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**MINUTES OF THE BUCHANAN COUNTY
PLANNING & ZONING COMMISSION
FEBRUARY 8, 2023**

The meeting was called to order by Kristy Theas, Buchanan County Planning & Zoning Specialist, at 7:00 p.m. in the Thomas J. Mann III Room, #223. This room is located on the 2nd floor of the Buchanan County Courthouse, 411 Jules Street, St. Joseph, Missouri 64501.

Board members Scotty Sharp, Glen Frakes, Shirley Day, Rodney Fry, Pat McLearn, Alfred Purcell, Wayne Barnett, and new members Cody Cornelius and Mike Korte, were present for roll call and a quorum was present.

Also present were Presiding Commissioner Scott Nelson, Commissioner Scott Burnham, Commissioner Ron Hook, and County Attorney Joshua Bachman.

AGENDA

ITEM #1: The Planning & Zoning Board will be electing new officers for the board: Chairman, Vice-Chairman and Secretary.

ITEM #2: A request by Carol J. Komer, 11824 SE 45 Road, Agency, MO 64401, to obtain a Conditional Use Permit to split her existing house on parcel and leave 2 acres of her parcel for her daughter to build a single family residence. This is a 3.5 m/l acre parcel. This parcel is located in Section 26, Township 56, Range 35.

ITEM #3: Black & Veatch will be here to review and answer questions about the draft and application for the Solar Ordinance for Solar Farms in Buchanan County.

1 P R O C E E D I N G S
2 (Proceedings commenced.)

3 MS. THEAS: Okay, we're going to go ahead and
4 call the meeting to order.

5 MS. DAY: Roll call?

6 MS. THEAS: I'm going to take roll call. Fred
7 Corkins?

8 MR. CORKINS: Present.

9 MS. THEAS: Scotty Sharp?

10 MR. SHARP: Here.

11 MS. THEAS: Glen Frakes?

12 MR. FRAKES: Here.

13 MS. THEAS: Mike Korte?

14 MR. KORTE: Present.

15 MS. THEAS: Rodney Fry?

16 MR. FRY: Present.

17 MS. THEAS: Pat McLearn?

18 MR. McLEAR: Present.

19 MS. THEAS: Al Purcell?

20 MR. PURCELL: Present.

21 MS. THEAS: Cody Cornelius?

22 MR. CORNELIUS: Present.

23 MS. THEAS: Wayne Barnett?

24 MR. BARNETT: Here.

25 MS. THEAS: Shirley Day?

MS. DAY: Here.

MS. THEAS: Okay.

MR. BACHMAN: Well, I'll go ahead and jump in
here. My name's Josh Bachman. I think I've met most
of you. I'm filling in -- or I should say I took over
Chad Gaddie's spot with the county. And I'm not
filling in; I'll be here for a while as county
counselor, but I think the next step would be, since we
don't have any officers present, that the Commission
elect a chairman pro tem and then you can get your
elections going. So I'd say --

MR. McLEAR: I just want to make a motion to
nominate Al Purcell as chair.

MS. BACHMAN: Well, is this, is this -- Well,
do you want me to go ahead and --

MR. McLEAR: That's what you said, you wanted
a motion.

MR. BACHMAN: What I said is you need to elect
a chairman pro tem, but I can -- I can proceed with
the -- with that. Okay. All right. So is there any
nominations? So we have a nomination for Al Purcell.
Any other nominations? For chairman?

(No response.)

MR. BACHMAN: All right. Hearing no other

1 nominations, all those in favor of Al Purcell for the
2 position of chairman signify by saying aye.

(Unanimous aye.)

3 MR. BACHMAN: All those opposed say nay.

(No response.)

4 MR. BACHMAN: Looks like the ayes have it, and
5 Mr. Purcell has been elected the next chairman, and I
6 will turn the meeting over to Mr. Purcell to continue
7 on with it.

8 CHAIRMAN PURCELL: Thank you, and thank you
9 for the privilege and the honor. I will hopefully live
10 up to your expectations. And with that said, I would
11 like to recognize two new members that are with us this
12 evening. If you would stand and introduce yourself.
13 Cody Cornelius? Please.

14 MR. CORNELIUS: Yeah. I'm Cody Cornelius. I
15 live just east of town here, Marion Township, so I'm
16 here to learn. Don't know a lot, but we'll figure it
17 out as we go.

18 CHAIRMAN PURCELL: Welcome, Cody. Tell us a
19 little bit about yourself.

20 MR. CORNELIUS: Yeah, so my dad and I farm
21 east of St. Joe. I grew up on a farm, grew up in the
22 area. I also have a feed business in Andrew County,
23 too, so sort of in agriculture locally so --

24 CHAIRMAN PURCELL: And for those of you that
25 don't know, Cody's mother, Sharon Cornelius, was the
executive director of Ag Expo for a number of years and
guided us through a number of things and, you know,
very engaged. And she's now with the water district.

MR. CORNELIUS: Yep, she is.

CHAIRMAN PURCELL: And so Cody and his family
have a long history in terms of, what, third, fourth
generation?

MR. CORNELIUS: Yeah, maybe even fifth --

CHAIRMAN PURCELL: Maybe even fifth.

MR. CORNELIUS: -- generation, but, yeah.

CHAIRMAN PURCELL: And Mike Korte. Mike,
please.

MR. KORTE: Mike Korte, and I will just start
with we moved to St. Joe in 1987, Washington Township,
and I love being in this community and being a part of
it. We raised five kids here and it's -- it's a great
city, great county. And we have a little farming
operation. And I was in the corporate world for about
36 to 40 years, somewhere in that range, and I'm kind
of glad to be done with that and doing the farm.
Thanks.

MS. DAY: Welcome.

CHAIRMAN PURCELL: Yeah, we also need to fill

1 out our slate in terms of vice chairman and also
secretary. Please.

2 MR. McLEAR: Yeah, I'd like to nominate
Shirley Day for vice chair.

3 CHAIRMAN PURCELL: Is there a second to that?
MR. BARNETT: Second.

4 CHAIRMAN PURCELL: Second? All those in
support of Shirley Day as vice chair say aye.
5 (Unanimous aye.)
CHAIRMAN PURCELL: Those opposed?
6 (No response.)
CHAIRMAN PURCELL: Congratulations, Shirley.

7 MS. DAY: Thank you. Nice working with you.
CHAIRMAN PURCELL: Thank you.

8 THE REPORTER: Mr. Chairman, who seconded the
motion?
9 MR. BARNETT: I did. Wayne Barnett.
CHAIRMAN PURCELL: Wayne seconded, Barnett.

10 THE REPORTER: Thank you.
CHAIRMAN PURCELL: We need to also elect a
11 secretary, and so who would love to volunteer as our
secretary? Pat, you work around the clock. I know you
12 do.
MR. McLEAR: Yeah, I know. I'm real busy.

13 CHAIRMAN PURCELL: Would you be willing to
serve as our secretary?
14 MR. McLEAR: I don't --
MS. DAY: Come on, Pat.

15 MR. McLEAR: If I can sit down here.
MS. DAY: Down at the end?

16 CHAIRMAN PURCELL: You can sit anyplace you
want.
17 MR. McLEAR: All right.
MR. SHARP: I'll second it.

18 CHAIRMAN PURCELL: Is there a second?
MR. FRY: I'll second it.

19 CHAIRMAN PURCELL: Please, second. And all
those who support Pat being our secretary, say aye.
20 (Unanimous aye.)
CHAIRMAN PURCELL: Those opposed?
21 (No response.)
CHAIRMAN PURCELL: Pat, congratulations.

