

1 MINUTES OF THE BUCHANAN COUNTY
2 PLANNING & ZONING COMMISSION

3 SEPTEMBER 14, 2022

4 Chairman Jim Whitson called the Buchanan County
5 Planning & Zoning Commission meeting to order at 7:00
6 p.m. in the Thomas J. Mann III Room #223. This room is
7 located on the 2nd floor of the Buchanan County
8 Courthouse, 411 Jules Street, St. Joseph, Missouri
9 64501.

10 Board members Steve Reardon, Wayne Barnett, Fred
11 Corkins, Glen Frakes, Shirley Day, Rodney Fry, Pat
12 McLear, Alfred Purcell, and Jim Whitson, Chairman, were
13 present for roll call and a quorum was present.

14 Also present were Chad Gaddie, Joshua Bachman,
15 Buchanan County Commissioner Scott Burnham, and Kristy
16 Theas, Buchanan County Planning & Zoning Specialist.

17 The minutes were presented from the July 13, 2022,
18 meeting. Chairman Whitson asked if there were any
19 additions or corrections. Hearing none, the minutes
20 were approved as submitted.

21 **AGENDA**

22 Chairman Whitson called Agenda Item #1.

23 **ITEM #1: A request by JMO Properties, LLC, 15301 SE**
24 **State Route E, Agency, MO 64401, to obtain a**
25 **Conditional Use Permit to start a Home Occupation for**
an Event Center using an existing barn for a venue on a
38 acre parcel, located in Section 11, Township 55,
Range 34.

CHAIRMAN WHITSON: Is there anyone here
representing this request?

JANA DeLONG: We are.

CHAIRMAN WHITSON: Would you come forward. We
need your name and address for the record, please.

JANA DeLONG: Good evening. We are Jana and
Jason DeLong, and we live at 15301 Southeast State
Route E. Our children over here are Landon, Mia and
Levi DeLong. We just want to thank you for meeting
with us tonight for considering our work-from-home
zoning permit.

Jason and I have been in the real estate
business since 2000 and currently have a real estate
team and also rehab homes in the Kansas City area. We
love creating beautiful spaces and making things so

1 much better than how we found them. With my background
2 in interior design, a love for event planning, it has
3 always been my dream to own a wedding venue. So when
4 we saw this home and the acreage and the barn on social
5 media before it hit the market, we just knew that we
6 had to see it.

7 We purchased our dog from the owner, Anna
8 Marie, and she allowed us to be the first people to
9 view the home. She spent two and a half hours driving
10 around the property, showing us the home and all of the
11 animals that came along with it.

12 Sorry. I left that day a nervous wreck
13 because I just wanted it, to get that place for my
14 family. We had talked previously about moving to the
15 country for a slower pace of life and to get away from
16 all the things happening in the city that didn't align
17 with our family values. The exciting part of this home
18 for us is all the ways that our children can help out
19 with the animals, the farming, the weddings, and that
20 eventually we could have this to hand down to them one
21 day.

22 It was a two-month process to close on our
23 home, and we weren't exactly sure it was even going to
24 happen. We knew that it had to happen, though, as our
25 son had already begun practicing with the East Buch
26 football team just a few short days after we signed our
27 offer, and he was excited to start a new school and a
28 new journey as well.

29 A month ago we submitted our business plan and
30 plot plan showing how we would like to divide our
31 personal residence from the event venue. There's also
32 a possibility of splitting a small section for my
33 father to build a home for just his hobby farm and
34 splitting off two acres for our neighbor to the north
35 who had previously been in communication with the
36 former owner about doing so.

37 Before purchasing this property, we had asked
38 the owner if she had talked with the neighbors and if
39 they would be okay with a venue near them. It was
40 communicated that it should not be an issue. During
41 this process, however, we have learned that there are a
42 few concerns they do have that we would be happy to
43 address.

44 Issue No. 1 is safety at the turn into our
45 residence. We have been in contact already and met
46 with MoDOT to see if we could move the location of the
47 turn-in. After measuring all sections of our property,
48 there wasn't a location with a far enough sight line
49 for us to move it. We are able to widen the approach
50 and move it further south, which will help the sight

1 line while turning in and out of the driveway.

2 No. 2, traffic. It has been our stance from
3 the beginning that we will be highly encouraging all
4 brides to have shuttle service to and from the venue.
5 We also have arranged with -- have an arrangement with
6 the Marriott to provide free shuttle service with a
7 room block being reserved by the wedding party, and we
8 will be in contact with other shuttle options as well.
9 All brides will be required to purchase insurance with
10 a million dollar minimum for the night of the event.

11 No. 3 issue, noise. Although there is no
12 noise ordinance in Buchanan County, we want to respect
13 our neighbors and will be requiring all events to be
14 over by 11 p.m. Also, the interior of the barn is just
15 a shell right now, and we will be pricing out spray
16 foam insulation and finishing off with pine boards to
17 help with noise reduction.

18 And then No. 4, safety. We will be
19 recommending that brides have an off-duty police
20 officer to watch over and limit guests to the
21 specific -- specific venue spaces or areas and have
22 been in touch with the Buchanan County Sheriff's Office
23 for more information. We will also have exterior
24 cameras on site. We would like to reiterate that our
25 own children will be the closest to the space, and we
will take all measures to keep them, our neighbors and
the rest of our community safe.

We have spoken to the only two neighbors that
we've met in the short time that we have lived here,
and both of them are here this evening and very unsure
about our venture.

We certainly didn't move here to make any
enemies in this town but are also looking out for the
live -- livelihood of our family and following our
dreams. We have been open in communication with them
and are open to any ideas, feedback and recommendations
that they have in this process so that everyone can be
happy with the end result.

We hope to bless the lives of the brides,
grooms, and families that we host and hope to give back
to our community in this process with East Buchanan or
other local philanthropic events.

Thank you so much for your time.

CHAIRMAN WHITSON: Any questions from the
Commission?

MR. BARNETT: You said you had talked to MoDOT
about getting the driveway moved, but you can't move it
north?

MS. DeLONG: We've checked every possible
location along the frontage of our acreage. We've

1 asked them in multiple spots, and they came out and
measured every spot that we requested.

2 MR. BARNETT: What was their reasoning for
not, because generally it's 600 foot from the top of
3 the hill. How far is it to the end of your property to
the north?

4 MR. DeLONG: Yeah, so Nikki came out with the
cones in probably three or four different spots, and it
5 was just -- it was at least a hundred foot short on
each one as far as being the minimum. So if you're --
6 if you're driving north, before you hit our property
line, we're just below the crest of the hill. So we
7 can move it, I think ten or 15 feet to the south, right
at the edge of the property line, and then put wider
8 turning radiuses in to help with turning in and turning
out.

9 MR. BARNETT: It's still not to the top of the
hill, though. It's still not --

10 MR. DeLONG: It's close but not -- but it
definitely improves -- I forgot what she said the
11 improvement was. But if we move it, like, 15 degrees
to the south, or 15 feet to the south, it improves it
12 by, I think over a hundred feet. So it's quite a bit.
Because, I mean -- we had concerns before we even
13 purchased the property that, you know, our oldest son
just turned 16. You know, I'm driving out there with a
14 trailer sometimes and, you know, I got to double check
both ways to make sure --

15 MR. BARNETT: Yeah.

16 MR. DeLONG: -- you know, the coast is clear.
So even for our safety we wanted to do some improvement
on it as well.

17 MR. BARNETT: So that will be done?

18 MR. DeLONG: Yeah, and also the other part is
it's a little bit of an incline, you know, coming up
19 the street, so we're going to flatten that out and do
concrete just so, you know, people will have a better
20 start, because I've got to put it in four-wheel drive
when I've got trailers up behind me so I'm not kicking
gravel up.

