sorry. One more thing that I'm curious about. In the  
4 staff report, it was mentioned that the developer was  
5 going to be Baptist Park Association. The person that  
6 signed the contract was New Hope Fellowship, Fenton,  
7 Missouri, and then the person that signed the  
8 developer application is New Hope Fellowship. So  
9 there's a little confusion on what -- who the  
10 developer actually is going to be on this project.

11 I do want to point out, also, I think  
12 there's been comments from this one (indicating),  
13 right here in the front. I have a witness behind me.  
14 She just said, Not you, also. But I just want to say  
15 this is the type of environment that we have been  
16 subjected to, now, for months.

17 AUDIENCE: Amen. Amen. Yeah.

18 MS. GLASS: I just want to say, as my  
19 witness, he believes that numbers are going to give  
20 him this, you know, impact; well, that's great but we  
21 have quality statements to be made. My neighbor just  
22 came up here and stated that she has a husband that's  
23 in the hospital, right now, having surgery -- he just  
24 had surgery and she's here tonight. Stated in the  
25 front row right here, as a witness behind me, she

1 says, That's your problem. I mean why. Because he  
2 needed quality -- he needed numbers to show up with  
3 him to defend him.

4 This is not about numbers or who's behind  
5 what. We are all willing to come together to help the  
6 homeless but there's a reason -- what is the reason  
7 for this location? And why are we all as a county not  
8 involved in the decision of the location?

9 COMMISSIONER BOWERS: Ma'am, I --

10 MS. GLASS: I know. I'm sorry.

11 COMMISSIONER BOWERS: Your three minutes  
12 are up.

13 MS. GLASS: Thank you.

14 COMMISSIONER BOWERS: We're right at  
15 ten minutes and 40 seconds again, so you have --

16 MS. SCHMIDT: My name is Deborah Schmidt.  
17 I reside at 9705 Country Ridge Lane in Hillsboro,  
18 Missouri, and I have been sworn in.

19 COMMISSIONER BOWERS: Thank you.

20 MS. SCHMIDT: I would like to submit,  
21 tonight, a letter that I have received and admit this  
22 as part of the record.

23 COMMISSIONER BOWERS: All right. Hang on  
24 one second. Exhibit?

25 MR. KEHM: F.

1 COMMISSIONER BOWERS: F?

2 Entertain a motion to accept Exhibit F.

3 COMMISSIONER DUGAN: Exhibit F to accept,  
4 make a motion.

5 COMMISSIONER ADKINS: Second.

6 COMMISSIONER BOWERS: I have a motion to  
7 accept Exhibit F by Commissioner Dugan; seconded by  
8 Commissioner Adkins.

9 All those in favor, say aye.

10 COMMISSION: Aye.

11 COMMISSIONER BOWERS: Opposed?

12 Passes unanimous.

13 And give us a minute to look at this,  
14 please.

15 MS. SCHMIDT: Surely.

16 COMMISSIONER BOWERS: Is that multiple  
17 copies or one?

18 MR. KEHM: It is.

19 COMMISSIONER BOWERS: Okay. Has everybody  
20 been able to review that?

21 Are we ready to move forward?

22 Okay. I'm going start you now.

23 MS. SCHMIDT: Okay. This letter that I am  
24 submitting for record is from Ms. Page, Doreen Page,  
25 the Executive Director of Finding Grace Ministries.

1 Ms. Page successfully operates a facility to help our  
2 homeless in the Jefferson County area and speaks to  
3 the obstacles for having such a facility in our rural  
4 residential community. And for the sake of time, I  
5 will not read the letter in its entirety but only  
6 highlight on the important parts.

7           She says in paragraph 2 that it has --  
8 well, I have -- I probably should go back and say that  
9 Finding Grace Ministries has grassroots that began to  
10 grow in 2014. They were incorporated as a 501(c)(3)  
11 in 2016. She has transitioned families from her rural  
12 home, remote areas, and that the biggest challenge in  
13 the rural area was the minimal opportunity for local  
14 gainful employment and transportation once they became  
15 employed.

16           She says it has proved to be a disadvantage  
17 to operate a transitional living space in a remote or  
18 rural area as it's challenging enough to find  
19 volunteers and it's even more difficult to find  
20 volunteers willing or able to provide transportation  
21 for clients. It's -- in a more industrial area even  
22 with a vehicle, clients are unable to walk or even  
23 walk to grocery stores, either to a job or to her --  
24 to their work.

25           Their epicenter of their growth has been

1 the drop-in center that they have opened in Arnold.  
2 For instance, they've created a go-to-work program  
3 which has been very successful because they only --  
4 they provide transportation to their clients, they're  
5 able to stay in a hotel near stores and places of  
6 employment. We serve the unhoused of -- population of  
7 Jefferson County with basic needs, case managing,  
8 retrieving vital records that Pastor Ross thinks that  
9 he will, as well. We have assisted 112 families and  
10 individuals finding permanent housing for them.

11           Since Arnold is an industrialized area, we  
12 have been able to partner with local employment  
13 agencies which, in turn, help us accommodate more  
14 clients as several clients are employed at the same  
15 facility and they share the same working hours.  
16 Recently, their organization suffered a breakdown and  
17 although they were in an industrialized area, they  
18 were able to feel the firsthand effects of how that  
19 impacted their clients' access to important resources.

20           In Arnold, there are limited public  
21 transportation services that stop running at four p.m.  
22 The Jefferson County transportation, which Mr. Ross  
23 plans to use, is limited in time and is restricted to  
24 following a specific route and additional charges are  
25 incurred for deviating from said route. Although

1 Arnold is an incorporated area, which lessens the  
2 degree of difficult -- for transportation options, we  
3 saw how hard it was --

4 COMMISSIONER BOWERS: Ma'am, I'm going to  
5 have to cut off right there. That's your three  
6 minutes.

7 MS. SCHMIDT: Okay.

8 COMMISSIONER BOWERS: Okay. Is there any  
9 questions for this witness?

10 COMMISSIONER DUGAN: No.

11 COMMISSIONER BOWERS: Thank you.

12 MS. SCHMIDT: You're welcome.

13 COMMISSIONER BOWERS: I'm sorry. We've  
14 only got a minute and 20 seconds left --

15 MS. GOFORTH: Okay.

16 COMMISSIONER BOWERS: -- to hear public  
17 comment so --

18 MS. GOFORTH: I'll make it fast.

19 COMMISSIONER BOWERS: Okay. So --

20 MS. GOFORTH: My name is Nona Goforth. I  
21 live at 3290 Frontier Road. I'm directly across the  
22 street. Frontier Road --

23 COMMISSIONER BOWERS: Have you been sworn?

24 MS. GOFORTH: I am. I am sworn.

25 COMMISSIONER BOWERS: Okay.

1 MS. GOFORTH: Frontier Road is a community,  
2 a residential area, kids walk up and down that area,  
3 it's not a subdivision but there's bicycles. So to  
4 talk about the character of this area, I've lived  
5 there for 20 years and it's absolutely a residential  
6 area.