22 MR. McLEAR: Thank you. I feel like I've just
reenlisted again in the Navy.

23 CHAIRMAN PURCELL: As we begin, first of all,
let's get the homework out of the way. Everyone has
24 received the minutes from our last meeting -- they're
rather copious -- but you've received those minutes.
25 They will stand as written. They stand as approved
unless otherwise notified in terms of you want any

1 changes to be made.

2 Hearing no changes to be made, those minutes
3 are approved and will become part of our permanent
4 record.

5 The -- As I assume the responsibility as the
6 chair of our group, I would like to just weigh in on a
7 couple of things, and one is not so much role clarity,
8 but I think it's very important to understand what our
9 role is, and, you know, there's all kinds of things
10 that have been written. I think of one back into the
11 1990s in terms of the rules and regs and whatever.

12 I would like to ask Kristy -- and, Pat, you
13 and I had a conversation about a couple of the business
14 parks in terms of Eastowne and Mitchell Woods. I
15 realize those are within the city, but they are
16 industrial parks. And I think in terms of just how we
17 go about our work, understanding the occupancy rate,
18 the revenues generated, how they were financed so we
19 can be more proficient in representing our county
20 leaders, the commissioners.

21 As I see your role, the commissioners -- and
22 I'll use this metaphor -- they set the vision. They
23 set the vision for the county. Our responsibility is
24 to execute that vision with respect to -- with respect
25 to zoning rules, regulations and whatever. And I would
26 ask Kristy here in the open forum if she would
27 benchmark with other counties, others Class 1 counties
28 within our state. What do they do? What do the zoning
29 and planning boards do? How do they go about their
30 work? What are their best practices? So we can learn
31 from them.

32 It's not that we have to re-invent the wheel,
33 so to speak, but let's find out what they do. And I
34 know we're going to spend time -- you know, we spent
35 quite a bit of time before with Black & Veatch as we
36 were talking about the wind turbine farms, and soon
37 we're going to be teaming up in terms of solar farms.

38 A, what is our role so there's no ambiguity of
39 what the role of this board is. That's one. And then,
40 No. 2, how do we go about doing our work? Because we
41 are not the deciders in terms of whether there be wind
42 farms, although we weigh in and provide recommendations
43 and then work the processes. But the real decision
44 makers happen to be the elected officials of our
45 county, and all three are here this evening.

46 And so I'd ask -- I'm asking Kristy if she
47 would help us become better at what we do. What
48 processes we use. Who is the best? And it doesn't
49 have to be within the state of Missouri, although we're
50 governed by Missouri, but let's find out what others

1 do. Let's -- and I'll use this word, it's an overused
2 word, term -- let's steal shamelessly in terms of the
3 ones that have gone boldly before us. But what's the
4 onboarding? You know, Cody's brand new, and Mike is
5 new to the team, to the board. How do we onboard new
6 people? How do we take them through the, you know,
7 what's been done before, what processes do we use and
8 everything.

5 And so I hate to bore the folks that are here
6 tonight in terms of who will be testifying, but as we
7 do our work -- you know, I see our work as very
8 important, very valuable for our county in terms of,
9 you know, what the long-range plan is and shouldn't we
10 understand that plan and we execute that accordingly as
11 people come in front of us.

9 And so with that, I will -- I'll just stop,
10 but those are the things, some things I'd like us to
11 consider. We all don't need additional meetings. We
12 don't need additional meetings, but if we could tack on
13 30 minutes or 45 minutes before we begin our work, you
14 know, where we go through tutorials, and so, Kristy, I
15 would ask -- on behalf of our board, I would ask you,
16 and Josh, also you, and I would also ask the
17 commissioners as you see fit, if you weigh in in terms
18 of the role and responsibilities that you ask us to
19 carry out. So thank you.

14 **ITEM #2:** A request by Carol J. Komer, 11824 SE 45
15 Road, Agency, MO 64401, to obtain a Conditional Use
16 Permit to split her existing house on parcel and leave
17 2 acres of her parcel for her daughter to build a
18 single family residence. This is a 3.5 m/1 acre
19 parcel. This parcel is located in Section 26, Township
20 56, Range 35.

18 CHAIRMAN PURCELL: First on the docket tonight
19 we have Item No. 2, a request by Carol Komer. Is
20 anyone here representing? Would you please come
21 forward and give us your name and your address and
22 please address our group.

21 MS. KING: My name is Stacie, and that's
22 spelled S-T-A-C-I-E. My last name is King. I am
23 Carol's daughter.

23 MS. KOMER: I'm Carol Komer, and I live at
24 11824 Southeast 45th Road, Agency, Missouri. Actually
25 I'm closer to Faucett. I'm two and a half miles north
of Faucett.

MS. DAY: Could you speak into the mic?

25 MS. KOMER: Oh, okay, yes. Sorry. What we're
here tonight, we're wanting to --

1 MS. KING: What we're looking to do is to
2 survey two acres off of Mom's property so that I can
3 build another home so that I can be closer to help
4 provide end-of-life care with her, and at this time
5 we're planning on her actually moving into that new
6 home with us; and then once we are settled there, the
7 remaining acreage will be sold to my daughter and her
8 family.

5 MS. KOMER: Okay.

6 CHAIRMAN PURCELL: Any questions of the board?

6 MR. BARNETT: So will your old house still
7 stand, then, and your daughter -- your daughter --

7 MS. KOMER: No, it will eventually be taken
8 down, and the granddaughter is going to build a new
9 house there.

9 MR. BARNETT: On where the old house is?

9 MS. KOMER: Yes, yeah.

10 MS. KING: And that being because the home as
11 it stands, the chimney is -- we've had it rebraced
12 under the ground, but it is still tending to kind of
13 pull away from the house, and one corner of the old
14 limestone foundation -- I think it's limestone -- it's
15 settling and crumbling. So the amount that it would
16 cost for us to repair that home for it to last for them
17 would be more than what it would cost for them to
18 replace the home itself.

14 MR. CORKINS: Can you show us on the map where
15 you plan on putting your house, your new house that
16 you're --

16 MS. KING: Yes.

16 MR. CORKINS: -- that you're planning on living
17 in?

17 MS. KING: Where we are planning on building,
18 if you look towards -- on the left of your page, there
19 is what looks like a small brush pile in the middle of
20 the south area.

19 MR. CORKINS: On the south side?

20 MS. KING: Yes.

20 MR. CORKINS: Okay.

21 MS. KING: And that is the area that we will
22 be putting the new home.

22 MR. CORKINS: And you've got solar panels
23 here?

23 MS. KING: Yes, these -- these solar panels
24 will stay connected to this -- to the existing home.

24 MR. CORKINS: Where will the two acres, will
25 it take in that --

25 MS. KING: It -- the way that --

25 MR. CORKINS: -- the solar panels?

MS. KING: Okay. So what we looked at was if

1 you go about halfway between the existing home and the
2 solar panels, to the line straight west, and then cut
3 out just a section for the solar panels, and that would
4 figure out to two acres. That way the solar panels
5 would still stay with the existing property.
6 MR. CORKINS: And you'll be able to have two
7 acres here?
8 MS. KING: Yes.
9 MR. CORKINS: But you won't have two acres
10 left where --
11 MS. KING: It would not be a total of two
12 acres. Currently, it -- currently the latest survey
13 showed that the total ground, including the small
14 portion that is on the other side of the road, totals
15 out to 3.98 acres. So the remaining portion would be
16 just under the two acres, but it is in two separate
17 parcels.
18 MR. CORKINS: So you all own -- She owns this?
19 MS. KING: Yes.
20 MR. CORKINS: Across the road?
21 MS. KING: She initially owned another, an
22 additional nine acres north of the house now and 42
23 acres of farm and timber land that was across the land,
24 and those were sold back in the early '90s after her
25 late husband passed away, to settle the estate.
CHAIRMAN PURCELL: Any other questions,
comments of the board?
MR. FRAKES: Will you use the existing
driveway that's going in to the old house now or will
you put in another driveway?
MS. KING: The existing driveway to the house
will be left for that house. There will be a new
driveway poured for the new house.
MR. FRAKES: Off of the road, off of that --
MS. KING: Do you have that photo? Is it okay
if I show this? Okay. So this will be left for the
existing house.
MR. FRAKES: This is going to be --
THE REPORTER: Excuse me, Ms. King? I'm going
to need you not to turn your back to me.
MS. KING: Okay.
MS. DAY: We all have to be able to hear, so
keep your voice up.
MS. KING: Okay. Okay. Sorry about that. So
where you see the brush pile on the south side of the
property, the driveway would be just the south side of
that.
MR. FRAKES: Okay.
MS. KING: So it will be at the top of the
hill so that it's not on the hillside, but yet not

