

BUCHANAN COUNTY PLANNING AND ZONING

St. Joseph, Missouri

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James Whitson, Chairman
Wayne D. Barnett, Vice - Chairman
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MINUTES OF THE BUCHANAN COUNTY PLANNING AND ZONING COMMISSION

January 9, 2019

The Chairman, Jim Whitson, called the Buchanan County Planning and Zoning Commission meeting to order 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, Saint Joseph, Missouri, 64501.

Shirley Day, Rodney Fry, Pat McLearn, Alfred Purcell, Johnaphine Fenton, Rosan Bowers, Wayne Dale Barnett, Fred Corkins, Scotty Paul Sharp, Glen Frakes and Chairman, Jim Whitson, were the Board Members present for roll call.

Also present were Chad Gaddie, Legal Counsel, Lee Sawyer, Presiding Commissioner, Ron Hook, Western District Commissioner and Denise Embrey, Planning and Zoning Director.

No minutes were presented from the November 14, 2018 meeting. The Director stated they would be included in the next meeting packet.

AGENDA

ITEM # 1 – A Conditional Use Permit request by Ronald & Vickie Anderson for a Community Event Center located on SE 14 Road, Dearborn, MO, 64439 in Section 33, Township 55, Range 35.

REPRESENTATION OF REQUEST

Vickie Anderson, 1411 SE Pharis Road, Dearborn, MO, 64439: “We bought a thirty (30) acre section of farm ground south of our house and would like to put a 50’ x 80’ barn on it to be used as a Community Event Center. The reason we would like to do that is #1, we want a second income to help pay for the rest of the farm. The farm that we did buy is not the best agricultural farm in the County. It has several rock ledges running through it so, the crops that are grown there are not real great.”

Mr. Whitson, Chairman, asked where her home was in relationship to this thirty (30) acres. She replied it was just north of it, right across the road. He then asked if she understood she would need a septic permit. She replied “yes.” She then addressed the parking lot which would be gravel to start with and eventually if it went over like they hoped, they would concrete it. There would be fencing around the parking lot.

Mr. Whitson, Chairman, then asked where the water line would be. She explained it ran on the north side of the property and along the west side of the property and there would be lighting around the facility.

Mr. Whitson, Chairman, then asked for any questions from the Commission.

Wayne Dale Barnett: Board Member: “Will the drive be off SE 14 Road?”

Vickie Anderson: “Yes, that’s what we are looking at right now. It would come off SE 14 and then angle back to the north where the building is going to sit. There’s like a, used to be an old pond, with a bunch of trees around it, just scrub brush, and rock. That’s why it is not farmed. The building will be right to the east of that, up on top of the hill.”

Mr. Whitson, Chairman, asked for any further questions from the Commission.

Alfred Purcell: Board Member: “Have you developed a business plan for this venture?”

Vickie Anderson: “We have all of our estimates in. I need to make an appointment with an attorney to get our LLC created. We have all the blueprints and stuff done already.”

Alfred Purcell: Board Member: “When I talk about a business plan, I would assume of course, you validated an Event Center. Are you looking at weddings ...?”

Vickie Anderson: “We are looking at weddings primarily, like a Friday, Saturday and half a day Sunday event, but it can also be used for reunions and birthday parties.”

Alfred Purcell: Board Member: “Have you projected what the tax revenue would be for the County?”

Vickie Anderson: “No, I have not, because I know that it will be commercial property, unless we survey off five (5) acres to use as the Event Center. Right now it is all listed tax wise, agriculture.”

Alfred Purcell: Board Member: “Do you anticipate all of the weekends in the year?”

Vickie Anderson: “I am hoping. That would be the purpose of making the extra money to help finance the rest of the farm. If it doesn’t rent, I mean if you could leave out 4 or 5 weekends, I could live with that, but if we don’t have it booked, there’s not much purpose in doing it.”

Alfred Purcell: Board Member: “What would be the occupancy when fully occupied?”

Vickie Anderson: “We will have seating for 240. It’s a 50’ x 80’ building. All there is, is a bar, not a bar, but it separates the kitchen area and a bathroom. It will be a kitchen. It won’t be fully useable where they can cook stuff, but there will be a stove there that they can set stuff on and a counter. We are not going to encourage cooking. That’s not our purpose. Most of the things will be catered. We understood right up front the purpose of the building. Eventually we would like to redo the place where the trees are at where it would be like a gazebo where they could get married if they wanted to and stuff like that.”