7 Also, he stated there was drug activity  
8 over by the ballpark; that's not -- I have -- I'm  
9 there. I walk to the gas station. I walk to my  
10 friend's house. There's no drug activity. There is  
11 people playing ball there. The fireworks go off, so,  
12 and the 4th of July. In that area, it's not what he  
13 is thinking because he doesn't live in that area, like  
14 the residents do, and realize that this is 100 percent  
15 a residential community. It is 100 percent going to  
16 be out of character.

17 I actually have worked at a nonprofit. I  
18 worked at Beyond Housing for over ten years. I did  
19 work with homeless people. Statistics state property  
20 values will decrease because statistics state crime  
21 will go up 55 percent --

22 COMMISSIONER BOWERS: You've got about 30  
23 seconds.

24 MS. GOFORTH: -- within that area. I'm  
25 done.



1 COMMISSIONER BOWERS: We've got 30 seconds  
2 left.

3 MS. MCPECK: I -- does my name count?

4 COMMISSIONER BOWERS: Yes, it does.

5 MS. MCPECK: Gina McPeck, 3351 Ketha  
6 Circle. I am the subdivision adjacent to property. I  
7 would like to also pass around an exhibit. I only  
8 have one copy of.

9 COMMISSIONER BOWERS: Okay. All right.  
10 And, I'm sorry, did you state that you had  
11 been sworn?

12 MS. MCPECK: I have been sworn. Sorry.

13 COMMISSIONER BOWERS: Thank you.  
14 Give us a minute.

15 MS. MCPECK: I do not have but one copy,  
16 though. I'm sorry.

17 COMMISSIONER BOWERS: That's fine.

18 Mr. Kehm, is this going to be Exhibit G?

19 MR. KEHM: G.

20 COMMISSIONER BOWERS: Entertain a motion to  
21 accept Exhibit G.

22 COMMISSIONER DUGAN: Motion to accept  
23 Exhibit G.

24 MR. JUMP: Can I get your speaker slip too?

25 COMMISSIONER ADKINS: Second.

1           COMMISSIONER BOWERS: I have a motion made  
2 by Commissioner Dugan to accept Exhibit G; seconded by  
3 Commissioner Adkins.

4           All those in favor, say aye.

5           COMMISSION: Aye.

6           COMMISSIONER BOWERS: Opposed?

7           Passes unanimous.

8           Let us -- let us look at this real quick  
9 and then and you can -- you can finish it up.

10           All right. Let me get the stopwatch going  
11 again. We're ready.

12           MS. MCPECK: The value of the property will  
13 go down. What I just passed around was a study from  
14 the inter -- Independent Budget Office of New York  
15 City and they were -- they saw that a homeless shelter  
16 in Manhattan, within a certain proximity, the property  
17 values went down 7.4 percent. Also, there's a  
18 University of Penn article that tells that violent  
19 crime around these type of projects goes up 56 percent  
20 and that's at sas.upenn.edu.

21           And, finally, there is a Seattle report  
22 from komonews.com that violent crime -- violent crime  
23 in the Queen Ine -- Queen Anne neighborhood more than  
24 doubled --

25           COMMISSIONER BOWERS: Ma'am --

1 MS. MCPECK: -- after a transitional  
2 home --

3 COMMISSIONER BOWERS: -- I'm sorry, we're  
4 out of our time.

5 I'm sorry, the time has expired. We've  
6 already reached fifteen minutes, I apologize.

7 AUDIENCE: Your apology is accepted.

8 COMMISSIONER BOWERS: Thank you.

9 AUDIENCE: When can I come back and say my  
10 peace?

11 COMMISSIONER BOWERS: I'm sorry?

12 AUDIENCE: When can I come back and say my  
13 piece?

14 COMMISSIONER BOWERS: I would say the next  
15 public hearing would be before the County Council,  
16 sir.

17 MR. KEHM: If there is one.

18 COMMISSIONER BOWERS: If there is one.

19 AUDIENCE: Would there be a time limit on  
20 that?

21 MR. KEHM: Well, folks, the public  
22 hearing's done for -- for now.

23 COMMISSIONER BOWERS: Yeah. The public  
24 comment for opposition is over. The fifteen minutes  
25 allocated has been taken.

1 AUDIENCE: Okay.

2 COMMISSIONER BOWERS: Thank you.

3 AUDIENCE: I was only going to request  
4 doing this again.

5 COMMISSIONER BOWERS: Thank you.

6 Is petitioner -- please come forward.

7 Please, let this gentleman speak.

8 Okay. So there was a lot of things brought  
9 forward. I'm going to kind of -- I'll run through the  
10 list that I have here, if you want to try to address  
11 certain ones and if the Commission has any other  
12 questions or anything like that. But, basically, was  
13 transportation, foot traffic, is this a locked-down  
14 facility, employment, your funding, the governing  
15 body, the clinical expertise, of course, crime,  
16 security, and then the values of property. So  
17 whichever one you want to start chipping away at.

18 MR. ROSS: And are we starting my time now  
19 or -- or is this just questions?

20 COMMISSIONER BOWERS: There is no time  
21 limits, okay.

22 MR. ROSS: Okay.

23 COMMISSIONER BOWERS: We're gonna -- we're  
24 gonna --

25 (Audience outburst.)

1           COMMISSIONER BOWERS: Ladies and gentlemen,  
2 I'm sorry, but there is a five-minute time limit for  
3 your comments but his time does not affect any  
4 questions that we ask of them. So I physically asked  
5 him a question. I need the answers for these. Okay?

6           Unfortunately, the way it works, he can  
7 take as much time as he needs to answer the questions  
8 that we raise.

9           MR. ROSS: Okay. And so --

10          COMMISSIONER BOWERS: But I tell you what,  
11 let's -- let's -- we'll --

12                           (Overlapping conversation.)

13          MR. ROSS: One at a time maybe.

14          COMMISSIONER BOWERS: -- the first was the  
15 transportation and then the foot traffic that this is  
16 going to cause.