1 directly in line with the property or our road.
2 MS. DAY: Can you tell me what type of home
3 you're planning on building, what size of home you're
4 planning on building?
5 MS. KING: Approximately 1,100 to 1,200 square
6 foot, fully handicapped accessible, one level, with a
7 partial basement, and it will be stick built.
8 MS. DAY: It's a stick-built --
9 MS. KING: Yes.
10 MS. DAY: -- home? Okay.
11 MS. KING: I have spoken to a contractor that
12 has done some repair work over the years on her current
13 home and discussed with them taking on that job.
14 MS. DAY: Okay. And -- and then -- well, a
15 stick home. Okay, 11, 1,100 square feet.
16 MS. KING: Eleven to twelve, yes.
17 MS. DAY: Okay. Thank you.
18 MS. KING: And that's -- sorry, that's 11 to
19 1,200 square feet of just the living space. That does
20 not include the oversized two-car garage that is
21 attached to the home.
22 MS. DAY: Okay.
23 MS. KORTE: I have a question. What will --
24 What will the second home be? Will it be a stick built
25 or what type of home?
MS. KING: As far as I know, they're planning
on a stick built at this point. It will be a little
larger square footage-wise than what's there because my
daughter and her current fiance have two children, so
it will be a little larger because the current home
that she has there is only a two-bedroom home, which at
the current time, she's unable to even use one of the
bedrooms because the bedrooms are on the second floor.
So she's actually using what used to be the living room
for her bedroom currently.
CHAIRMAN PURCELL: Any other questions?
MS. DAY: At what time -- This is more for
you, I guess, or for somebody else. At what time do
you put a condition on -- like, I would -- I would want
to put a condition on that the houses that are being
built will be stick houses, not -- possibly we still
have stick houses -- that there would not be -- so
there would be no question about what would be built
there now or in the future. I mean, we're right up
against the limit on the property the way we are, the
way it is because, the way I understand it, you have to
have two acres in order to build.
MS. KING: Yes.
MS. DAY: So, I mean, they're riding --
they're going to sell off two acres, but that leaves

1 just less than two acres for them to build a new house
on, and I don't know how the regulations --

2 MS. THEAS: I think if it's --

3 CHAIRMAN PURCELL: Shirley, you certainly are
at liberty -- and we can ask Josh -- but you certainly
4 are at liberty to impose those restrictions as we
approve this.

5 MR. BACHMAN: That's correct. It's a
conditional use, so --

6 CHAIRMAN PURCELL: Yes.

7 MR. BACHMAN: -- those conditions can be placed
on it.

8 MS. DAY: So do you, do you put the condition
on and approve the condition and then approve the
9 thing, or not approve the thing, or how does that
approve with those conditions?

10 MR. BARNETT: You approve the condition first.

11 CHAIRMAN PURCELL: Yes, you put the condition
on, we'll vote on that, and then we'll move to the
12 second part of it.

13 MS. DAY: Okay. Well, I would propose a
condition on the conditional use that the houses be
14 stick built and -- in both cases, in the existing to be
built and any future builds.

15 CHAIRMAN PURCELL: In terms of Roberts Rules,
I'll ask for a second to that motion.

16 MR. McLEAR: (Indicates.)

17 CHAIRMAN PURCELL: Second, Pat, thank you.
All those in support of putting this restriction that
18 it will be stick built, as Shirley's introduced, say
aye.

19 (Unanimous aye.)

20 COMMISSIONER BURNHAM: It's got to be roll
call.

21 CHAIRMAN PURCELL: Pardon me?

22 MS. THEAS: You have to do roll call.

23 COMMISSIONER BURNHAM: You have to do a roll
call.

24 CHAIRMAN PURCELL: Roll call? Fine. Roll
call.

25 MS. THEAS: Fred Corkins?

MR. CORKINS: Yes.

MS. DAY: Are we doing it for the stick built?
I'm sorry.

CHAIRMAN PURCELL: Yes.

MR. CORKINS: Yes, on the stick built.

MS. THEAS: All right. Yes. Scotty Sharp?

MR. SHARP: Yes.

MS. THEAS: Glen Frakes?

MR. FRAKES: No.

1 MS. THEAS: Mike Korte?
MR. KORTE: Yes.

2 MS. THEAS: Rodney Fry?
MR. FRY: No.

3 MS. THEAS: Pat McLear?
MR. McLEAR: Yes.

4 MS. THEAS: Al Purcell?
CHAIRMAN PURCELL: Yes.

5 MS. THEAS: Cody Cornelius?
MR. CORNELIUS: Yes.

6 MS. THEAS: Wayne Barnett?
MR. BURNETT: Yes.

7 MS. THEAS: Shirley Day?
MS. DAY: Yes.

8 CHAIRMAN PURCELL: Okay. So we've put the
9 conditional use on that in terms of stick. And now,
10 are there any questions or comments of the folks
11 requesting this on the request they're making?
MR. FRAKES: I've got a comment.

12 CHAIRMAN PURCELL: Yes.
MR. FRAKES: We're getting awful nitpicky
13 about telling somebody what they can build and what
14 they can't build. That's why I voted no. But, I mean,
15 you're getting awful nitpicky when you tell them, well,
16 you got to build a stick-built house, you can't put a
17 double-wide in. You're getting awful nitpicky with
18 some of this stuff.

19 MS. KING: I would just like to add that if
20 that were not in place, they would not be putting in a
21 double-wide. It would be, like, a full-sized modular
22 home. The home will be larger than what it is that she
23 and I are looking at building now. So it would be more
24 of a -- if they did not go with a stick-built type, it
25 would be a full-size modular. It will not be a trailer
home or mobile home of any sort.

MR. FRY: My question is on the original home,
they don't have to come to us to build another --
replace the home, do they?

MS. THEAS: No.

MR. FRY: That's what they're going to do.

MS. THEAS: That's right. It's existing, so
it's an existing structure can be --

MR. FRY: We have nothing to do with -- of
replacing a home.

MS. THEAS: Of replacing that, yeah.

MR. FRY: All we have to do is build --

MS. THEAS: A new structure.

MR. FRY: -- vote on putting a new home.

MS. THEAS: That's correct.