21 MR. BARNETT: Can you make it a -- I mean,
it's a single lane now. I mean --

22 MR. DeLONG: Right.

23 UNIDENTIFIED PERSON: Mm-hmm.

24 MR. BARNETT: -- in there. Can you make it
wider --

25 MR. DeLONG: Yeah.

MR. BARNETT: -- so in the venue, you know, for
cars passing and stuff?

MR. DeLONG: Yeah. So with -- without going

1 commercial, I think we have up to 30 feet, which would
2 be pretty much double lane, and then with the turning
radiuses, it puts us out to about 70 at the street.
MR. BARNETT: Okay.
3 MR. DeLONG: And then that way you got plenty
of room to turn in and turn out and take your space to
4 make sure you've got a clear vision.
MR. BARNETT: So you've got a hundred-foot
5 view of -- view, then, once you widen that out 15 feet?
MR. DeLONG: Well, it would move it over 15
6 feet.
MR. BARNETT: Yeah.
7 MR. DeLONG: So I think it would be 70 feet
with the turning radius to the other ten.
8 CHAIRMAN WHITSON: For the record, would you
give your name, please?
9 MR. DeLONG: I'm Jason DeLong, Jana's husband.
MR. CORKINS: The driveway that's there now,
10 what, you're planning on using it to get to the barn?
MR. DeLONG: No.
11 MR. CORKINS: Always?
MR. DeLONG: Our plan is -- So there's a pond.
12 MR. CORKINS: Yes.
MR. DeLONG: Like, right there at the
13 entrance, so we would come and split it off so it would
go on the south property line.
14 MR. CORKINS: On your south property?
MR. DeLONG: Yeah, for the, for the barn, and
15 we'd have a clear distinction between the two, and then
our driveway would continue up to go to the house.
16 MS. DeLONG: I did a driveway of the view --
or a drawing of the new driveway and parking lot, if
17 anyone would like to see it. I'll have to pass it out.
CHAIRMAN WHITSON: Is that what this is?
18 MS. DeLONG: No, I added to that.
CHAIRMAN WHITSON: Oh.
19 MR. CORKINS: Yeah, I'd like to see it.
CHAIRMAN WHITSON: Yeah. If you've got it.
20 MR. CORKINS: If you have it.
(Multiple people talking. Inaudible.)
21 (Interruption by the reporter.)
MR. BARNETT: My question is how close will
22 your driveway be to the property line southward?
MR. DeLONG: We don't have an exact distance
23 yet, but we've got room to, you know, move.
CHAIRMAN WHITSON: Any other questions from
24 the commission?
MS. DAY: Yes. It's my understanding,
25 according to the requirements of the conditional use,
that there be no employment at the house other than

1 members of the family to do whatever it is that you
2 guys are planning on doing there; right? So you're not
3 going to hire anybody to be able to assist you to do
4 any of this? Am I understanding this right?
5 MS. THEAS: Like, they would -- I know, see
6 that's --
7 MS. DeLONG: We -- we will manage it, and the
8 brides will hire the people coming in to do the
9 catering and that type of thing. We don't have, like,
10 on-site catering staff. They outsource all of that.
11 We're just a venue and setup -- setup place for them.
12 MS. DAY: Okay. And then this 708.5. It
13 says, "No more than 20 percent of the net floor area of
14 the dwelling will be devoted to the occupation."
15 Is that the residential dwelling or the --
16 MS. THEAS: Yeah, that was their home. Yeah,
17 not the actual venue. Yeah, that's what I was --
18 MS. DAY: So what are the stipulations? What
19 are the regulations on the venue, then? Is there -- is
20 there a difference? Is there regulations for --
21 CHAIRMAN WHITSON: Well, on your normal home
22 occupation, it might be something like a beauty shop
23 where they would take one room and make it into a
24 beauty shop.
25 MS. DAY: Right.
CHAIRMAN WHITSON: So the 20 percent doesn't
really apply to this because it's the whole building.
MS. DAY: Well, I understand that.
CHAIRMAN WHITSON: Separate and complete.
MS. DAY: But what, then, are the regulation
requirements for the barn for -- for making it meet the
requirements or the regulations to hold the parties? I
mean, is there -- is there electrical requirements? Is
there room requirements? Is there parking
requirements? I mean, that's a pretty -- pretty good
sized event center to just say, okay, there's the barn,
have at it. I mean, I'm sorry, but that's --
MS. THEAS: No.
MS. DAY: I just -- I just don't understand
what those regulations would be, then, on that.
CHAIRMAN WHITSON: We don't really have any
regulations as far as lighting and parking and
sometimes that's -- we discuss what they're planning on
doing, but we don't have any set regulations on that.
On a conditional use. Now, if you was into a
commercial deal, full-blown commercial rezoning, then
you would have. But on a conditional use home
occupation --
This falls under the home occupation, but it
doesn't really either because it's not in the home.

1 MS. THEAS: Yeah, that's why --
MS. DAY: Right.

2 MS. THEAS: -- I questioned.
MR. CORKINS: What's -- what's the square
3 footage of the barn?
MR. DeLONG: It's 51 x 40 so just a little
4 over 2,000 square feet.
CHAIRMAN WHITSON: Any other questions?

5 MR. McLEAR: Yeah. How many of these do we
already have in the county?
MR. CORKINS: We have at least two.
MS. THEAS: Two.

7 MR. CORKINS: There's one one mile away.
MR. FRAKES: There's one down by home.
MR. McLEAR: Yeah, there's one south of me.
MS. THEAS: And Halls.

9 MS. DAY: There's a pretty big one in Halls.
MR. FRAKES: Yeah, that's the one in Halls.
10 CHAIRMAN WHITSON: There's one in Halls.
There's one there by Gower. That's the one Fred's
11 talking about.
MR. CORKINS: It's one mile from this one.

12 CHAIRMAN WHITSON: And then there's one in the
very edge of the county down south that I know of, and
13 we rezoned it.
MR. FRAKES: Matt Hughes.

14 CHAIRMAN WHITSON: I don't know how many
others. None that I can think of, but that -- I know
15 there's several in Andrew County.
MR. McLEAR: Okay. And every, every church
16 has a recreation hall for events; right?
MR. CORKINS: Most, yeah.