17          MR. ROSS: Thank you.

18                           We have two shuttle buses that we have  
19 prepared to use. We understand the limitations of  
20 JeffCo Express but we have that taken care of with our  
21 own shuttle buses and there will be people to do that.  
22 We believe that it's important to be in this location  
23 because if we're offering transportation to take them,  
24 if they decide to leave, if we offer them  
25 transportation to take them where they want to go,

1 there is very little chance that they're want -- going  
2 to want to walk off and wander through places.

3 And just like the Adult and Teen Challenge,  
4 the neighbors all around there can tell you they  
5 don't --

6 BAILIFF: Allow this man to talk. Keep  
7 your comments to yourself.

8 MR. ROSS: Just like Adult and Teen  
9 Challenge, the people that live around there, people  
10 have left there, they have never had one issue in over  
11 40 years being in that place. And these are -- those  
12 are drug addicts; these will be drug-tested and those  
13 things.

14 COMMISSIONER BOWERS: All right. Any other  
15 questions about the -- then is this considered a  
16 locked-down facility?

17 Would you explain the type of facility that  
18 you will be running and I guess you can incorporate  
19 that with their clinical experience and the governing  
20 bodies.

21 MR. ROSS: Okay. So it is not a  
22 locked-down facility; however, there is one entrance  
23 and one exit. And so if someone chooses to leave,  
24 they can leave but we will be aware that they are  
25 leaving. We will have security, hired security from

1 ten p.m. to six a.m. and we will have paid staff  
2 throughout the day. There will also be cameras and it  
3 will show if people are leaving. So we -- we will be  
4 aware of those things to take care of that.

5 Okay. And the other thing was  
6 sustainability? Was that it?

7 COMMISSIONER BOWERS: Governing body.

8 MR. ROSS: Governing body.

9 COMMISSIONER BOWERS: And your -- and your  
10 clinical --

11 (Overlapping conversation.)

12 MR. ROSS: Oh, clinical, thank you.

13 COMMISSIONER BOWERS: -- experience is  
14 going to be --

15 MR. ROSS: Okay. So there will be --

16 COMMISSIONER BOWERS: -- and then  
17 (inaudible.)

18 MR. ROSS: -- a board of directors. We  
19 have a initial board that we are working with right  
20 now that includes some first responders, some leaders  
21 of first responding units, some chiefs in those things  
22 to help us with that part of it. We will move to a  
23 larger board as we see necessary, that part of that  
24 board will be used for fundraising like most  
25 non-for-profits have a larger board for that thing.

1           As far as clinical, that would be Comtrea  
2   that are coming to provide the primary care physician;  
3   they will supply that for us. The health department  
4   will be there, when necessary, to provide things for  
5   people. We have a licensed counselor who will be  
6   there on-site to facilitate for the people that are  
7   there that are needed. Okay?

8           COMMISSIONER BOWERS: All right. Any other  
9   questions from the Commission?

10           All right. I believe you -- you addressed  
11   the security.

12           The values of the property; can you address  
13   that?

14           MR. ROSS: Yeah. So the -- the lady that  
15   spoke right before me, she talked about places in  
16   other count -- you know, other states that are not  
17   anything like Jefferson County. And we have three  
18   letters from three realtors that talk about that it  
19   will not decrease the property values. I spoke to it  
20   earlier that there is a subdivision that has the  
21   highest values in High Ridge and they are connected  
22   property to Adult and Teen Challenge. And they are  
23   close to Walden Pond, which is a low-income apartment  
24   complex, and it's also -- their entrance is just  
25   almost right across the street from a Comtrea facility



1 and so they have the highest values in all of High  
2 Ridge.

3 COMMISSIONER BOWERS: Was there any other  
4 questions?

5 COMMISSIONER TUGGLE: Yeah.

6 COMMISSIONER BOWERS: Okay. Go ahead.

7 MR. ROSS: Is this me?

8 COMMISSIONER TUGGLE: Reverend Ross --

9 MR. ROSS: Oh, sorry.

10 COMMISSIONER TUGGLE: -- so I've got a deep  
11 concern here of the people that's being able to leave.  
12 So if they're in their room and whatever and they  
13 decide they want to get up and leave, how do we know  
14 they're not drugged out or whatever?

15 MR. ROSS: Well, first of all, drugs aren't  
16 allowed.

17 (Audience outburst.)

18 COMMISSIONER BOWERS: Ladies and gentlemen,  
19 please.

20 COMMISSIONER TUGGLE: Can we take this more  
21 serious, sir?

22 COMMISSIONER BOWERS: I'm -- I'm trying to  
23 keep the crowd in. Please be respectful.

24 MR. ROSS: So they will be drug-tested.  
25 And, yes, if someone does want to leave or if they

1 want to leave, we will transport them. We will take  
2 them. If it's at night, we will have a hired security  
3 that will be on-site. They will patrol the property  
4 and they will be at the entrance and they'll be  
5 watching the cameras. So there's a fence that will go  
6 all the way around the property.

7 It is common sense to me that if we have  
8 offered them transportation, why would they want to  
9 walk 6 miles to any location. Is that -- is that  
10 sufficient?

11 COMMISSIONER TUGGLE: And the other  
12 question I have is so who's going to let you know  
13 here's your 30 people or whatever number it is?

14 Where you do get this information from?

15 MR. ROSS: Like how do we get the people?

16 COMMISSIONER TUGGLE: Yeah. Yeah. Who  
17 recommends them to you?

18 MR. ROSS: Yeah. So because we're part of  
19 this group, this homeless coalition that's been around  
20 -- we joined it a year and a half ago and, actually,  
21 Doreen Page is a part of that homeless coalition, but  
22 through that, they make contacts with people. The  
23 Jefferson County Sheriff's Department, who also told  
24 us that there was drug use on this property, they have  
25 made contact with people. They have actually found

1 one homeless person. They contacted us and the other  
2 organizations. We were able to help her get some  
3 hotel accommodations for a time until the -- all the  
4 organizations working together.

5 She spoke at the council meeting this past  
6 Monday out of -- with no drugs, no alcohol, she found  
7 herself homeless. She had a car, living in her car,  
8 had to lose custody of her child and we were able to  
9 help her. She now has a great job, living on her own,  
10 not receiving benefits from anyone because she had a  
11 college degree, but she had something happen.