MR. BARNETT: Do you have a time frame on when

1 you're doing the new house?
2 MS. KING: If everything goes according to
3 plan with this, Kristy has informed me that we have,
4 like --
5 MS. THEAS: Yeah.
6 MS. KING: -- a six- to eight-week window for
7 surveys and then the ground testing and the septic --
8 MS. THEAS: Yep.
9 MS. KING: -- to look at. So we're looking at
10 starting the actual build, like, the first part of
11 April, as soon as we're allowed to. We would like to
12 have the home finished and be living in it before next
13 winter.
14 CHAIRMAN PURCELL: Any other questions?
15 COMMISSIONER HOOK: I've got one. Can I ask a
16 question?
17 CHAIRMAN PURCELL: Sure.
18 COMMISSIONER HOOK: Can it -- Is it going to
19 be on separate septic? Each property --
20 MS. KING: Yes.
21 COMMISSIONER HOOK: -- won't be sharing a
22 septic?
23 MS. KING: No way.
24 COMMISSIONER HOOK: Okay.
25 MS. THEAS: Yeah, they wouldn't be -- they
couldn't do that.
MR. CORKINS: You can't --
MS. THEAS: Yeah.
MR. CORKINS: -- do that at all.
CHAIRMAN PURCELL: Okay.
COMMISSIONER HOOK: Yeah, I just wanted to
make sure.
CHAIRMAN PURCELL: We'll call the thing, the
cause, and then we'll ask for a roll call in terms of
item No. 2 as stated. Thank you, ma'am.
MS. KOMER: Thank you.
MS. THEAS: Fred Corkins?
MR. CORKINS: Do we need to ask if there's any
opposition?
UNIDENTIFIED SPEAKER: Yes.
MS. THEAS: I'm sorry.
CHAIRMAN PURCELL: Thank you. Any opposition?
(No response.)
MS. THEAS: Fred Corkins?
MR. CORKINS: Yes, best use.
MS. THEAS: Scotty Sharp?
MR. SHARP: Yes, good use.
MS. THEAS: Glen Frakes?
MR. FRAKES: Yes, family.
MS. THEAS: Mike Korte?

1 MR. KORTE: Yes, family.
MS. THEAS: Rodney Fry?
2 MR. FRY: Yes, best use.
MS. THEAS: Pat McLear?
3 MR. McLEAR: Yes, best use.
MS. THEAS: Al Purcell?
4 CHAIRMAN PURCELL: Yes, best use.
MS. THEAS: Cody Cornelius?
5 MR. CORNELIUS: Yes, best use.
MS. THEAS: Wayne Barnett?
6 MR. BARNETT: Yes, probably best use.
MS. THEAS: Shirley Day?
7 MS. DAY: Yes, best use.
CHAIRMAN PURCELL: And you have received
8 approval, so thank you.
MS. KING: Thank you.
9 MS. KOMER: Thank you everybody.
CHAIRMAN PURCELL: And not a part of the
10 discussions here but -- yeah, please. Yeah, just this
is not a discussion about yours.
11 MS. KING: Okay.
CHAIRMAN PURCELL: That's all closed. I just
12 want to make a comment in terms of our board and our
process. I agree -- Glen, I agree with you in terms of
13 just, you know, putting so many restrictions on
everything. I think -- I think it's clearly something
14 that we ought to, you know, consciously think about as
we go forward.
15 MR. FRAKES: Well, like you just said, I've
been on here 29 years, and I don't know anybody that
16 has come before us and said they was going to build
this and didn't, and that hasn't changed in my 29 years
17 I've been on this board. So, like I say --
MR. BARNETT: And I'll make a comment, Glen.
18 I have shed houses, per say. We've had some people
come and, yeah, we're going to build a nice shed house.
19 Well, I saw their nice shed house. It's 16 foot tall,
basically a machine shed, with a couple of windows and
20 a door, and the other big doors are on it.
MR. FRAKES: Mm-hmm.
21 MR. BARNETT: And maybe in certain areas they
are okay, but not for a house, in my opinion, to where
22 you live and raise your family. You shouldn't raise
them in a machine shed. Looked like -- looks more like
23 a house, okay, I'll go with it, but that's where I
understand or stand on something like that.
24 MS. DAY: Well, I have just been in areas
where mobile homes have -- after a few years they just
25 start crumbling down. You know, the whatever they call
it, skirting around it has fallen off. They end up

1 building another roof over the top of that roof because
2 the roof leaks, and I -- that's why I -- I just don't
3 like them in my area. But that's just me, and you
4 don't have to vote for it, you know, and approve them.
5 They just don't last. They don't last and -- but
6 that's my opinion.

7 MR. BARNETT: I understand.

8 CHAIRMAN PURCELL: Before we move on to the
9 next topic on our agenda, I don't know about you, but
10 in the time I've spent on the board, when we approve
11 things, I don't know what the process is to follow up
12 in a year or two years or three years or four years of
13 what we approved, has it been carried out? Is it
14 consistent with the rules and regs that we approved? I
15 don't know what process we have. I've never heard
16 anything, and I don't want to take that up here, but I
17 just log on with that in terms of is there -- is there
18 some form of follow-up?

19 When we say no, we put a restriction on
20 something and, you know, did something, you know, fall
21 under the radar, so to speak, later on, so --

22 MS. THEAS: I mean, I do -- you know, I, I
23 keep track of the year because they only have a year
24 for the conditional use. I would know what you guys
25 voted on for stick built, mobile home, whatever. I
26 have to have certain information for that so I know
27 that at the time when they get their permits. Now, on,
28 you know, like, the type of house, we don't have
29 building codes so no one's going out there and
30 inspecting, you know, anything. The only thing we
31 inspect is septic. So, I mean, the assessor's office
32 will assess what type of structure it is after it's
33 completed but --

34 CHAIRMAN PURCELL: I think that is a -- that's
35 a topic of discussion that we all should have as we go
36 forward. Like I said, Kristy checked for me. The last
37 one was done in 1990 and so what is that? You know,
38 what's in that? What's the content? Is it current?
39 What do other folks do? Again, I don't want to be --
40 none of us want to become overly bureaucratic, but we
41 want to make darn sure that we're disciplined, we've
42 thought through these things, and we have a good
43 process in place. And so that is a topic that we'll
44 have to take up as we move forward.

45 **ITEM #3:** Black & Veatch will be here to review and
46 answer questions about the draft and application for
47 the Solar Ordinance for Solar Farms in Buchanan County.

1
2 CHAIRMAN PURCELL: Next on the agenda is a
3 discussion -- and we've had some cursory discussions
4 about this, but I think we have Black & Veatch here
5 this evening, and so, Josh, I'd like to have you kick
6 it off in terms of role clarity. Role clarity of this
7 board with respect to engaging with Black & Veatch. I
8 know that they've been hired by the commissioners, but
9 I want to make sure that there's no ambiguity of what's
10 expected of this zoning and planning board. What's our
11 role and responsibility with respect to utility-scale
12 solar energy systems.

13 MR. BACHMAN: Sure. So right now there is no
14 element regarding these large-scale solar projects and
15 it would be sort of on an ad-hoc basis, is my
16 understanding, if that were to come before you all. So
17 your role is to evaluate this potential ordinance. So
18 Black & Veatch -- I'll let you guys speak for
19 yourself -- but these folks that specialize in this
20 type of thing, they've presented and they've created a
21 draft ordinance here for your review. You can accept
22 it, reject it, change it, as you will. They're here to
23 answer your questions this evening, and this is just a
24 work session, so there may be several more work
25 sessions, and ultimately there's going to be a public
hearing where the public can put their input, and then
you all are going to vote and you're going to decide
up, down, changes, what have you, and then -- and then
your decision, yea or nay, will get passed on, and then
county commissioners then ultimately have the say as to
whether or not they accept your decision.

But it has to go through you all first, and
you guys are the ones that will be on the ground doing
the work, asking the questions, putting together this
ordinance and deciding if it's something you want to do
or not, and then it will be passed on to the county
commissioners. So that's your role.

And then tonight is an information gathering
session. I hope you've had a chance to review this and
then to hear from our folks from Black & Veatch and ask
them questions. But that's your -- that's the birdseye
view of what your role is in it.