17 MR. McLEAR: I mean, I'm thinking about this.
I mean, there must be, I don't know, a hundred of these
18 things. Not exactly like theirs. The one south of
Hughes may be like theirs. But, and the other thing,
19 it's written in here: "I'm recommending the item be
granted to bring business to Buchanan County."
20 Well, when I think of business in Buchanan
County, I think of business parks and to the city. In
21 here it says that: "We are supposed to maintain the
rural character of the county."
22 All right? This is the reason why I voted no
on this, you all voted yes, was simply because we have
23 a marijuana factory just east of me. Now we're going
to have -- How many more businesses are we going to
24 bring into the rural area of Buchanan County? I mean,
what did we spend all this money on the business parks
25 for? That's what I asked last time. Nobody answered.
How much money was there spent? Anybody want to answer

1 any of 'em?
2 MR. REARDON: I don't think you need this in
3 business parks, for this kind of a venue, and people
4 like the rural experience. You're sharing your
5 visual --
6 MR. McLEAR: That's not what this says.
7 MR. REARDON: This is a private. This is not
8 a business, per say.
9 MR. McLEAR: Oh, yeah, it is. It certainly
10 is.
11 MR. REARDON: It isn't open every day. I
12 mean, maybe you're talking once a week.
13 MR. McLEAR: That may be your interpretation,
14 but it's not mine.
15 MR. REARDON: If you had to live off it
16 full-time, I think you'd be in trouble.
17 MR. McLEAR: Did you look at some of them
18 prices in there?
19 MR. FRAKES: I can make a pretty damn good
20 living off of it.
21 MR. REARDON: But it's not an everyday venue
22 where you're going to have to keep renting it out every
23 day.
24 UNIDENTIFIED WOMAN: How do you know that?
25 MR. REARDON: You don't -- I doubt there's
very many -- very few of them are everyday occurrences
if you look at the ones that are existing.
CHAIRMAN WHITSON: Mainly weekends. Any other
comments?
UNIDENTIFIED WOMAN: Open comments?
CHAIRMAN WHITSON: I'll call for opposing
comments in just a second.
MR. FRY: Septic. Do we have a plan in which
you would have to have a septic system installed?
MS. THEAS: It's already -- it's already
installed.
MR. REARDON: Could we put a limit --
MR. CORKINS: There's not a legal septic
system on that barn.
MS. THEAS: Yeah, yeah. Ryan just told me
that.
MR. CORKINS: It was scabbed in by some guy in
Wichita -- or I mean in Wathena, excuse me, that Dennis
Myers knew. You'd have to have a complete new septic
system.
MS. DeLONG: Okay. The other previous owners
did so.
MR. CORKINS: She didn't have any of it done.
She did not.
MS. THEAS: Yeah, that was the owner before

1 her.

2 MR. CORKINS: Yeah, Kim and Dennis Myers built
3 the barn and had this guy put the septic in. I ran the
4 water to it. But the septic system will not handle any
5 more than one person taking a shower once a week. Your
6 electric service going out there will not handle what
7 you're wanting to do. You'll have to have a whole new
8 electric service if this happens.

9 I -- I don't know where you're going to park
10 everyone and you -- In here somewhere it said you're
11 planning on having 200, maximum of 200 people?

12 MS. DeLONG: I don't think it will fit 200.
13 150 maybe.

14 MR. CORKINS: You're going to be standing next
15 to each other if you have 200 in there.

16 MS. DeLONG: Yeah.

17 MR. CORKINS: Okay.

18 CHAIRMAN WHITSON: Steve, do you have
19 something?

20 MR. REARDON: Could we make some kind of
21 condition on how many parking spaces they should have?

22 CHAIRMAN WHITSON: We can make any conditions
23 we want, once we get to that point.

24 Any other questions for these people?

25 (No response.)

CHAIRMAN WHITSON: Thank you. Is there anyone
here in opposition that would like to speak? One of
you come forward. Give your name and address for the
record, please.

MS. BONEY: Hello. Thank you for sending out
the letter. However, I was just outside of that 100 --
1,000 square feet.

CHAIRMAN WHITSON: We need your name.

MS. BONEY: Okay. My name is Justine Boney.
I live at 14949 State Route E, Agency.

CHAIRMAN WHITSON: Okay. Now.

MS. BONEY: Thank you for sending out the
letter. However, I was just outside of that scope of a
thousand feet, so I -- All of these people back here
contacted me and know that I'm outspoken and really
appreciate the land that we live on and the agriculture
that surrounds us.

So these people back here that you see, many
of them have been generational owners on E Highway.
They didn't move in last month and propose you guys to
change our -- the way we live, add traffic, have
alcohol, and people leaving their venue and headed home
when my daughter is coming home at the same time.

I do have a question that should be answered.
I have an article of organization from JMO Properties

1 LLC. If this is the JMO Properties that's based out of
2 Lee's Summit, Jason is not listed. Michael Orem and
3 Jana Orem are the actual fictitious name holders of
4 this organization. That's a concern.

5 However, moving forward, our home sits 300 --
6 or 3,150 feet from the existing barn where the venue is
7 proposed. In accordance with Section 705 of the
8 Buchanan County Zoning Order, a change-of-use permit
9 must meet requirements set forth by your board. The
10 first line of the conditional use permit states: "The
11 proposed use is compatible to other land uses in the
12 general neighborhood and will not be detrimental to the
13 property or building values of the area."

14 The third line goes on to read: "The proposed
15 use will not result in a hardship or hazard upon the
16 neighborhood."

17 This proposal does not meet these
18 requirements. Our neighborhood does not include large
19 gatherings with a parking lot, live music and parties.
20 Our neighborhood along E Highway is one of small- to
21 medium-sized farms operated solely by the owner of the
22 land in an agricultural area of the county. That's who
23 we are.

24 We love where we live and understand why
25 anyone would want to live in our area of Buchanan
County. We moved -- our family -- moved away from the
loud hustle and bustle of city life to 15396 State
Route E, where the Grays currently live, back in
December of 2011. Since, we have enjoyed raising our
children in a peaceful, quiet country setting amongst
the neighbors that you see here tonight. I know all of
them.

In 2019 we sold our home to the Grays and
invested in a hundred-acre property just a quarter mile
down the road from our old house. And people ask: Why
did you do that? Why did you move just down the road?
Well, it's simple. We love our location. We made an
investment in our agricultural property of Buchanan
County. Other than the three acres that we used to
build our home, all of it remains in crop. In fact, we
added back that three acres, plus a couple more, to
maximize our investment in ag.

Farm ground is under attack from the housing
sector and ventures such as JMO Properties. Our local
FFA chapter and the ag program at East Buchanan is
robust, and I fully intend to do my part to ensure
America's youth have an opportunity in agriculture.

This conditional use permit would further
threaten ag opportunities on E Highway and would come
with changing the current property at issue from open

1 pasture to possibly a parking lot.

2 I wholeheartedly disapprove of this adventure.
3 I also question why this didn't come to you prior to
4 closing on this home. This venture should be a
5 commercial use zoning change. This is not something
6 that is just going to go away. This is going to be
7 renewed year after year.

8 As taking more farm ground from our county is
9 revolting, the commotion that will be generated from
10 this proposal clearly does not meet the current uses of
11 our neighborhood.

12 Many of you live in the peaceful, quiet
13 country setting that Buchanan County provides, and I am
14 sure that you're familiar with the way the sounds
15 travel through the hills and valleys of the countryside
16 with nothing but a few trees to block sound. I can
17 often hear the Grays' dogs barking, which is 3,700 feet
18 from our home.

19 On any given day, I can hear the playful
20 chatter from the boys enjoying the outdoors at the
21 Chambers' residence, which is only 2,750 feet from our
22 home.