Jim Whitson: Chairman: “Not going to have a liquor license or anything like that?” Ms. Anderson replied no.

Jim Whitson, Chairman, then asked for any further questions from the Commission. With none presented, Mr. Whitson then called for any opposition to this request.

OPPOSITION

Dan Fry, 2080 SE Pharis RD, Dearborn, MO 64439: “I am not quite sure where you are talking about putting this.”

Vickie Anderson responded it would be right straight south of their property where the trees are located in the middle of the thirty (30) acre section, just south and east of that on top of the hill.

Dan Fry: “Well, this is a nice, quiet area and most of us bought out in the country to build a house and live out in the country and have quiet. I am opposed to it for the simple fact that it is probably going to bring in more noise to the area than what we need. This is on a secondary road and I have no reason to believe that Buchanan County is going to come down there and improve that road in any way, shape or form.”

Jim Whitson, Chairman, asked if both of the roads, SE 14 and Pharis were chip and seal roads. Vickie Anderson stated yes, they were.

Claudia Spencer, 18790 SE 14 RD, Dearborn, MO 64439: “It’s agriculture down there. There are a lot of heavy semi’s, grain trucks, combines and stuff that are moving. They work weekends and so forth. That road is so narrow and being on the south end of the Buchanan County line, we are sometimes the last ones that get anything done to our roads. So, we have heavy traffic as it is and if you put more traffic on that road, I see a problem area. Right now it’s not too bad, but come spring time and summer, we have traffic on that road going way too fast. Not only that, but we have a lot of trash off of my property and the people on north of us pick up a lot of trash from people driving through. I don’t know where they are going, but this is not a thoroughfare. I am an agriculture person, active in farming, and I know what the guys have to put up with on that road just maneuvering equipment around.”

Kathy Sledd, 18801 SE 14 RD, Dearborn, MO 64439: “I don’t have any problems at all with people making extra money on their property, but the only thing separating that proposal and our property is a few trees and a hedge row. I am happy to hear there is no liquor license for it because of noise. Noise would concern me, traffic concerns me. I am on SE 14 Road. It’s hilly, so if people are coming from Platte County, they are going to come right by my road to get there. I can’t say that anything the Anderson’s have done. They take such immaculate care of their property, I am sure it is going to look very nice, but I worry about what it is going to do to my property value.”

Pat McLear: Board Member: “I have a question for her. Do you think one hundred plus cars for an event is going to have an impact on that road?”

Kathy Sledd: “I am sure it is. First of all, it was.”

Pat McLear: Board Member: “You’ve got two hundred and forty capacity and one hundred cars.”

Kathy Sledd: “That’s quite a bit of traffic and the other way coming to it would be through the little community of Wallace.”

Jamie Purdy, 1696 SE Pharis RD, Dearborn, MO 64439: “I live with my Mother (Kerry Nagel) who was unable to come, due to another meeting she had to go to. I have a letter that she wrote. Our property line goes right up to where they are wanting to build this Community Center. She says: ‘I am writing this letter of opposition in response to the request by Ronald and Vickie Anderson to obtain a Conditional Use Permit to place a Community Event Center on SE 14 Road. I own the land that lines the whole east side of the Anderson’s twenty eight acre parcel. I purchased this property only nine months ago. After many month’s of searching and

searching for the perfect place to buy, we found this one hundred and twelve year old place way out here in the country. It was nine acres, plenty of room for the horses, not really close to anybody. My friends that have visited call my place serene. It's quiet. Only the coyotes howl at night and I want to keep it that way, if possible. Who would of ever have thought someone would want to commercialize and put a Community Event Center right next door on agricultural land? A Community Event Center will ruin the serenity that is still much loved out here. It will bring people and where there are more people, there is more crime. There is also more noise and disturbance, more traffic, loss of privacy and later on, I will be looking at a commercial building in my backyard. It will be sitting up on a slight hill to the left of my pasture. Also, the roads we have out here will not hold up to the extra traffic that it will bring in.'

Jim Whitson, Chairman, asked if any one else would like to speak and for any further comments from the Commission. Hearing no further opposition or comments, the hearing was called closed and roll was called to vote on Item # 1.

DECISION OF THE PLANNING & ZONING COMMISSION

Shirley Day: "Opposed – For the reasons listed."

Rodney Fry: "Opposed – Too much traffic."