22 COMMISSIONER BURNHAM: Hey, Josh, just real
23 quick.

24 MR. BACHMAN: Yeah, you got anything to
25 clarify?

COMMISSIONER BURNHAM: Yeah, just to add on to
what Josh says for Cody and Mike's information, because
you guys weren't here when we went through the wind
turbine process. I think everybody else was a part of

1 that. We did the same thing back then with Black &
2 Veatch and felt that they did a very good job and we --
3 we went through this process, asked a lot of questions,
4 had multiple meetings, had even more multiple phone
5 calls back and forth, and -- and tried to come up with
6 an ordinance that would fit.

7 At the end of the day, the board decided to
8 ban the wind turbines completely in Buchanan County.
9 And so that's where it stands right now, and but
10 because we went through that process, we felt that, you
11 know, they did a great job. We liked their -- you
12 know, we will have the same type of public hearings and
13 go through that process again. That's kind of why
14 we're here tonight and why we invited them to come up.

15 We engaged them to give us a draft of a
16 potential ordinance. That's what you guys have, and
17 then we will massage that over the next probably couple
18 of months would be my guess, until we're ready, and
19 then have a public hearing to invite the public in for
20 comments again is kind of what the plan is.

21 So anyway, with that, I just felt that might
22 help Cody and Mike both kind of have a better
23 understanding of how did they get involved and why and
24 all of those things.

25 You guys are on.

MR. O'NEAL: All right. I'll get us kicked
off. You won't need to listen to me too long. I just
want to make some introductions.

I want to say thank you. Thank you for
inviting us here tonight.

THE REPORTER: Would you tell me who you are?

MR. O'NEAL: Yeah, so my name's -- I'm going
to tell you this and they can introduce themselves.

THE REPORTER: Okay.

MR. O'NEAL: My name's Brian O'Neal with Black
& Veatch. I've been there for 25 years, and I'm going
to let these ladies introduce themselves as well. I'm
a product manager. I've been in environmental services
my entire career. And then recently you had us up to
do the wind piece as well and now you have us back to
do the solar, too, and that's quite nice.

But if you're not familiar, Black & Veatch is
an engineering firm in Overland Park, Kansas, so it's
not too far out of our backyard. I'm personally from
St. Joe, Missouri, so this is a nice trip back for me
tonight, so thank you very much.

Up here I also have Dusti Miller, senior
environment scientist, been with Black & Veatch for a
long time, and then Tara Mahin, also a senior
environmental scientist, and Dusti was involved in the

1 wind piece so her face might look familiar.

2 But just as part of Black & Veatch procedure,
3 I always -- we do meetings that get kicked off with a
4 safety minute, so before I present, I'm going to do our
5 job here.

6 The safety topic tonight is winter weather,
7 winter driving. It's been a mild winter thus far, but
8 it's mid-February and it could be coming. So when we
9 drove up tonight, you know, obviously we had some rain
10 and temperatures are dropping. Adjust your speed,
11 adjust your wipers, make sure -- we were in a rental
12 car. Make sure it's all operating perfectly for your
13 preference before you get out, especially if you're not
14 in your vehicle. But keep it maintained, buckle up,
15 slow down, and I had one the other day that I gave to
16 people is watch out for potholes. It's the time of
17 year for potholes, you have freeze/thaw, you never know
18 how deep they are, and the No. 1 thing not to do with a
19 pothole is put on the brakes. So keep driving straight
20 through it. You might actually save a tire.

21 So with that I am going to turn it over, but
22 you did invite us up here to talk about utility-scale
23 solar development and the standards for construction,
24 insulation, operation and the commissions, and you are
25 exactly right, this is for you guys to discuss, talk
about. We're going to talk about next steps and about
getting those comments back and where we go from here,
and I appreciate your time.

MS. MILLER: Hey, everybody, I'm Dusti Miller.
I'm just going to give a little overview now about how
we developed the ordinance and then I'll turn it over
to Tara, too, to get into some specifics of what we put
in the ordinance.

What we wanted to do and what we were hired by
the commission to do is to put together a draft
ordinance for these large solar utility scale energy
systems, and so we've roughly defined that as the
systems that cover hundreds of acres and produce 50
megawatts or more of energy. They also have a large
interconnection to those solar panels, and they can
involve -- just an infrastructure, like substations,
battery energy storage systems, electric lines,
operation and maintenance facilities and other
structures that are associated with those solar
projects.

And so what our goals were were to try to make
sure that the county had a framework with this
ordinance to allow the development of these large solar
projects if they wanted to, if there were landowners
interested, and to ensure that there was a zoning

1 process established for that, but to also make sure
2 that we had mitigation measures in case there were
3 landowners that were adjacent and maybe needing to have
some protection against visual effects and things like
that.

4 So we made sure to include all those things in
the ordinance. We wanted to reiterate that we are an
5 impartial third party. We're not for or against any
certain form of energy. We're just here to help you
6 guys create a framework, so we wanted it to be fair to
all parties and make sure that we based it off all of
7 our experience with other solar projects across the
United States and Missouri.

8 So we incorporated feedback from a meeting
that we had with the county commission early on and
9 made sure to include those permit requirements so
essentially getting in front of these types of
10 projects, and then mitigation for any impact, like we
said, so we can talk more about the specifics that were
11 included as options in that draft ordinance, but I will
let Tara come up here and talk a little more about the
specifics.

12 MS. MAHIN: Thanks, Dusti. I'm Tara Mahin.
13 So kind of what went behind developing the draft
ordinance is I did research every county in Missouri to
14 see if they had any ordinance on their Missouri zoning
that involved these large-scale utility solar
15 facilities. There was only two when I did this in the
summer, Warren County and Schuyler County. Warren
16 County did have kind of a -- I think it was recently
passed, if I remember correctly -- but they had a lot
of different terms and conditions of mitigation
17 measures that Dusti was mentioning in their zoning
ordinance. The other county, it was very vague. They
18 just mentioned, you know, it was a permitted use, I
believe, in residential and agricultural districts.
19 That would require a permit to be built, so they didn't
include any conditions upon the facilities going in
20 that they would have to meet.

21 Additionally, other than doing the scan of
Missouri counties, I also relied on the model solar
22 ordinance that was developed by the Great Plains
Institute. They put that together with support from
23 U.S. Department of Energy and Energy Foundation, and
they created a model ordinance for five different
24 states in the Midwest. Missouri was not one of them,
so I can't rely on that, unfortunately, but it was
Illinois, Iowa, Indiana, Minnesota and Wisconsin, so
25 some of the neighboring states in this area. And then
also kind of I have brought in Black and Veatch's

1 experience we've had throughout the United States with
2 different ordinances both, you know, on the county
level, and also some states have state laws that
regulate these large-scale solar developments.

3 So based on our permitting experience across
4 the country, I kind of drew on those ordinances or laws
back up and we did use those to see what could
potentially be incorporated into this ordinance. And,
5 as you can imagine, some of it you see in the
ordinances throughout the country that have the kind of
6 same restrictions, same concerns with these facilities.

7 So that kind of gives you an idea of the
background that went into developing the ordinance. So
8 some of the requirements -- and I know you guys have it
in front of you -- but just to give a high level, I
kind of broke it out into two different sections.
9 After you get through kind of the purpose, the
definitions, you kind of get into the meat of the
10 ordinance.

11 So the first section is the general
requirements. So basically it lays out what districts
12 these large scale solar sites would be permitted and
allowed, and most often we see it allowed in industrial
and agricultural districts. They are prohibited in
13 residential or business-owned districts, and then
you -- as a conditional use, they can be allowed in
14 miscellaneous districts, and if it's specified that the
terms and conditions that are specified in the
15 ordinance are not met, such as setbacks, visual
buffers, things like that, they would have to require a
16 conditional use permit as opposed to just getting a
solar zoning permit.