23 Without a doubt in my mind, living only 3,150
24 feet from this event center, I know I'll be able to
25 hear the chaotic noise of chatter from a large
26 gathering and loud music that are not part of the
27 peaceful experience that we invested in the country to
28 get. We love our quiet Saturday nights on our back
29 porch relaxing and enjoying the peaceful countryside
30 without the types of nuisances that are exactly what we
31 escaped from in the city back in December of 2011.

32 Buchanan County and MoDOT work hard to provide
33 us with a blacktop highway that is safe and free from
34 destructive potholes that cause damage to our vehicles.
35 As E Highway connects 116 to 169, naturally we have
36 more traffic than those who live near us -- than just
37 those who live near us.

38 The local rock quarry already contributes to
39 the destruction of our blacktop due to additional
40 traffic with heavy loaded trucks during the hot summer
41 months when asphalt's the most vulnerable.

42 I not only don't see a benefit of the
43 county -- to the county in surrounding homeowners, I
44 see a cost to all of us if this venture is allowed to
45 move forward.

46 My final thought is how bold it is for a
47 business venture and self-proclaimed real estate
48 professionals to close on a property with the intention
49 of disrupting a neighborhood. As the property closed
50 very recently, on July 29th, and was purchased for

1 400,000 more than its value, the only intention was to
turn a profit on the property.

2 As in Section 2, sub line B of the JMO
3 Properties' Articles of Organization that Jason is not
4 on, the limited liability company purposes are as
5 follows: To buy, sell, own, lease, rent, and remodel
6 residential and commercial real estate. The
7 conditional use permit may state that they want to
8 start a home occupation, but the fact is that they
9 already have an LLC and purchased and titled this
10 property with the full intent to use it as a commercial
11 venture.

12 I am sure the ease of access from I-29 and
13 169, as well as our beautifully and recently repaved
14 blacktop and peaceful country setting, was an
15 attraction to the new buyer when thinking of a return
16 on investment.

17 I urge the Board to deny this request, as we
18 live in a neighborhood where we greet our neighbors on
19 the highway with a one-finger wave, and we do not want
20 or need an incompatible conditional use permit on E
21 Highway driving traffic through the roof and our
22 property values down.

23 I will tell you guys, I listed my home for
24 sale. Yeah, I'm trying to turn a profit on our home,
25 our beautiful home that we built. And really we priced
it high. We just kind of want to take advantage of the
market before it falls, but I am really concerned at
this point. I almost feel like we need to get out.

Thank you for listening to me.

CHAIRMAN WHITSON: Any questions?

(No response.)

CHAIRMAN WHITSON: Thank you. Who else would
like to speak?

MS. DeLONG: May I respond to the JMO
Properties?

CHAIRMAN WHITSON: Well, just a second.

MS. DeLONG: Okay.

MR. EDWARDS: My name's Colton Edwards. I
live at 16001 Southeast State Route E, and I have a few
concerns myself. One is police presence. We don't
have a large police presence where we live because we
don't need one. We're all a bunch of good ol' boys
around us, and if we have a problem with each other or
have a situation come up, we don't -- we talk to each
other about it. We don't have -- If we need to call
the police, it's a -- it's a drastic emergency.

So with this venue coming in, it's going to be
full of a bunch of people from out of town, more than
likely, to come in, have a huge, big ol' party. That

1 raises the chance of violence. It's gonna have
2 shenanigans involved with it, and therefore, we all sit
3 here and we're susceptible to theft, everything else
4 that goes around with drinking, driving, and lots of
5 people having fun.

6 That road is a dangerous road if you're not --
7 if you don't know it well. It's very curvy. It's got
8 a lot of places where you could -- if you do end up
9 coming off, you're gonna get in a pretty terrible
10 wreck. And everybody that's lived there their entire
11 lives still treat it like a country road, and people
12 that are not familiar with it, they're going to have
13 trouble getting around there, I'd say.

14 I don't understand why we would need a new --
15 another venue when there is one that is a mile down the
16 road. I don't under -- We already have one, and
17 everybody's got their feelings on that just the same,
18 but it's already there. It's been -- it's been put in
19 place.

20 People -- People congregate to our area or
21 have lived there their entire lives to live outside of
22 town to get away from others and to get to know their
23 neighbors. And me myself, I think of my neighbors as
24 family. I think of that whole road as family. You can
25 sit out on the front porch and you can watch cars drive
by, and chances are you're going to know who they are.
And if you don't know who they are, chances are that
somebody you know does know who they are.

1 We don't get to see a whole lot of people, and
2 it's funny, because just yesterday, there was a truck
3 driving around with -- from United Fiber. Had an
4 unmarked car. Me and three other neighbors, we all
5 recognized that that ol' boy was driving out there and
6 we didn't know who he was. So we made -- we made a
7 point to go figure out who he was; and luckily, the
8 neighbor down the road figured out it was United Fiber
9 and everybody got to relax a little bit.

10 I agree with everything that she had said and,
11 hey, one venue is plenty around our area. A venue is a
12 good place for in town, you know? Come to the city.
13 You got a lot more business, and we've already got one
14 right down the road.

15 Thank you.

16 CHAIRMAN WHITSON: Any questions?

17 MS. PURCELL: I had a question. The one venue
18 that's a mile, is a mile away, what is the status with
19 traffic and has there been anything untoward with this
20 other venue just a mile away?

21 MR. EDWARDS: It's -- It's more so directly
22 off of 116, just a -- just a mile and a half, probably,

1 up the road and you turn off onto DD.
MR. PURCELL: Well, I'm asking --
2 MR. CORKINS: It's a mile cross country.
MR. PURCELL: Yeah, I'm asking, is there
3 crime? Is there noise? Do the police get called? Has
anything occurred at the other venue that would be
4 similar to this venue?
MR. EDWARDS: I wouldn't be able to speak to
5 that because most people would take 116 to get there, I
would say -- I would assume anyways -- and if I can
6 pull it off the top of my head, I think there's
probably three houses in between there.
7 MR. PURCELL: Yeah, I'm not talking about --
traffic is one piece, but it's alluded -- has this
8 disrupted the neighbors? Has this disrupted the farm
living? Has this disrupted, you know, the environment,
9 the one that exists a mile away?
CHAIRMAN WHITSON: The one that's a mile away,
10 Al, was originally --
MR. CORKINS: Platte Purchase Antique Farm.
11 CHAIRMAN WHITSON: Yeah.
MR. CORKINS: It was built about 50 years ago
12 by the Schuster family.
CHAIRMAN WHITSON: By the Schuster family.
13 MR. CORKINS: And, I mean, it's been there
forever.
14 MR. PURCELL: I've been there. So I've got a
question. I'm merely probing, is there anything
15 untoward occurred with 100 people coming, 200 people
coming there, with traffic, with police, with
16 disruptiveness, with drunkenness, with traffic, you
know --
17 MS. BONEY: May I?
MR. PURCELL: Has anything occurred there?
18 MS. BONEY: I think you'd have to ask --
CHAIRMAN WHITSON: Ma'am --
19 MR. CORKINS: You can't answer.
CHAIRMAN WHITSON: We can't have you speaking
20 from the back --
MS. BONEY: Okay, sorry.
21 CHAIRMAN WHITSON: -- because everything needs
to be recorded.
22 MR. CORKINS: We -- I don't -- I don't think
anyone here can answer that. You'd have to ask the
23 sheriff's department.
CHAIRMAN WHITSON: I don't know how anybody
24 could answer that. I mean, you'd have to be at every
event to know for sure. I personally have never heard
25 of any trouble there, but that doesn't -- that doesn't
mean anything.