12 So Drew Crews was the deputy at the time  
13 that's hired by the sheriff's department to help with  
14 the homeless so he's a lot of times the first point of  
15 contact because he's there. Now, just this week --  
16 actually, it was last week, I received an email from  
17 one of our first responders and said, hey, we have a  
18 homeless person at our facility and it was in the  
19 Fenton area but Jefferson County. And I instructed  
20 him that it would be best to contact Drew Crews, the  
21 deputy first. I didn't get a response back from him  
22 but later that day he was delivered to the front door  
23 of Comtrea.

24 So Comtrea said, What are you doing. He  
25 said, I'm homeless. I don't have a place to go. They

1 fed him. He actually had a broken hand. He's a  
2 veteran. He was -- he was in -- he was disabled  
3 following a training exercise in the military,  
4 honorably discharged, and receiving SSI. His landlord  
5 raised the rent, the apartment that he had been in for  
6 several years, as many landlords are doing, and he was  
7 homeless with a broken hand. He walked back to the  
8 first responder's place and they brought him back to  
9 Comtrea. A good Samaritan has him living in his barn  
10 with a tent and he walks to Comtrea every day so they  
11 can help meet his needs. This is a veteran who is not  
12 on drugs, who's on disability that is homeless in  
13 Jefferson County. So it will come through Deputy  
14 Crews or other organizations that are a part of the  
15 homeless coalition.

16 COMMISSIONER TUGGLE: The last question  
17 I've got for you, sir: How do we know when these  
18 people are ready to leave?

19 MR. ROSS: That's a -- that's a great  
20 question. So we -- we have systems in place. They'll  
21 be going through counseling. They'll go get training  
22 and those things so that they'll hit markers along the  
23 way so that we know. And we will walk them through  
24 how to get a job and we will help them find a job.

25 We are having businesses come to us,

1 obviously, people are having trouble finding workers  
2 and -- in Jefferson County and so they said, We would  
3 love to hire these people; we believe in what you're  
4 doing. And -- and so we'll walk that through on an  
5 individual basis once they receive the training and we  
6 believe they're ready to go. Okay?

7 COMMISSIONER TUGGLE: That's all I got,  
8 sir.

9 COMMISSIONER BOWERS: Any other questions  
10 for this witness?

11 Is there anything else you'd like to add?

12 MR. ROSS: Me?

13 COMMISSIONER BOWERS: Yes.

14 MR. ROSS: Yes, please. So is this my five  
15 minutes?

16 COMMISSIONER BOWERS: No. I'm going to --  
17 actually from what we've done here --

18 MR. CORDES: Mr. -- I mean, Mr. Chairman,  
19 there is five minutes for rebuttal.

20 COMMISSIONER BOWERS: Yes.

21 MR. CORDES: And your rules read that  
22 questions from you do not -- do not --

23 COMMISSIONER BOWERS: Yes, sir. So, I'm  
24 sorry. You are correct, yeah.

25 MR. CORDES: -- but, you know, he started

1 -- I understood that he had -- that he had started his  
2 rebuttal. Is that -- I mean --

3 MR. ROSS: Now -- now would start the  
4 rebuttal. Right?

5 I was answering questions before.

6 MR. CORDES: Well, we'll have to -- I mean,  
7 that's --

8 COMMISSIONER BOWERS: We -- we were asking  
9 questions.

10 MR. CORDES: Yeah, if -- if that's the way  
11 you interpret it, Mr. Chairman, then go ahead.

12 COMMISSIONER BOWERS: Yes. This is your  
13 rebuttal.

14 MR. ROSS: Okay. Thank you.

15 So in -- when it -- people responded that  
16 this is a New Hope Fellowship thing, we are a part of  
17 this, New Hope Outreach Center, but as we've stated,  
18 we have Comtrea, Jefferson County Health Department,  
19 Jefferson Franklin Action Agency and Mercy Jefferson  
20 who have all partnered with us and they helped us in  
21 choosing this location. These are the partners in the  
22 county that are meeting the needs of the homeless  
23 people of Jefferson County and they have partnered  
24 with us.

25 And it is said that this is a residential

1 area. These are residents of Jefferson County. These  
2 are res -- residents of Jefferson County. So to put  
3 them in a residential area, listen, they're not less  
4 of a person. These are real people who have found  
5 their -- themselves in a bad way. Yes, they may have  
6 mental disabilities; those are disabilities that we  
7 want to try to walk them through.

8           The -- the hospital has stated if we find  
9 there's a need for medicine that they would supply  
10 that medicine for them. And so if I said that  
11 correctly, Mercy Jefferson. So we believe that in a  
12 residential place, this is the place that fits right  
13 in with the other things that are there. We don't  
14 want them to be in a community or a city or commercial  
15 area because therein lies the problem. They -- they  
16 go behind Walmart.

17           And we -- we -- in fact, just last week at  
18 the Super 8 in Pevely, which is about 5 or 6 miles  
19 from this property, the Super 8, the police department  
20 emptied the top two floors because it was unsafe or  
21 whatever and one-third of those people were left  
22 homeless. Where did they go? I understand that the  
23 Walmart in Festus or Crystal City, that homeless camp  
24 was cleared out this week. Where do they go?

25           This isn't a place -- we don't want them in

1 a commercial area. These are residents. We want them  
2 to be in that bubble so that we can help them get out  
3 of their situation. There are other facilities in the  
4 county that we will partner with that if they say,  
5 hey, I just want to shower and wash my clothes, we're  
6 going to direct them to those places. That's why  
7 we're part of the coalition. We believe that this is  
8 the best place to help this super vulnerable  
9 population.

10 We understand that -- actually, a young  
11 lady shared with me just about a month ago that her  
12 uncle was staying in the camp behind Walmart in  
13 Crystal City. He passed away at the camp. Because  
14 they were afraid of law enforcement, they waited  
15 six months before they let anybody know that gentleman  
16 passed away. We're dealing with real people. We have  
17 an opportunity in Jefferson County. We have an  
18 opportunity.

19 There are only two other places that we  
20 found in the United States that are doing exactly what  
21 we want to do. It is similar to what St. Charles is  
22 getting ready to do. We have an opportunity to set a  
23 standard for the right way to treat human beings in  
24 our county to say this is how it's done correctly,  
25 this is how we show respect to people who deserve



1 respect, this is how we show honor to people who show  
2 honor.