17 Something else, it lays out that to build
these you have to have a permit in place before
18 construction, and that seems like a small thing, but
sometimes that does happen. So this allows that
penalty kind of stick there in the ordinance. And then
19 also it establishes the permitting process that these
applications will have to go through, a preapplication
20 meeting, submittal, like the county's requirements to
review the application for completeness within 15 days.
21 Obviously, that's not set in stone. I've seen a lot of
different -- sometimes it's ten days, 30 days, so
22 that's a moving target for sure. And if it is
determined complete, then it would go up within, I
23 believe -- yeah, it says 45 days for a public hearing,
and then the commission would make a determination, and
24 then either they issue or deny the permit.

25 It also establishes what has to go into the
permit application, like the site plan, try to be as

1 specific as possible. I know, doing permitting for a
2 living, it's very frustrating when it's vague. So try
3 to put in specific requirements, like they have to have
4 an operations maintenance plan to make a landscaping
plan, a decommissioning plan, so everybody knows up
front the steps they will have to go through in order
to get the permit.

5 And then the second part of the ordinance is
6 the terms and conditions. So this is where it sets up
7 kind of like the mitigation measures, the requirements
8 they have to meet. Included is a height restriction,
9 so it's currently -- and I've seen this across the
10 U.S. -- if you just capped out, like at 25 feet is the
11 maximum that the amount the panels cannot exceed, but
12 this 25 feet does not include -- like Dusti mentioned,
13 these facilities often include substations,
14 transmission line structures also, so it just applies
15 to the solar panels. And then it also establishes
16 setbacks from property lines, residential dwellings and
17 its right-of-ways, visual buffer requirements, ground
18 cover requirements. Then also a protection of prime
19 farmland, and farmland is statewide important and it
20 also lays out what has to be in the decommission plan
21 and requires financial assurance.

22 And then for setback, visual buffers and
23 ground cover, we provided different alternatives
24 because, like I said, you know, most of the ordinance
25 throughout the country, you know, has the same kind
of -- they have a setback requirement, they have a
visual buffer requirement, but they do vary, like, on
the setbacks, like, was there a fence and things like
that.

26 So I went through and kind of got the two
27 here, three, you know, and put the ones that I felt
28 were most often used and provided those as an
29 alternative so you can see how you'd like to proceed.
30 I'm sorry. I'm getting feedback. But so there's
31 different parts. I don't -- I guess that's all I have
32 kind of to present. If we want to just start walking
33 through it and answer questions.

34 COMMISSIONER HOOK: Is there a number of
35 panels that are considered a solar farm or a commercial
36 farm as opposed to a residential one that's privately
37 owned?

38 MS. MAHIN: So what would make this a
39 utility-size solar farm would not be the number of
40 panels but the megawatts of energy that are produced.
41 So here we wrote it as 50 megawatts.

42 MR. CORKINS: What -- how many -- just, I
43 don't know, what is a residential solar panel someone

1 has at their house, how many megawatts is that?
2 MS. MILLER: Is that, like, 250 kilowatts
maybe?
3 MS. MAHIN: Yeah.
4 MR. O'NEAL: Yeah.
5 MR. CORKINS: Okay.
6 MR. FRAKES: It's kilowatts.
7 MS. O'NEAL: It's in kilowatts.
8 MR. CORKINS: Right, okay.
9 MR. O'NEAL: What it takes to run the house,
and so acreage-wise, like, do you remember how many,
10 what acreage 50 megawatts might cover?
11 MR. CORKINS: Yeah.
12 MR. O'NEAL: I mean, it depends on the panel
selection.
13 MS. MAHIN: Yeah, close to a hundred.
14 MR. O'NEAL: Yeah, so we're talking 100
acres --
15 MS. MILLER: Consecutive acres.
16 MR. O'NEAL: -- for 50 megawatts, so it
certainly wouldn't fit in a residential setting.
17 MR. CORKINS: Okay.
18 MR. BARNETT: That's only one -- one area?
19 MR. O'NEAL: Yes.
20 MS. MAHIN: Yes.
21 MR. BARNETT: You'd take a hundred acres?
22 MS. MAHIN: Mm-hmm. Sometimes, you know,
obviously, they will place them in areas where there
23 will be a road so, you know, they might have a parcel
on one side of the road, the panels, then, are
24 separated, but they group them together.
25 MR. BARNETT: Okay.
MS. MAHIN: Yeah. And I'll say the 50
megawatts, you know, that's what others wanted to use,
but, you know, that's at discretion, too. You know,
you could set that at 25 megawatts. You know, what
would be more comfortable.
MR. McLEAR: I just want to make sure I heard
that correctly. It would take a hundred acres of solar
panels to create 50 megawatts?
MR. O'NEAL: So just as a general idea. It
depends on the terrain and how they would be
positioned, technology they'd be using so -- that's not
an exact number, but we're talking in the hundreds.
MR. McLEAR: Yeah, that's all right.
MR. O'NEAL: Yeah, we're talking about
hundreds of acres.
MR. McLEAR: The second thing, then, if you
had one -- you got a tier here for a fee of 13 --
you've got 12,000 for 75 megawatts. Would that be --

1 would we equate that as 150 acres?

2 MR. O'NEAL: Well, certainly as the megawatts
goes up, the acreage goes up.

3 MR. McLEAR: And then you got the one for over
75.

4 MR. O'NEAL: Yeah, it just keeps -- it keeps
scaling up in size for the more megawatts. So 200
5 megawatts would be several hundred acres, that kind of
thing. We're talking about large plots of land.

6 MR. McLEAR: I'm not criticizing this work
you've done -- I don't want you to misunderstand this
7 but -- you know, I would really like to have a picture
of what 50 megawatts looks like on a piece of
8 geography, and then maybe 75 or more or something like
that.

9 MS. MAHIN: Okay.

MR. O'NEAL: Sure.

10 CHAIRMAN PURCELL: Yeah, I have something I
wanted to ask on that. You said you benchmarked with
Illinois, Iowa, Minnesota and Wisconsin. I believe you
11 said --

12 MS. MAHIN: Indiana, yes.

13 CHAIRMAN PURCELL: Since most of these areas
are taking up extensive farmland, I think a picture's
14 worth a thousand words in terms of how many have there
been -- and notwithstanding all the rules and regs and
15 everything else -- but very specifically the process,
what they look like, who do they fund? Are they sold
back to utilities? Are they done for communities?
16 What are the best practices? I'd really like to see
that.

17 MR. O'NEAL: Okay.

18 MR. McLEAR: Okay. If we're talking about a
hundred acres -- We'll just use 50, okay, the 50,000
19 megawatt. Does that have to -- It would seem to me to
be most efficient to their construction, unfortunately,
you'd have to have 100 acres of tillable ground taken
out of production. The reason why I'm sensitive about
20 this, is we get over 500 emails a day, and a big bunch
of them are talking about a food shortage. Now, I have
21 to follow up that question, how functional is this
really in Missouri? How many days a year would we
22 expect to be -- to gain anything in energy from a 50
megawatt field? I mean, is this -- like, how many
23 angels dance on the head of a pin or something like
this? I mean, what -- Maybe this is irrelevant.

24 MR. O'NEAL: Well, no, it's relevant, but I
would say given the task that we were given is, should
25 solar want to come into the county --

MS. DAY: Right.

1 MR. McLEAR: Right. Well, no, no, I
understand that.

2 MR. O'NEAL: -- what regulations do you have or
3 should you have or should you adopt that would make
4 this something you can authorize, limit, protect, and
5 whether that be, like you said, trim the megawatts; we
6 don't want that many acres of tillable land going into
7 this.