1 MR. REARDON: They might have a different type
of vetting process, too, that we're not aware of.

2 CHAIRMAN WHITSON: Any other questions for
this gentleman?

3 (No response.)

4 CHAIRMAN WHITSON: Thank you.

5 MR. EDWARDS: Thank you.

6 CHAIRMAN WHITSON: Okay, now, who was back
there that wished to speak to something? Oh.

7 MS. BONEY: I was just going to say that you
might have to ask the people within a thousand, 2,000
feet from that venue. It's a mile. It's over 5,000
feet.

8 CHAIRMAN WHITSON: Yeah.

9 MS. BONEY: That's all I wanted to say.

10 CHAIRMAN WHITSON: Anyone else wish to speak
with any different -- anything different to offer,
let's put it that way.

11 MS. JENNINGS: Hi. My name's Shauna Jennings.
I live at 9191 Todd Road Southeast. We live at a
dead-end road directly off of E Highway. Our turnoff
is actually right across the street from the proposed
venue.

12 We actually are transplants out to the area
and are very lucky to have got all these wonderful
people to kind of share our world with us. Just to let
you know, we are just a little over a mile from the
proposed venue, which sounds like a lot when you're
talking about the city. The nearest neighbor, however,
to us is just under a mile. That's our mother-in-law.
We buy our hay from Johnny. We give Scott honey. We
are a close-knit community.

13 Even though we are separated by acres, we are
all here together at times. And that's why we're here
is we're trying to protect the community and lifestyle,
and once that lifestyle we are trying to protect -- It
is the peace and quiet.

14 I know wedding venues sound very romantic and
wonderful, but they're a party. And I know the
gentleman said that we are trying to share our beauty,
and I'm sure your backyard is beautiful, but you don't
want 50 to 200 people there every weekend to share it
with you.

15 For a business to be successful, it has to be
profitable, so while we think it's not going to be ran
very often or only certain days of the week, there's
going to be an amount of business as a business model
that they have to meet in order to be -- in order to
meet and make the venue what it sounds like that they
want to make it. So for us that means several parties,

1 no line in sight.

2 From the ordinance it said that this would
3 have to be renewed. This sounds like an ongoing
4 process, a permanent business, and not just a lease
5 that's going to be -- needed to be renewed once a year.

6 The cost of noise pollution and the traffic.
7 Also, no one has addressed the wildlife in our area.
8 That's one of the reasons why we moved. You can see
9 deer and turkey and everything going by. In fact, if
10 you ever drove a country road during the fall, you know
11 how many dead deer are on the side of the road? Tons.

12 Traffic accidents. I'm a nurse. I know we
13 don't live near close EMS. Buchanan County does not
14 come out to our area. It is TriCountry -- TriCounty,
15 I'm sorry. What type of access do they have? I know
16 it takes 45 minutes for an ambulance to get out to our
17 area, which, let's just say, one person gets sick out
18 there, something happens to one person, 45-minute
19 drive. I just don't see how it is going to be safe to
20 put that much taxing on an already taxed police system
21 which we do not have, an EMS system which we do not
22 have, and just a level of security that we provide for
23 each other because we know each other. And we just
24 can't simply do that when strangers that are outside of
25 our community comes in. I don't think anyone would
want a parade in their neighborhood because everyone
else has their own time.

Thank you.

15 CHAIRMAN WHITSON: Any questions?

(No response.)

16 CHAIRMAN WHITSON: Thank you. Anyone else
have anything else to offer?

17 MS. BEERY: Hi, everyone. I'm Sharon Beery.
18 I live at 15565 Southeast State Route E. I've lived on
19 Blacktop E for 53 years.

20 Yes, the venue that they were talking about in
21 the country did cause more traffic, and we already were
22 inundated with rock trucks and new people coming in
because they closed the bridge on 169 and they routed
all the traffic right through our area. So another
venue, especially as close as it is, will be an upset
to the whole countryside, the whole neighborhood, and
you can see.

23 We're going to have trouble with traffic.
24 We'll have trouble with trash in the road. And this
25 area of Buchanan County on Route E is beautiful.
Everybody mows everything, and they're proud of it.

You have people that don't know the area, and
they're going to have a lot of trouble following the
blacktop, especially after you've had a few drinks.

1 I still have cattle. We still do hay. And we
2 have farmers around everywhere hauling their stuff to
3 town after harvest, planting their stuff, and these
4 city people or whomever comes out are not going to have
5 any regard for the safety of slowing down for us. And
6 if I wanted -- I would move to town if I wanted to be
7 close to this. I don't. And I think -- I can
8 understand them wanting to do that, but not in our
9 area.

CHAIRMAN WHITSON: Thank you. Any questions?
(No response.)

CHAIRMAN WHITSON: Okay, thank you. Anybody
else got anything different to offer?

MS. CHAMBERS: Hello. Hi. My name is
10 Hollianna Chambers. I live at 15245 State Route E
11 Southeast, Agency, Missouri 64401, and I am actually
12 the closest neighbor to Jana and Jason. So I think
13 printed at the tables and my neighbors in the back
14 actually have a picture of my two children -- and I'd
like to lead with this -- in my yard playing. I don't
know if you caught it earlier that she can hear my
children playing in our own yard, and you can see how
close that barn is to our property. And to emphasize
that, we actually have, if you remove this paper clip
and flip back to some of these color copies, No. 2 is
how close the barn is to our house, and it is only 536
feet.

Now, I can tell you, I've been a resident at
our house for the last seven years. We bought our
house from Kim and Dennis Myers. It was a beautiful
friendship, relationship, and they had nothing like
this in mind. Unfortunately, after Dennis' passing and
Kim sold and Anna Marie was there, and now Jana and
Jason, and just in the last seven years we've been
there, that that property has changed hands three
times. I can tell you, it went from somewhere where
you would let your kids play like this to somewhere
that is taking this adorable family that is my No. 1
concern, and we are being victimized by an ongoing
threat to our rural living.

So leading in with that, I'd like to say that
I came here tonight as a resident, a mother, a neighbor
and a concerned citizen. I want to open my remarks by
first saying that my stance on this issue is
objectively grounded in honest concern and civil facts.
I am not speaking from a personal position on the issue
but rather a well-rounded and objective approach to a
rural community injustice.

I have come tonight, along with a few close
friends, who happen to be my neighbors, to speak

1 against a threat to our livelihood, camaraderie and
2 sense of beauty that for years have brought this room
of country dwellers together.

3 Like I previously stated, we are generational
4 neighbors, and while I am not a generational neighbor,
5 I have been here and we have connected with every
6 neighbor. You are stepping into a rooted family. We
7 are a collection of upstanding citizens who are brought
8 together by a common liveliness for solace and peace.
9 I myself and my family, I can attest to the fact that
10 we moved to the outskirts for peace, quiet and space.
11 Right here. This is why we are here.