3 Listen, in our culture today, there is --  
4 we are in a hate culture. We are in a culture where  
5 people say if you don't agree with me, then you are  
6 useless to me. People have done many things to me  
7 that I'm not even talking about because they're upset  
8 because of a location. And I can tell you they're  
9 upset because of a location because not one person  
10 that spoke today said we shouldn't do something for  
11 the homeless. Every person that got up here to speak,  
12 if they mentioned it, said we need to do something in  
13 our county for the homeless and --

14 COMMISSIONER BOWERS: Got about a minute  
15 left.

16 MR. ROSS: Okay. Thank you.

17 And so it is of utmost importance for us to  
18 take the responsibility. We are from Jefferson -- I  
19 actually grew up 9/10 of a mile from this location. I  
20 know it very well. I was very excited for this to be  
21 a part of a community that I grew up in and I did not  
22 think I would have this kind of uproar from people  
23 when we decided to try to help those people who are  
24 having trouble helping themselves.

25 But I would like, before my time is up, I

1 would like to ask the question if those that are for  
2 the homeless would please stand up.

3 AUDIENCE: Everybody is.

4 Everybody's for the homeless.

5 COMMISSIONER BOWERS: Thank you, sir.

6 AUDIENCE: If it's so important, do it on  
7 your own property.

8 But it ain't your property; is it?

9 COMMISSIONER BOWERS: Discussion among  
10 commissioners?

11 Anything to discuss?

12 If not, I'll entertain a motion.

13 COMMISSIONER TUGGLE: I'd like -- I'm  
14 sorry, I missed a part there. I'd like to discuss  
15 with the commissioners. Is that possible or not?

16 COMMISSIONER BOWERS: Yeah. Yes, it's a  
17 possibility. Discussion?

18 COMMISSIONER TUGGLE: Yes. As we -- on  
19 speaker or not?

20 COMMISSIONER BOWERS: Yes, speaker, please,  
21 so everybody can hear.

22 COMMISSIONER TUGGLE: I think I -- like I  
23 said, everybody just stood up. We do have this  
24 problem.

25 And, gentlemen, I would like to say that

1 this homeless thing, it's all we hear all day long,  
2 and what are we doing for it. The only thing I can  
3 see that is a possibility is for somebody, some place,  
4 some organization to step up and say let me do this,  
5 let me try. I mean, everybody has got a stake in  
6 this. And I just feel that if we have a group of  
7 people that's willing to do this, God help them, and  
8 make sure that this is something that the whole  
9 country might be able to look at and that -- look at  
10 Jefferson County has become the gold standard if we  
11 can make this work.

12           And from what I've heard tonight, I  
13 understand people's backyards, I mean, I do, I really  
14 do. But, yes, I've walked this property. I've looked  
15 at it. I've done it all. From what I've seen, it's  
16 where -- where else?

17           That's all I got to say to you guys.

18           COMMISSIONER BOWERS: Any other discussion?

19           Any other discussion from the  
20 Commissioners?

21           If not, I'll entertain a motion.

22           COMMISSIONER TUGGLE: I'll make a motion to  
23 accept -- I'm sorry, I'm very emotional right now.

24           Motion to accept this -- what's the number,  
25 sir?

1 COMMISSIONER ADKINS: PM22066.

2 COMMISSIONER TUGGLE: Okay. I got it.  
3 PM22066 to be adapted and voted on in a positive  
4 manner tonight.

5 MR. CORDES: Mr. Tuggle, I -- you need to  
6 be more specific.

7 COMMISSIONER TUGGLE: Yes, sir.

8 MR. CORDES: So, remember, there's the  
9 application. There's also the modification with the  
10 proper design standards and then criteria on -- on  
11 page 6. So, I guess, obviously you have a motion to  
12 approve; is -- does that include also approving the  
13 buffer design modification request?

14 COMMISSIONER TUGGLE: Yes.

15 MR. CORDES: Okay. And then does your  
16 motion also include applying the conditions that are  
17 set on page 6, the criteria, basically, I misspoke?

18 COMMISSIONER TUGGLE: Yes.

19 MR. CORDES: Is that a yes?

20 AUDIENCE: No. No. No. No. No.

21 COMMISSIONER TUGGLE: No.

22 AUDIENCE: No, you don't get to do that.

23 BAILIFF: Hey, folks, they got this. Okay?

24 COMMISSIONER BOWERS: So the question's  
25 been asked. So you're -- you're making a motion to

1 approve --

2 COMMISSIONER TUGGLE: Yes, I am.

3 COMMISSIONER BOWERS: -- PM22066?

4 COMMISSIONER TUGGLE: Yes.

5 COMMISSIONER BOWERS: And approve the  
6 requested modification; are you adding to that with  
7 the planning staff's recommendations listed on  
8 page --

9 MR. CORDES: Six of the staff report.

10 COMMISSIONER BOWERS: -- six of the staff  
11 report?

12 COMMISSIONER TUGGLE: Modification.

13 You find this funny, sir?

14 Trying to do something for all these  
15 people. Okay?

16 MR. KEHM: Who -- who are you addressing,  
17 Mr. Tuggle?

18 COMMISSIONER BOWERS: Right there  
19 (indicating), he's laughing at me.

20 MR. JUMP: I was not, sir.

21 COMMISSIONER TUGGLE: Okay. So your  
22 maximum number of persons, no.

23 AUDIENCE: Oh.

24 COMMISSIONER TUGGLE: Exceeds, shall not  
25 exceed ten people, it may be more than that, so I'm

1 saying no to that.

2 MR. CORDES: What about the balance of the  
3 conditions and criteria on that page?

4 COMMISSIONER TUGGLE: Which item?

5 COMMISSIONER ADKINS: All of them.

6 MR. CORDES: Two through eight.

7 COMMISSIONER BOWERS: It's nine. It's  
8 actually two through nine.

9 MR. CORDES: Yeah.

10 AUDIENCE: You cannot do that.

11 BAILIFF: Folks, you guys gotta let them do  
12 their jobs.

13 AUDIENCE: Okay.

14 BAILIFF: You guys --

15 AUDIENCE: He needs to then.

16 BAILIFF: I'm dealing with that, ma'am.  
17 Stop talking.

18 AUDIENCE: Thank you. Thank you so much  
19 for doing that.

20 BAILIFFS: You guys gotta let them do their  
21 jobs. Quit your posturing. Quit your head nodding.  
22 Okay. We need you guys to do the same thing, please.