8 So the answer is it's whatever you would end
9 up deciding upon, how much -- how much efficiency is
10 there for solar power in Missouri? I mean, we've
11 seeing solar development, so it's not unheard of. I
12 don't know how many days are amenable to solar
13 development in Missouri, but clearly because there are
14 some developments in Missouri, they are -- that means
15 there's interest, and so if there's interest, then this
16 was a guide for Buchanan County to take a moment to say
17 how do we want it to look if it's going to come?

18 MS. MAHIN: Then, if I --

19 MR. O'NEAL: We do have a question.

20 MS. MAHIN: Oh, sorry.

21 MR. O'NEAL: Scott's got a question.

22 COMMISSIONER BURNHAM: Do you have any or do
23 you know of any solar farms, is what I call them, that
24 are -- I guess what would be the closest one that you
25 guys are aware of? You talked about Missouri, they are
developing some in Missouri. I was just wondering if
there's any in the area, because it would be
interesting, if there's a close one, I could drive and
could see one. I'd like to see it.

MR. SHARP: Well, me and the wife was visiting
the daughter, and we was driving past Fort Lupton,
Colorado -- I got off the farm for a little bit -- and
I thought it was big bunch of black tires. I mean, I
thought it was a -- you know, huge, but it was probably
100 and 150 acres' worth of black solar panels, with
the wife driving, and it's -- anyway, I just hadn't had
an encounter with them.

MS. MILLER: The closest one I can think of is
in Johnson County, Kansas. Our headquarters is there,
and in Johnson County there's a large utility scale
development there right now. I haven't personally seen
any in Missouri yet.

MR. CORKINS: In Johnson County, Kansas?

MS. MILLER: Yes.

MS. MAHIN: I think the question came up, too,
about whether the energy would go back to the community
or would it go to the grid. So there is, in the
ordinance, there is in the general requirements that
whoever built it does have to provide it -- Scott

1 phrased it this way. They've calling it an
2 interconnection agreement with the utility who they
3 will tie this energy to. So that is part, they would
4 have to have some set agreement already set up in order
5 to get the permit. Now, that, you know, would go to --
6 usually the utility provider that has infrastructure in
7 the area, you know, that they would tie into.

8 There is something that isn't -- this isn't
9 what this definition of the utility solar is, but you
10 have -- they do have community solar, and that is more
11 of the smaller scale kind of solar farms. I think
12 usually they're around, like, ten to maybe 20 acres of
13 space, and that usually is tied into that community
14 providing energy to that community.

15 MR. CORKINS: Does the state of Missouri have
16 any rules on solar farms yet?

17 MS. MAHIN: No. We did look into that and
18 they did have some, I think, legislation. I know you
19 kind of looked for --

20 MR. CORKINS: That's five years down the road
21 yet.

22 MS. MAHIN: Yes.

23 CHAIRMAN PURCELL: Is that a part of DNR,
24 Department of Natural Resources?

25 MS. MILLER: I think the one we saw was one in
terms of just allowing people to develop solar rooftop
installations, if they wanted to, and not necessarily
for the utility scale.

But something else that you guys asked about
was the -- you know, the food shortage and farmland.
There's something called agrivoltaics that's being done
now where people look at suitability of the shaded
areas under the panels to grow certain types of crops,
so you can also grow things under the panels if you
just believe it's suitable to that area and what can
grow in a shade versus what can grow in other
locations, too.

MS. MAHIN: And as part of that --

MR. McLEAR: Some might.

MS. MAHIN: -- farmland and -- prime farmland
and farmland of statewide importance, the agrivol -- I
can't say the word. What Dusti said, I apologize --
but that has to be implemented in order to build on
those two classifications of land. That was kind of
the protection measure we put in for that.

MR. CORNELIUS: Which that's linked to the
soil type, right? So, like, some soil types are
deemed --

MS. MILLER: Yeah.

MR. CORNELIUS: Those two cat --

1 MS. MILLER: It would depend on the soil type
and all that, what kind of crop you put in usually.

2 CHAIRMAN PURCELL: Mike, what do you got?

3 MR. KORTE: So what I'd like to know is your
4 environmental impact with these. Like, are there rare
5 minerals or elements and things that if these systems
6 fail and it gets into the soil and into the water
7 table, then what?

8 MS. MAHIN: There's been very -- I haven't --
9 I'm not aware of any instance where a solar facility
10 has caused contamination from the panels themselves.
11 You know, there's very little, like, oil storage or any
12 kind of pollutants that will be stored onsite. You
13 have the panels. They're kind of -- they're silica
14 material. I'm not the engineer, but, you know, we
15 could probably find some specs of the panel. But
16 really the pollution source would come -- they will
17 have inverters and the inverters will have some oil
18 storage within that so that the pollution would come --
19 potential pollution would come from, you know, any oil
20 storage onsite.

21 Now, the other environmental impact that is
22 associated with it is, you know, erosion. That's
23 probably the biggest one that has come is -- so part of
24 this would require perennial vegetation underneath the
25 panels, things like that. They usually do consider the
panels pervious, that they do have vegetation
underneath. Otherwise, you know, they will sort of
allow that rain water to soak up and not just shoot
that off. So that's probably the biggest. I don't
know --

MR. O'NEAL: Yeah, well, and the other point,
to your question about contamination. So the draft
guidance does have a decommission piece as well, so
during its operation, failure is not likely from
contamination, as Tara said, but it wouldn't -- when
it's done, when its useful life is done, you wouldn't
want it to sit there, right, and be abandoned, so
there's decommission parts for your consideration,
okay, that say and here's how to handle it when it's
all done, here's how to decommission it. So that's
when you wouldn't want it sitting around.

MR. FRAKES: What's the average lifespan of
these panels?

MS. MAHIN: Usually 30 to 35 years.

MR. CORNELIUS: Is it typical that they just
replace them at that point and continue on or have we
ever had one go that long yet?

MS. MAHIN: Yeah, I don't think we've been
through ones yet.

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(Multiple people speaking at once.)

MS. MAHIN: Another thing you mentioned was the environmental impact. They use little to no water, so for -- I know this is a really a water scarce area, but that is something -- you know, in the production it doesn't use water. Some do use water to wash the panels, but that would be it. Obviously, during construction you have large scale, you know, 100 to 800 construction operation, you're going to use water during construction for dust control, things like that, footings, whatnot, but the actual operation, there's very little inputs other than the sun energy that go in.

MR. CORNELIUS: Are you aware of any slope restrictions where they've allowed these in the past, because the thing about erosion, you basically have a whole bunch of rooftops on the land, which creates concentrated water at high speeds. So in my mind, you know, a certain slope I would start to get worried, like really steep inclines.

MS. MAHIN: Yeah, I haven't seen any specific slope restrictions, but just the constructibility of, like, a solar farm, it would be hard to build them on a steep slope.

MR. O'NEAL: Yeah, so the last one I was involved with -- again, like Tara said, it's more about constructibility at a certain point. 15 percent slope is about the limit for constructibility purposes. It's not safe to grade roads at that point, it's not safe to drive on roads, but with the manufacturer's equipment, you know, these panels are on these arrays, these poles, and they can only take a certain amount of inclination for a slope. So generally something over 15 percent, but we're talking pretty mountainous terrain, so the sloping terrains that you have in this area wouldn't be as big a concern. But to handle that, or to offset that, like Tara was saying, is, you know, that perennial vegetation underneath will help consider that to be a surface that could help to infiltrate that water back into the soil, the plant, rather than the machine parts so -- but that -- that is a very valid point. It's got a lot of hard surfaces out there it will run off of.

And then there are construction considerations ground the perimeter as well, you know, collection areas and things like that depending on the slope, the water.