12 We've also spent our time in our home that is
13 zoned residential nestled among dozens of property
14 lines that are also zoned residential or agricultural.
15 We are a quiet residential -- we are quiet residential
16 families who enjoy country living. We value our safety
17 but we have concerns that overpopulation can bring,
18 like alcohol indulgence, drunk and disorderly conduct,
19 loud music, fireworks, undesirable patrons, possible
20 substance abuse, and petty crime. Now, I don't mean to
21 sound dramatic, but you have to realize that these
22 events are taking place 536 feet from my home.

23 We are also agriculture residents who value
24 the safety of country roads and rural routes for safe
25 travel for heavy farm equipment, harvest season traffic
that is unencumbered by caravan and weekend party goers
enjoying wine and liquor at the expense of the safety
of our rural transportation.

My family is settled peacefully among families
in homes who have -- who value free spirit childhood
experiences and family life. Things like mud pies,
trampoline jumping, tent camping in a front yard,
roasting marshmallows, playing in the sprinkler,
climbing trees and some leaf pouring. My children live
outside. We are front porch sitters and we enjoy our
space. All without the risk of weekend party night
adventures, taking photographs and making videos 536
feet from my house.

We all want a childhood for our children
without the risk of an unconsented digital footprint
being formed by some transient partier. Lord help the
adult who photographs my child enjoying their life on
my personal property. Unrealistic expectations you may
argue. Or maybe I have a unnecessary concern. Or
maybe I just don't understand the entrepreneurial
mindset that my neighbors have. Or maybe, just maybe,
I made the conscious decision seven years ago to move
my family to an elemental sanctuary only protected by
space and vowed to protect my family and, most

1 importantly, my children, from the worldly influence
and threat of mass entitled norms.

2 In conclusion, I want to avoid wandering,
3 intoxicated and undesirable patrons essentially in my
backyard.

4 And I also want to take this moment to answer
a few questions that had come up.

5 A simple Google search will show you there are
6 seven venues within 30 to 40 miles of our residence and
there are over ten venues in Buchanan County. You can
see all of that.

7 Looking at some of these codes, zoning codes,
8 there are no buffer strips. There is nothing between
this proposed start-up business and my home, which is
9 an earth-contact home that faces away from the road.
There's nowhere to go but out front. And you see my
10 view out the front yard. It's that barn. That's
beautiful. That lights up at night and oversees a
pond. It's a gorgeous setup.

11 Just to make sure I covered everything I had
in mind, and I think that's it.

12 CHAIRMAN WHITSON: Any questions?

(No response.)

13 CHAIRMAN WHITSON: Okay. Thank you.

MS. CHAMBERS: Oh, okay. Well, thank you.

14 CHAIRMAN WHITSON: Anybody have anything
different to offer?

15 MS. GRAY: My name is Robin Gray, and I live
at 15396 Southeast State Route E. We live directly
16 across the road from the proposed venue. We have
several concerns regarding the event center that's
17 proposed to go across the road from our home. This is
our home, and we would have never purchased it with the
18 event center directly across the road. We live in the
country for the peace and quiet and privacy. We have a
19 garden pawn shop, and we spend a ton of time outside,
and most of our outside area is toward the road
20 directly across the street from this barn.

21 We are still in disbelief that someone would
spend the amount of money that they spent without --
22 with the intent that they have without at least asking
the neighbors or coming to the zoning board to make
sure that there wasn't opposition.

23 Noise is very concerning for us. Again, we
live in the country for the peace and quiet. I've been
24 to several barns, outdoor wedding-type venues, and my
experience has been that there is as much that goes on
outside as there is inside.

25 They said they were going to insulate the barn
so that you wouldn't hear the noise, but the weddings

1 are actually proposed to be down by the pond. They
2 want to build a pergola down by the pond and then have
the receptions in the barn is my understanding.

3 But the activities that go on during a
4 reception, a lot of those go on outside of the venue is
5 where the rowdy and loud activities are, and those are
6 certainly within earshot of my home, which is 973 feet
7 from the barn.

8 There is a mention of having -- there was
9 mention of having other events such as family reunions,
10 birthday parties, retirement parties, et cetera, that I
11 don't think was mentioned, but these events sometimes
12 are multiple-daily events. And like weddings, they
13 have people that come in and decorate prior to, people
14 that come in and clean up afterwards, which causes --
15 and then multi -- multiple vendors the day of the event
16 sometimes, which are a lot of people that are strangers
17 to our area. Which invades our peace and quiet and
18 privacy.

19 Traffic is also a huge concern for us. State
20 Route E is a windy, curvy, hilly road, and drivers that
21 are not familiar with that road often drive over the
22 yellow line. And when you add driving at night, being
23 unfamiliar, and alcohol, it's just a dangerous
24 combination.

25 Our girls travel this road at night when they
get off work, and I have concerns about them
encountering a drunken driver or somebody who's not
familiar with the road who travels off the road and I'm
going to the funeral of one of my children.

Jana did mention that they were wanting to bus
guests in to these events. I've never been to an event
where I was bused in. I mean, if I'm going to a
wedding, I want to drive there at the time I want to
drive and I want to leave when I want to leave. I
don't want to leave with a bunch of people on a bus.
That doesn't seem like a doable thing for me.

Heavy farm equipment on the road during
harvest season and the safety of our farmers is a huge
concern. We have -- Having strangers in and out of
this property directly across the road is concerning.
It's not appealing to those of us who want privacy.
And like it's been mentioned before, should there be
problems, we're kind of out in the middle of nowhere,
and 45 minutes for law enforcement to get there or EMS
is a substantial amount of time when you're out in the
middle of -- we're southeast Buchanan County. Like,
almost the most southeast portion of the county.

The other thing we're concerned about is the
decreased property values. If we were going to sell

1 our home -- like I said before, if we had an event
2 across the road, we would not have purchased it. So
3 people that are wanting to move to the country, if we
4 were wanting to sell our home and they saw that there
5 was an event center across the road, they probably
6 wouldn't want to buy our home. I mean, it's 973 feet.
7 There's also some mention of parceling off the
8 land of this property for a family member to have a
9 hobby farm. And I don't know how that works. Do they
10 have to come back and request that?
11 CHAIRMAN WHITSON: Yes, they would.
12 MS. GRAY: And so is that -- Would they have
13 to parcel off a certain amount of acreage?
14 CHAIRMAN WHITSON: Correct.
15 MS. GRAY: And are we invited to those
16 meetings as well?
17 CHAIRMAN WHITSON: You would be invited just
18 like you were for this hearing.
19 MS. GRAY: Okay. All right. Thank you very
20 much.
21 CHAIRMAN WHITSON: Uh-huh. Anyone else with
22 anything different to offer?
23 MS. BURNHAM: I'm not really a podium kind of
24 gal, so is it okay if I stand in front?
25 CHAIRMAN WHITSON: That's fine.
MS. BURNHAM: Okay. My name is Erin Burnham.
I live at 10309 Southeast Malden Creek Road, Agency,
Missouri. I -- I am a generational person. We -- The
farm that we currently live on has been in our family
from the very, very beginning, so I truly am one of
those generational people.
I love that you said you wanted a slower-paced
life so you moved here. That's why we're all here
because we love that slower-paced life. Inserting a
venue into that kind of speeds up things.
CHAIRMAN WHITSON: You need to address the
Commission, not her.
MS. BURNHAM: Oh, okay. I'm sorry. I accept
that. This is the first time I've done this. Gosh.
Thank goodness you're here.
And so for us, we love the slow pace. We
don't want the faster pace. We don't enjoy that.
That's why we're there. Again, for me it's
generational from the beginning to end of my family. I
also love -- she said we're going to encourage brides
to do this, this and this. You know what? The state
trooper encourages me all the time to drive slow.
Doesn't always happen. So we can encourage all we want
to. That doesn't mean it's going to happen. That
doesn't mean it's going to happen. We can encourage

1 people to not drive fast on our road. We can encourage
2 people not to drink and drive. We can encourage people
3 not to throw their crap out on the side of the road as
they're leaving. That doesn't mean it's not going to
happen.