23 AUDIENCE: Yes, sir.

24 COMMISSIONER ADKINS: What are our options?

25 MR. CORDES: So your options -- your

1 options are approval on one end, basically, without --  
2 I mean, you have a -- you have plenty of options.  
3 Your options are, one, you deny it. Your options are,  
4 two, you approve it per staff which would be with the  
5 conditions on page 6 and then they do actually spill  
6 over onto page 7 a little bit, and then also have to  
7 deal with that modification. So, again, you -- there  
8 are a number of different permutations of this.

9 My understanding so far is Mr. Tuggle has  
10 stated in his motion that he would have a motion to  
11 approve, he would also approve the requested  
12 modification, and then he would not apply the number  
13 one under staff criteria starting on page 6.

14 I don't know what the balance of your  
15 motion is with respect to those remaining conditions  
16 which are two through eight on page 6 and then  
17 Condition 9 on page 7.

18 COMMISSIONER HASTINGS: This is a general  
19 question. Are the criteria, the one through nine,  
20 part of the UDO for Jefferson County?

21 MR. CORDES: They are. And they are -- as  
22 staff has indicated to you, they are criteria that are  
23 applicable for a conditional use permit sought for a  
24 group home in RA5 and LR2 or an R40. Staff believes  
25 that those conditions should be applicable in the

1 instant case because, according to the staff report,  
2 you're dealing with that type of use albeit on a  
3 grander scale and an even denser zoned district. And  
4 you have the authority to oppose those addition -- or  
5 impose those additional conditions. I mean, you have  
6 to determine whether this is in the health, safety,  
7 and welfare of the surrounding public and -- and  
8 that's within your purview to apply those additional  
9 conditions.

10 And, again, it makes no difference to me  
11 whether you do or you do not; makes no difference to  
12 me what you decide tonight. I just want to make sure  
13 we have a very, very clean record of what you do -- do  
14 decide tonight. So I need to -- for Mr. Tuggle to  
15 tell us what the balance of his motion is.

16 COMMISSIONER ADKINS: May I?

17 Can -- can this be approved without these  
18 conditions by us?

19 COMMISSIONER BOWERS: Yes, it can.

20 MR. CORDES: Sure. Yes.

21 COMMISSIONER ADKINS: Thank you.

22 COMMISSIONER TUGGLE: So if we approve them  
23 without this, are these automatically in?

24 MR. CORDES: Well, no. If you -- if you  
25 approve them without them, they're not applicable.



1           COMMISSIONER TUGGLE: But some of those are  
2 not applicable to what needs to be done here.

3           MR. CORDES: Well --

4           COMMISSIONER TUGGLE: So that's what we  
5 have to pick.

6           MR. CORDES: -- that's for -- that's for  
7 you to determine.

8           I'm -- again, I'm -- I have no dog in this  
9 fight one way or the other and I'll defend the action  
10 whatever it is. I'm just trying to make sure we have  
11 a clean record so I need to know what the balance of  
12 your motion is and -- and, obviously, your -- your  
13 fellow commissioners need to know.

14           COMMISSIONER TUGGLE: The balance of my  
15 motion, looking over these, is that no. Is yes to  
16 approve the proposal, but the nine conditions would be  
17 no.

18           MR. CORDES: Okay.

19           COMMISSIONER BOWERS: So let me --

20           MR. CORDES: So, yeah -- okay. Go ahead,  
21 Mr. Chair.

22           COMMISSIONER BOWERS: Let me get -- you're  
23 making a motion to approve PM22066?

24           COMMISSIONER TUGGLE: Yes.

25           COMMISSIONER BOWERS: And approve the

1 requested modification but without any of the nine  
2 staff recommendations that are listed?

3 COMMISSIONER TUGGLE: To approve it or not  
4 approve it no, two to nine, yes.

5 COMMISSIONER BOWERS: To approve it without  
6 those --

7 COMMISSIONER TUGGLE: Yes.

8 COMMISSIONER BOWERS: -- is the way we're  
9 stating it?

10 COMMISSIONER TUGGLE: That's the way I'm  
11 stating it.

12 COMMISSIONER BOWERS: All right. Do I have  
13 a second?

14 COMMISSIONER ADKINS: Second.

15 COMMISSIONER BOWERS: Okay. I have a  
16 motion to approve PM22066 with the requested  
17 modification but to not include the staff  
18 recommendations seconded by Commissioner Adkins.

19 All those in favor, say Aye.

20 COMMISSIONER: Aye.

21 COMMISSIONER BOWERS: Opposed?

22 COMMISSIONER DUGAN: Nay.

23 COMMISSIONER HUSKEY: No.

24 COMMISSIONER BOWERS: Madam Secretary, can  
25 I get a roll call vote, please?

1 MS. ROESCH: Danny Tuggle.  
2 COMMISSIONER TUGGLE: Yes.  
3 MS. ROESCH: Tim Dugan.  
4 COMMISSIONER DUGAN: No.  
5 MS. ROESCH: Mike Huskey.  
6 COMMISSIONER HUSKEY: No.  
7 MS. ROESCH: Greg Bowers.  
8 COMMISSIONER BOWERS: No.  
9 MS. ROESCH: Larry Adkins.  
10 COMMISSIONER ADKINS: Yes.  
11 MS. ROESCH: Chris Hastings.  
12 COMMISSIONER HASTINGS: No.  
13 COMMISSIONER BOWERS: I have that motion  
14 failing 4:2.  
15 MS. ROESCH: Correct.  
16 MR. CORDES: All right. At this point --  
17 COMMISSIONER BOWERS: I still do not have  
18 any -- I still need a motion to approve or deny.  
19 COMMISSIONER HUSKEY: Make a motion we deny  
20 PM22066.  
21 COMMISSIONER DUGAN: I'll second that.  
22 COMMISSIONER BOWERS: I have a motion to  
23 deny PM22066 made by Commissioner Huskey; seconded by  
24 Commissioner Dugan.  
25 All those in favor -- and when you say

1 you're in favor, you're in favor of denial; all those  
2 in favor, say aye.

3 COMMISSION: Aye.

4 COMMISSIONER BOWERS: Opposed?

5 COMMISSIONER ADKINS: No.

6 COMMISSIONER BOWERS: Madam Secretary, can  
7 I get a roll call vote?

8 MS. ROESCH: Mike Huskey.

9 COMMISSIONER HUSKEY: Yes.

10 MS. ROESCH: Danny Tuggle.

11 COMMISSIONER TUGGLE: No.

12 MS. ROESCH: Tim Dugan.

13 COMMISSIONER DUGAN: Yes.

14 MS. ROESCH: Greg Bowers.

15 COMMISSIONER BOWERS: Yes.

16 MS. ROESCH: Larry Adkins.

17 COMMISSIONER ADKINS: No.

18 MS. ROESCH: Chris Hastings.

19 COMMISSIONER HASTINGS: Yes.

20 MS. ROESCH: Motion carries.

21 COMMISSIONER BOWERS: Motion for denial  
22 carries 4:2. PM22066 has been denied.

23 (Audience outburst.)