MS. MILLER: Most developers, I think, try to say these solar installations on the one to five percent slopes, you know, it looks ideal, and it's not

1 going to be too steep.
2 MS. DAY: You won't find too much of that
around here.
3 MR. CORNELIUS: I was going to say, a lot of
Buchanan County would be out of that, a lot more than
4 five percent.
CHAIRMAN PURCELL: How many homes have 50 meg
5 of power now?
MS. MILLER: That's something we would have to
6 get back to you on, I think.
COMMISSIONER HOOK: Most homes have a 25kw
7 meter on their house, so 25kw. In the 500 or 50 --
MR. SHARP: -- mega.
8 MS. DAY: Mega.
MR. O'NEAL: Mega.
9 COMMISSIONER HOOK: Mega.
MR. FRAKES: How many kilowatt make a
10 megawatt?
CHAIRMAN PURCELL: That's what we have on our
11 farm, we have 25kw of the farm.
(Multiple people speaking at once.)
12 CHAIRMAN PURCELL: Just to facilitate, what
does the board want? What are the next steps? Do we
13 want to have approve a briefing? Do you want them to
bring more information back to us? What -- what's
14 the --
COMMISSIONER BURNHAM: Well, what we did last
15 time, after their presentation -- and correct me if I'm
wrong -- but I think you gave the board some time to
16 kind of, once it's been presented, go through, develop
any questions, and then -- Did you guys come back for a
17 second meeting then?
MS. MILLER: Yeah, we had some back and forth
18 correspondence with calls and emails and wanting to
adjust certain things, and then once we had it
19 finalized, then we came back for the public hearing.
COMMISSIONER BURNHAM: Yeah, that's right. So
20 probably what we would do is have the board kind of
chew on this, go through it, look at it, develop any
21 questions. If you do, you can send them to -- if you
have any questions, you can send them to Kristy, is
22 probably what I would recommend, and then Kristy could
forward them on to Dusti.
MS. THEAS: Yeah.
23 COMMISSIONER BURNHAM: Will that work?
MS. THEAS: Yep.
24 MS. MILLER: (Nodded head.)
MR. O'NEAL: I was just taking a moment to
25 confirm my calculation of my phone real quick.
MR. McLEAR: You want to go back to just 400.

1 MR. O'NEAL: Just to go back to your question
2 about homes. So 50 megawatts -- I have a resource
3 here -- 50 megawatts is about a thousand homes, so that
4 would be about 50,000 homes for 50 megawatts; and then
acreaage-wise, a 50 megawatt site would be about 200
acres, 150 to 200 acres, so right in there. I just
wanted to get back to you.

5 COMMISSIONER NELSON: Say that one more time.

6 MR. O'NEAL: So it's --

7 COMMISSIONER NELSON: No, no, no. Let me just
8 say this. You were just talking in generalities that a
9 hundred acres, normal size, big panels, will get you 50
10 megawatts. That's a general, so if we wanted to say
11 we're going to put a 25 megawatt restriction, so that's
12 50 acres. Then you can make that assumption; right?

13 MR. O'NEAL: Oh, sure, yeah, yeah, yeah.

14 COMMISSIONER NELSON: Okay.

15 MR. O'NEAL: I was trying to get back to some
16 numbers that you were asking for related to the mega.

17 MS. DAY: Well, actually 50, 50 megawatts is
18 more than a hundred acres. It's more closer to 200,
19 250.

20 MR. O'NEAL: It's a little closer to 200.

21 MS. DAY: 200, 250 acres.

22 COMMISSIONER NELSON: Okay.

23 MR. O'NEAL: 200.

24 MS. MILLER: Yeah.

25 MR. O'NEAL: It's a little closer to 200.

MS. MILLER: You often start with, you know,
if you're a thousand acre parcel and you plan on this
area that you can put the solar in, and that becomes
your acres instead of actual panels, it's like --

CHAIRMAN PURCELL: What -- What I would like
to see is what we talked earlier is find space that you
benchmark with, very specifically talk with other
counties, what have they done. Not only the rules and
the regs but what of the operational life? Have they
actually installed one, two, three, whatever, process
they went through, what -- the cost benefit analysis
either in the community, an industrial park. One thing
is the rules and regs. The other one is, okay, now,
what's been done? What's been done? What's the value?
What are the upside and the downside? What process did
they go through? Now, granted, I mean, we're going to
have to have public input and whatever, but I think it
would really be great for the board to understand the
work that's been done before, before it gets to us.

MR. CORKINS: The question I would have is who
is putting these in? Is it companies like Evergy? Is
it private companies? I'd -- I'd just -- I'd like to

1 know who's doing this, these -- these things.

2 MR. O'NEAL: Most are engineering companies,
but the answer to your question is yes to both.

3 MR. CORKINS: Okay.

4 MR. O'NEAL: Developers are putting them in as
well, but a lot of them are energy companies.

5 MS. DAY: Are they purchasing ground or
leasing ground or how are they for the most part?

6 MS. MAHIN: Both, we have both.

7 MS. DAY: Both?

8 MS. MAHIN: Yeah.

9 MR. CORNELIUS: I know some of the -- some of
the same companies that for the wind are the same ones
doing this.

10 MS. MILLER: Yeah, a lot of times they'll do
it for wind and come back for solar, but it's more
efficient for them to do it that way just because of
the land that's picking up, the wind is so much greater
and it's easier to lease land.

11 CHAIRMAN PURCELL: Any other questions,
requirements?

12 COMMISSIONER BURNHAM: I don't think we're in
any rush. I mean, we don't have anybody beating down
our door right now to put in a solar farm, but so I do
want to give the board enough time to kind of digest
this, go through this in a little bit more depth, and
maybe we just need to kind of figure out what the right
process for the board submitting questions or -- or
ideas on changes that you would like to see, you know,
in this type of ordinance. And we probably just need
to kind of pin that down and then maybe what you do is
send out a group e-mail to everybody letting them know
kind of what we came up with.

16 MS. THEAS: I can be in contact with Dusti.
17 You guys can email me questions. I can -- She can get
18 the information that you need to me. I can give it to
19 all of you.

20 CHAIRMAN PURCELL: Yeah, just representing the
chair is -- one thing I would ask the board. External
communication is a single point, and the single point
of the communication are the commissioners. We are not
the communicators for this process. We are the
receivers of input as we have public hearings, but --
22 you know, I think we've learned a little bit in terms
23 of the last work that we did with respect to wind
farms. There was some one off community hearings, and
24 I just, I'd like to weigh in in terms of a little
clarity. That is not the role of this board. The role
25 of this board is to make sure that we operate together
collaboratively and we all agree to the process that

1 we're going to utilize. And the -- again, the external
2 communicators will be, and is, the commissioners. We
3 just can't get out in front of ourselves.
4 MS. DAY: You guys have put in some work.
5 Thank you. It looks good.
6 CHAIRMAN PURCELL: Yeah, it's a nice --
7 MS. DAY: There's a lot of information in
8 here.
9 MR. O'NEAL: We're here to do what you guys
10 want, right, so comments back to us would be great.
11 Tara's put in some alternatives where you can have some
12 decision points, you like this, you like that. Or
13 you'd like something else altogether. Take it with you
14 and let us know.
15 (Multiple people speaking at once.)
16 CHAIRMAN PURCELL: Any more from the board
17 tonight?
18 (No response.)
19 CHAIRMAN PURCELL: Then motion to adjourn?
20 MS. DAY: So moved.
21 CHAIRMAN PURCELL: Second?
22 MR. CORKINS: Second.
23 CHAIRMAN PURCELL: Aye? Thank you.
24 (No verbal response.)
25 (Meeting adjourned.)


REPORTER'S CERTIFICATE

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 that 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 31st day of March, 2023.



Karen J. Lyman, CCR #0395