4 I have lovely, lovely, beautiful nieces and a
5 nephew coming up that are driving. I love them. I
6 don't want them killed by a drunk driver because
7 they're coming home from the curfew because they've
8 been to a football game on Friday night.

9 Now, everything that I've been to also hosts
10 weddings, birthday parties, retirement parties,
11 anything, you know, event, an event center. Those are
12 all days of the week. So unfortunately, we can't just
13 say, yeah, it's just going to be a Friday and Saturday
14 night. That's not how it happens. It's every night of
15 the week.

16 So as a generational person that loves my
17 community and loves the safety and the security of my
18 community, I'd like to keep it that way. Not that I
19 want them to leave. I just, I'd like to keep my own
20 safety. So -- Questions?

21 CHAIRMAN WHITSON: Any questions?
22 (No response.)

23 CHAIRMAN WHITSON: Thank you. Anyone else?
24 Now, would you like to speak in regards to --

25 MS. DeLONG: Here?

CHAIRMAN WHITSON: Yep.

MS. DeLONG: In regards to the JMO Properties
comments, I'm not fictitious. My maiden name is Jana
Orem, and I formed that LLC with my father when I was
23 years old and we bought our first investment
property. We did not have the capabilities to buy this
property on our own. Therefore, I bought it with my
father, and he has plans of taking a farm that he owns
in Calhoun, Missouri, and selling it because everyone
that was surrounding him is now dead. So he would like
to take that farm and sell it and join us in our
location. So that is who Michael Orem is. He is now a
member of JMO Properties, and he's very safe. So
there's the answer to that question.

I don't know. We've tried to be proactive in
everything that we've done in researching this. I -- I
don't know. I guess I didn't really expect everybody
to be so pissed off. We never would have done this
venture had it been communicated to us that everybody
would be so angry. We did ask questions upfront, and
we wouldn't have even -- this wouldn't have even been a
possibility for us if it would have been communicated
differently. So it's very frustrating but --

1 MR. DeLONG: Well, and I just want to add, I
2 mean, I know these are very one-sided concerns. I
3 mean, we -- we plan to raise our kids, have them take
4 over the farm. I mean, this is where we want to live
5 out the rest of our life. Bring her dad in and her
6 stepmom. They want to be close to their grandkids.
7 But hopefully everybody's been to a wedding.
8 A lot of the concerns were brought up as far as drunken
9 driving. I mean, I haven't witnessed any of that. We
10 want to make, you know, our path in the community and
11 give back to the community, and this is one way that we
12 would like to do that.

13 MS. DeLONG: And as far as safety, I mean, I'm
14 sorry, Hollianna, but I mean, our kids were playing in
15 the pond and you felt comfortable then, and they were
16 selling eggs in the frontage of our road on our
17 property, and you felt comfortable then just last week.
18 So I'm so sorry if you don't feel like your children
19 are comfortable from us moving in because that was
20 never our intention, and our kids are already playing
21 together. And I -- I apologize if you feel that way.

22 CHAIRMAN WHITSON: Any questions from the
23 Commission?
24 (No response.)
25 CHAIRMAN WHITSON: Thank you.
MS. DeLONG: Thank you.
CHAIRMAN WHITSON: Any other comments? You
got something different?
MS. GRAY: Well, I don't feel like that --
(Brief interruption by the Reporter.)
MS. GRAY: Oh. Robin Gray. I don't feel like
Hollianna's kids are not comfortable playing with
Jana's kids. It's the strange -- it's the other people
that are coming into the area.
CHAIRMAN WHITSON: Thank you. Any comment
from the Commission? Now, Steve, if you want to make
some sort of restrictions or conditions, now is the
time to do it.
MR. REARDON: I'll pass.
CHAIRMAN WHITSON: Okay. Other questions --
any other questions from the Commission?
(No response.)
CHAIRMAN WHITSON: I will call the hearing
closed. Call for roll.
MS. THEAS: Steve Reardon?
MR. REARDON: No, it's not compatible with the
area.
MS. THEAS: Wayne Barnett?
MR. BARNETT: No, not compatible to the area.
MS. THEAS: Fred Corkins?

1 MR. CORKINS: No, not compatible to the area.
MS. THEAS: Glen Frakes?
2 MR. FRAKES: No, not compatible.
MS. THEAS: Shirley Day?
3 MS. DAY: No, not compatible.
MS. THEAS: Rodney Fry?
4 MR. FRY: No, not compatible with the area.
MS. THEAS: Pat McLear?
5 MR. McLEAR: No, not compatible with the area.
MS. THEAS: Al Purcell?
6 MR. PURCELL: No, not compatible.
MS. THEAS: And Jim Whitson?
7 CHAIRMAN WHITSON: No, not compatible. Now,
you do have appeal rights. You can bring this before
8 the Zoning Board or Zoning Adjustment Board for an
appeal. They've got 30 days for that. I believe
9 that's correct, isn't it?
MS. THEAS: Yes.
10 CHAIRMAN WHITSON: So you can -- you can
appeal it to the Zoning Adjustment Board. Thank you.

11
12 Chairman Whitson called Agenda Item #2.

13 **ITEM #2 - Request by the Buchanan County Commission to**
Review and Discuss Utility Scale Solar Energy Systems
in the county. Review draft and permit approval for
14 **systems.**

15 CHAIRMAN WHITSON: Who's going to lead the
conversation on this?

16 (Off the record while people leave the meeting.)

17 (Back on the record.)

18 CHAIRMAN WHITSON: All right. Who's going to
lead?

19 MR. GADDIE: I think Scott and I can explain a
little bit about the purpose of this being on the
agenda and the direction of where we're headed and what
20 this process is going to look like, and then you can
ask any questions from there.

21 So before we get started, I wanted to
introduce, we have Josh Bachman today, and Josh is a
lawyer here in the courthouse, and at the end of the
22 year, here in the next month or so, Josh will be taking
over these duties and representing this Commission. So
he's going to -- He's coming in. He's here at this
23 meeting. He'll be attending the next few to get up to
speed on things, but he'll be my replacement. And
24 you're in good hands. It's an upgrade. I congratulate
all of you, so this is fantastic.

25 MS. BACHMAN: I appreciate that.

MR. GADDIE: So anyway --

1 MR. PURCELL: Does he know Roberts Rules? I
said that for you.

2 MR. GADDIE: That seems to be the most
important thing at these meetings.

3 Anyway, two or three months ago, you brought
4 it to our attention that there was the potential for
some commercial solar energy regulations, that there
5 might be some need for that. And so you asked the
County Commission to research it; and so what we did is
6 we looked at it very closely to how we handled wind
energy. And since we don't know anything about what
7 those regulations might look like, we reached out to
Black & Veatch to provide some proposed regulations, to
8 see what other counties are doing, how they're handling
it, and that is what has been provided to you.