24 BAILIFF: Conduct the peace, sir.

25 COMMISSIONER BOWERS: Ladies and gentlemen,

1 please, if you would kindly take it out so we can  
2 continue.

3 BAILIFF: Could we have a two-minute  
4 recess, Chair?

5 COMMISSIONER BOWERS: I have a motion --  
6 can I get a motion for a recess?

7 COMMISSIONER DUGAN: So moved.

8 (Audience noise.)

9 COMMISSIONER BOWERS: I have a motion by  
10 Commissioner Dugan for a two-minute recess; seconded  
11 by Commissioner Huskey.

12 All in favor, say aye.

13 COMMISSION: Aye.

14 COMMISSIONER BOWERS: Opposed?

15 Passes unanimous. Two-minute recess.

16 (A recess was taken from 8:08 p.m. to  
17 8:13 p.m.)

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1                   COMMISSIONER BOWERS: Call this meeting back  
2 to order.

3                   Madam secretary -- if you are willing --  
4 wanting to speak on this next case, I think we have  
5 people that need to be sworn in.

6                   MR. KEHM: Yep. If you were not sworn in  
7 earlier in the meeting, please do go ahead and stand  
8 up right now; anybody, Mr. Vonarx, Elaine will swear  
9 you in.

10                   [Witnesses sworn by Secretary Roesch.]

11                   MR. KEHM: Thank you very much.

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1           COMMISSIONER BOWERS: Next item under the  
2 consideration is VR22067, a request for a deviation  
3 located at the southwest corner of Interstate 55 and  
4 Highway M in Barnhart. And, Mr. Jump.

5           MR. JUMP: Thank you.

6           This is VR22067. The petitioner's request  
7 is relief from the stream buffer requirements.

8           A little bit about the subject property:  
9 It's zoned planned commercial. This actually went  
10 through a rezoning about a year ago or so, I would  
11 say. It is in the primary growth area and it is about  
12 5.13 acres in size and has road frontage on State Road  
13 M and it is currently undeveloped but, at one point in  
14 time, this was a MoDOT shed. So it did -- it did have  
15 a development on it so it was zoned CC2 and MoDOT had  
16 a shed there. So that was the nature of the  
17 development prior to this rezoning, just under a year  
18 ago. So just wanted to let you know that.

19           This is the zoning map. This is the piece  
20 of property question but it now includes this commuter  
21 lot that the petitioner purchased from MoDOT. You can  
22 still kind of see some of the remnants of the MoDOT  
23 shed on the property. And then this is the creek and  
24 stream in question.

25           This slide here shows you the -- the

1 boundaries of the creek. It is a very large stream  
2 buffer, extends into the property. Part of it -- part  
3 of this is the floodway and then the rest of this is  
4 floodplain. This was rezoned in '21 for boat and RV  
5 storage, so that was the nature of the rezoning.  
6 There is no -- there are no structures on the site,  
7 just some paving and gravel parking spaces.

8           This is the plan that was approved in '21.  
9 The highlighted area shows where the stream buffer  
10 cuts through the proposed plan. It's the sort of  
11 northern half or northern quarter of the property, I  
12 would say, roughly.

13           These are some photos from the site. This  
14 is the stream buffer side of this. There was another  
15 photo, but I think I overlapped on that. Apologize  
16 for that. And these are not part of that.

17           The analysis our -- our storm water  
18 division does our stream buffer requirements and the  
19 petitioner's plan shows a small portion of the  
20 development, part of the parking lot, encroaching on  
21 the stream buffer on the northern side of the  
22 property. The division -- the storm water division  
23 analyzed it and determined the following:

24           The Jefferson County engineer recommends  
25 that the Planning and Zoning Commission approve the



1 above variance request for stream buffer relief with  
2 an approved permanent BMP to ensure water quality  
3 protection from the site.

4 And so then for your consideration is the  
5 stream buffer requirements.

6 COMMISSIONER BOWERS: Are there any  
7 questions of staff?

8 COMMISSIONER DUGAN: Did you say what a BMP  
9 was and I missed it?

10 What's a BMP?

11 MR. JUMP: Best management practices, I  
12 believe.

13 COMMISSIONER BOWERS: Any other questions?

14 MR. JUMP: From my -- that might be a  
15 question you may want to ask Mr. Vonarx, too, on what  
16 that entails.

17 COMMISSIONER ADKINS: I have a question.  
18 So there is not any -- they're waiving any requirement  
19 for any kind of a buffer whatsoever?

20 MR. JUMP: There will still be a buffer but  
21 it's significantly reduced 'cause you will still have  
22 the -- I mean, the -- the development of the property  
23 only goes up to about here and, I mean, the stream --  
24 you've still got a buffer in between here and the  
25 actual bank of the creek.

1 COMMISSIONER ADKINS: Thank you.

2 MR. JUMP: Yep.

3 COMMISSIONER BOWERS: Any other questions?

4 Is the petitioner present?

5 Please, come forward and state your name,  
6 your address, and that you have been sworn. I'll  
7 remind you, you'll have five minutes.

8 MR. VONARX: My name is David Vonarx. I  
9 have been sworn. My address is 10785 Business 21,  
10 Hillsboro, Missouri.

11 Thank you for your time this evening. This  
12 site, as Mr. Jump indicated, was rezoned planned  
13 commercial in 2021 as a boat and RV storage lot.  
14 Essentially, we overlooked this requirement during the  
15 planned commercial development process and we're in  
16 the -- we're in the final stages of -- of site  
17 development approval and we already have a storm water  
18 land disturbance permit from the storm water division  
19 and this came up as an item that needed to be  
20 addressed.

21 So this site has been used for many years  
22 by MoDOT and it's entirely fenced in, in this portion.  
23 And that -- this is our Phase 1 of the proposed  
24 development. And as you can see in that -- one of the  
25 photos, you don't have to go back to it, but this area

1 is all gravel and old asphalt. It used to have a  
2 batch plant on that site and they had stockpiles of --  
3 of material. So our proposed development is  
4 completely within the existing lines of the -- of the  
5 existing fence.