9 I think the purpose of getting those to you
today is for you to begin to review them, figure out
10 what you like about them, what you don't like about
them, and then tonight is not really a discussion but
11 more of a layout of the timeline for how we expect this
to go. And, if you'll remember, it will go very
similar to how we handled wind energy.

12 So tonight is just the first chance where we
introduce those. What we would ask is that you take a
13 look at them and then become familiar with them, and
then we will schedule another meeting, you know, maybe
14 at our October meeting where we will have a
representative from Black & Veatch. It will be the
15 same individual that was here for our wind energy, and
she will be here to answer any questions that you might
16 have, to explain anything, and because she's the
expert, she'll be able to provide more technical
17 information.

18 After that, we will schedule some public
hearings on the issue, much like we did last time,
19 where the public can have an opportunity to review
these, to weigh in on what they like and what they
don't like. And at the end of it, what we'll ask you
20 to do is to adopt these, change them, handle it however
you want, similar to what you did with wind energy.

21 So it's a process that I would imagine will
take us from tonight on. We're looking four to six
22 months probably and -- and we're not under any sense of
urgency tonight to make any decisions. I just want to
23 talk to you about the process.

24 MR. PURCELL: Yeah, just one operable word.
When you say "authorization of utility scale", so that
means at the utility level, not on an individual
25 person's property or a barn --

MR. GADDIE: Yes.

1 MR. PURCELL: And this would be on a large
2 scale?
3 MR. GADDIE: That's their word, and I think we
4 already have some regulations regarding residential
5 use, but this is more on a commercial use, and I think
6 this stems from individuals in the county that they've
7 contacted regarding the possibility of leasing land.
8 MR. CORKINS: So this is the form.
9 CHAIRMAN WHITSON: So this is strictly solar
10 power. There has been some confusion, I think, about
11 wind power trying to come back in or whatever, but this
12 is strictly solar power; correct?
13 MR. GADDIE: Yes. We've decided wind power.
14 CHAIRMAN WHITSON: Yeah, yeah.
15 MR. GADDIE: We already went through that.
16 CHAIRMAN WHITSON: I'm just telling you what
17 I've heard.
18 MR. GADDIE: You bet, yeah. This is just for
19 wind energy, and what I would encourage you --
20 CHAIRMAN WHITSON: When I heard that, I
21 thought whoa.
22 (Inaudible.)
23 MR. CORKINS: You want to let him know?
24 MR. GADDIE: I told Josh this is going to be a
25 lot better, but this is just for solar energy. So I
 would even ask you to review these, and you might hop
 online. There are a number of articles about other
 jurisdictions around us that are also struggling with
 this issue. And so we're not alone in trying to do
 this.
 CHAIRMAN WHITSON: Any questions?
 MR. FRAKES: Yeah. We can nip that in the bud
 just like we did them wind turbines pretty damn quick.
 COMMISSIONER BURNHAM: No, that was the only
 thing I was thinking of. No, Chad was right. This is
 just an introduction for you guys to look at it, and,
 you know, we thought that the process that went through
 with Black & Veatch went very well. You know, it -- we
 did a lot of things by going -- going through that
 process, okay? It really eliminated hopefully
 questions and concerns down the road. We still may run
 into some issues, and if we do, we'll face them. But
 we at least put a process in place, we followed it, and
 we got to the end result. And so this is going to be
 very similar. I don't know what kind of opposition
 there will be, if there will be anything like there was
 on the wind level, but I guess we will find that out.
 But regardless, we need to go through the same process
 and just make sure we dot our I's and cross our T's.
 MR. GADDIE: And I would encourage you at the

1 end of it, you have to keep in mind, it's the decision
2 of this board as to what we do. All we do is provide
3 the technical information, but at the end of the day,
4 you take a vote on whether you like it at all, like
5 part of it, or don't like any of it.
6 CHAIRMAN WHITSON: Do we have something for
7 next month already?
8 MS. THEAS: No.
9 CHAIRMAN WHITSON: Has the cut-off day passed?
10 MS. THEAS: No, it's Monday.
11 CHAIRMAN WHITSON: Oh, okay. So as of right
12 now we don't have anything for October, but that could
13 change between now and then.
14 COMMISSIONER BURNHAM: Is this posted online
15 yet on our website? The draft?
16 MS. THEAS: The draft? No.
17 MR. GADDIE: That might be something you want
18 to do.
19 MS. THEAS: I can.
20 COMMISSIONER BURNHAM: Especially now that
21 we've given it to the board, it probably needs to be
22 posted, so if the public would like to review it as
23 well.
24 MS. THEAS: Okay.
25 MR. GADDIE: We will also -- after our initial
phone call, we asked her for a copy of a permit that --
MS. THEAS: Yeah.
MR. GADDIE: -- other counties are using, and I
think you could include that.
MS. THEAS: Yeah, I can put it out there. We
have that permit application from another county.
COMMISSIONER BURNHAM: Yep.
MS. DAY: Does it list the county on there?
Do we know how close it is or what part of the county?
COMMISSIONER BURNHAM: I believe on the
application I believe it does.
MS. THEAS: Warren County.
COMMISSIONER BURNHAM: It's probably not
even -- It's not in our state.
MS. THEAS: Yeah. It's not in Missouri.
CHAIRMAN WHITSON: These are other states that
they've --
COMMISSIONER BURNHAM: These are other areas
where they've worked with, and so they've kind of
pulled that together.
MS. DAY: Do you know right offhand, are there
any other counties in our state in Missouri that have
dealt with this or are dealing with it currently?
MR. GADDIE: I think there are other counties
that are dealing with it, but I don't know the result

1 of that.
MS. DAY: Okay.
2 CHAIRMAN WHITSON: Anything else for the
Commission?
3 MS. DAY: One more.
CHAIRMAN WHITSON: Okay.
4 MS. DAY: Welcome, Josh.
MR. GADDIE: Honestly, Josh is a great guy. I
5 would encourage you after this to stop by, say hi to
him. He'll do a great job.
6 MS. DAY: And thanks to you.
CHAIRMAN WHITSON: Thank you for your service.
7 Could I have a motion to adjourn?
MR. CORKINS: So moved.
8 CHAIRMAN WHITSON: Second?
MR. FRAKES: Second.
9 CHAIRMAN WHITSON: All in favor?
(Unanimous aye.)
10 CHAIRMAN WHITSON: Opposed?
(No response.)
11 CHAIRMAN WHITSON: Meeting adjourned.
(Meeting adjourned at 8:07 p.m.)

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C E R T I F I C A T E

STATE OF MISSOURI)
)
COUNTY OF BUCHANAN)

I, Karen J. Lyman, Certified Court Reporter of the State of Missouri, do hereby certify that I appeared at the time and place first hereinbefore set forth, that said proceedings were taken before me and thereafter transcribed into typewriting under my direction and supervision; and I hereby certify that the foregoing transcript of proceedings is a full, true and correct transcript of my shorthand notes.

I further certify I am neither counsel, nor related to any party to said action, nor otherwise interested in the outcome thereof.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my seal this 27TH Day of September, 2022.



KAREN J. LYMAN, CCR #395