6           MoDOT straightened Glaize Creek when they  
7 widened and constructed new M. So from this point all  
8 the way through Interstate 55, Glaize Creek has been  
9 straightened and channelized. And the -- the trees  
10 that are located along there are just the trees that  
11 have regrown since the late '90s when they constructed  
12 that project. So we're not proposing to remove any of  
13 those trees. The only thing we're doing is connecting  
14 to a water line in this area, so that's an item that's  
15 allowed within the stream buffer to do a utility; all  
16 the rest of our development will be within the  
17 existing fence.

18           So we discussed this with the storm water  
19 division, Mike Cook, and we're proposing a storm water  
20 BMP, which is basically a storm water quality  
21 structure so there's different types. There is  
22 bioretention, dry swales, infiltration basins so it's  
23 a water quality improvement. So that will be  
24 installed in this area here, which is actually in our  
25 Phase 2. So those need to be located in areas where,

1 you know, the water collects so it can be slowed down  
2 and treated and then released.

3 So our water from this development drains  
4 through this location. The BMP will be located here.  
5 That's not something that's required as part of the  
6 accord -- as part of the UDO now in -- under normal  
7 development but it's a condition imposed on this  
8 development. So we're required to meet all the storm  
9 water regs. And, in addition to that, we're going to  
10 provide by -- provide the BMP.

11 Are there any other questions?

12 COMMISSIONER BOWERS: Is there any  
13 questions for this witness?

14 Any questions?

15 We may call you back.

16 MR. VONARX: Thanks.

17 COMMISSIONER BOWERS: Anyone wishing to  
18 speak in favor of this application?

19 Anyone wishing to speak in favor of this  
20 application?

21 Anyone wishing to speak against this  
22 application?

23 Anyone wishing to speak against this  
24 application?

25 Would you like to say anything else?

1 MR. VONARX: No, sir.

2 COMMISSIONER BOWERS: Discussion --  
3 discussion among commissioners?

4 If not, I'll entertain a motion.

5 COMMISSIONER DUGAN: Make a motion to  
6 approve VR22067.

7 COMMISSIONER HUSKEY: Second.

8 COMMISSIONER BOWERS: I have a motion made  
9 by Commissioner Dugan to accept VR22067; seconded by  
10 Commissioner Huskey.

11 All those in favor, say aye.

12 COMMISSION: Aye.

13 COMMISSIONER BOWERS: Opposed?

14 Passes unanimous.

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1 COMMISSIONER BOWERS: Reports --

2 MR. CORDES: And, Dennis, when you finish  
3 your remarks, I wanted to talk with the Commission  
4 about the transcripts.

5 MR. KEHM: Sure. I'm just going to be  
6 real, real brief.

7 COMMISSIONER BOWERS: All right. Briefly.

8 MR. KEHM: Next meeting is November 17th.  
9 Remember, in November and December, we only have one  
10 meeting in each of those two months, so do the math,  
11 it means we only got two meetings left before the end  
12 of the year.

13 Thanks for being here tonight.

14 Do me a huge favor, thank these gentlemen  
15 from the sheriff's department on your way out tonight;  
16 they're working triple and quadruple overtime to be in  
17 here, dealing with a huge crowd, and we, certainly,  
18 all appreciate that.

19 COMMISSIONER BOWERS: We definitely do  
20 appreciate that.

21 MR. KEHM: That's all I got for me.

22 MR. CORDES: And just to report to the  
23 Commission, we've had a citizen show up, I think, at a  
24 couple Planning and Zoning meetings and certainly at  
25 County Council meeting on Monday night and, basically,

1 raised the concern that the Planning and Zoning  
2 meetings are not recorded and the -- the video put  
3 online. Well, and I wanted to speak to that.

4 First off, we have the best record we can  
5 possibly have of these hearings because we have a live  
6 court reporter who takes down everything that every  
7 one of us says, so that is our record. Those  
8 transcripts are being put online, so if people want to  
9 look at those and read what happened at the meeting  
10 and read it line-by-line, they can do so.

11 The other reason -- another reason is we  
12 don't want a too crazy idea of like dual records: One  
13 the video and one the official record.

14 And then, also, the county budgets to put  
15 those council meetings online. That's something that  
16 we to have pay for IT storage on. So we would --  
17 essentially, if we were going to record and put these  
18 meetings online, then we'd be doubling our costs. And  
19 we don't want to, you know, cost the taxpayers  
20 additional money when we're already paying for a court  
21 reporter who provides us the best record we can  
22 possibly have.

23 So, again, the -- the administration and,  
24 certainly, Mr. Yates were -- were mindful of those  
25 concerns from the citizen and so we're making sure

1 that those transcripts are available but there's  
2 really no need for you gentlemen to do anything with  
3 respect to that. The transcripts are available for  
4 anyone who wants to view them, so.

5 COMMISSIONER BOWERS: And your statement  
6 being that it is part of the public record so the  
7 questions that are always brought up can be answered  
8 by referring back to this transcript, correct?

9 MR. CORDES: Absolutely.

10 COMMISSIONER BOWERS: Anything else?

11 I'll entertain a motion to adjourn.

12 MR. DUGAN: So moved.

13 COMMISSIONER BOWERS: No. Well -- well --  
14 well, did I ask for citizens to be heard?

15 I'm sorry.

16 MR. CORDES: No.

17 COMMISSIONER BOWERS: Are there any  
18 citizens to be heard?

19 Barring none, I'm going to take a motion  
20 for adjournment.

21 COMMISSIONER DUGAN: So moved.

22 COMMISSIONER HUSKEY: Second.

23 COMMISSIONER BOWERS: I have motion by  
24 Commissioner Dugan, seconded by Commissioner Huskey,  
25 to adjourn.



1 All those in favor, say aye.  
2 COMMISSION: Aye.  
3 COMMISSIONER BOWERS: Opposed?  
4 Passes unanimous. Meeting adjourned.  
5 [Adjourned 8:25 p.m.]

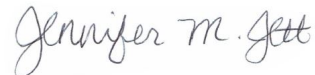
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C E R T I F I C A T E

I, JENNIFER M. JETT, a Certified Court Reporter, in and for the State of Missouri, do hereby certify that I was present at the time and place hereinbefore set forth; that said proceedings were had as appears herein; and that this is a true and accurate record of said proceedings.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name on this 1st day of November, 2022.



JENNIFER M. JETT, CCR  
MISSOURI CCR NUMBER: 634

October 27, 2022  
Jefferson County, Missouri, Planning and Zoning  
Commission Meeting

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