Pat McLearn: "No – There are already two existing Community Centers, one in Dearborn and Faucett right in the middle of each town with good highway access to both. Not only that, they charge \$200.00 to \$225.00 a night. I am not quite sure that this is going to be a viable operation when you have that kind of competition. Then we have the problem of a 100 plus cars potentially for each event."

Alfred Purcell: "Before I give you my vote, I do believe in free enterprise and the reason I asked the questions, how many days, what's the revenue implication to the County, frankly, I don't believe we can continue to attract and retain our youth in our County if we have an outflow of youth and so we do need economic development, granted, we also need to protect our rural areas, but I also agree there are other event centers that would suffice in the area. For that reason, I would oppose this, not because of the free enterprise."

Johnaphine Fenton: "Opposed – That is agricultural and there is a part of the ground there that is farmable and it's my opinion you need to have better access roads."

Rosan Bowers: "Opposed – The reasons listed."

Wayne Dale Barnett: "Abstain."

Fred Corkins: "Opposed – Because of the neighbors."

Scotty Paul Sharp: "Opposed – Due to the opposition."

Glen Frakes: "No – Not compatible with the surrounding area."

Jim Whitson: "No – Not compatible."

Jim Whitson, Chairman, announced the Item did not pass, but could be appealed to the Board of Zoning Adjustment Board since this is a Conditional Use. It would go to the Zoning Adjustment Board for their consideration and to contact Denise for further information if they decided to appeal.

Item # 2 – Discussion and recommendation to the County Commission of a Wind Energy Conversion Systems Regulations booklet.

REPRESENTATION OF REQUEST

Seth Wright, 4602 N Lakewood Drive, St. Joseph, MO 64506: “The reason we are here tonight, I am an attorney and I represent NextEra Energy Resources who is investigating the possibility of putting a project here in Buchanan County and I have with me tonight from the Company, Jamie Gentile and Danell Herzig. If so permitted, they can come up and introduce themselves here in just a couple of minutes. We are here because I saw in the newspaper that this was on the Agenda. We wanted to make sure that we were here from the beginning and that we are here to work with you to try to come up with an ordinance that is fair and reasonable and would protect all of the residents of Buchanan County, being those that would like to see a project and have potential wind turbines on their properties and those people who would not like to participate as well, and to make sure everybody has participated with a fair and reasonable ordinance. We have had an opportunity to look at the ordinance and I would consider it, I don’t know if this would be the proper term, but I guess a draft, if that is what you are intending that to be tonight. From what I understand, maybe Denise is the one who helped put this together, maybe, so Denise, I will commend you, because this is probably not something you do a lot is working on ordinances for wind energy, so I will commend you that you have done a good job of pulling this together and making a good first draft, but we do have some concerns that there are some provisions in here that would be prohibitive to a project being built. So, tonight we are here to discuss, I guess, with you and have a discussion how you would like to proceed moving forward so we can have a discussion about those concerns, if you would like to do it tonight, if you would like us to come back at a later date. We are open to suggestions, if I can offer a suggestion maybe, it would be that we could maybe work with Mr. Gaddie, and I have had just a brief conversation with him, as your Counsel, so that we can provide some information to him, express our concerns to him, work with him and then he could do his job and come back and make those pre-representations or whatever back to you based upon that information if that makes sense, but I am here just to have a discussion with you as to how you would like to proceed.”

Jim Whitson: Chairman: “That to me would make more sense than anything, for you to get together with Chad and Denise, come back and we will discuss it. We will have to have two (2) public hearings at that time. I would say to start with, you need to get together with Chad and Denise, work something out, bring it to us and then we will go from there. We kind of need something to work off of.”

Pat McLear: Board Member: “I got a question for him. If I am going to receive this, I would of liked to have a WEC graph of wind flow in Buchanan County which tells me which part of the Counties have how much energy carried by wind. In other words, does the whole County read fifteen (15) miles an hour? Does it explain? Does it reach much less than that? Where are those areas that are in the County that are going to have enough wind energy to actually make something like this even feasible? That’s one thing. The other thing, assuming this happens, I would like to know where the energy is going to go once it is generated. Is it going to be to the local economy? Is it going to be outside the State of Missouri? Where is this going to go and at what cost? There are a number of things that really bother me. One of them is that I am afraid a lot of these wind energy companies are attracted to this area, not area, I meant economic endeavor, because of the Federal subsidy. Without the Federal subsidy they can’t fly on their own. I mean that is a fact. So, that means they are going to be around as long as there is a Federal subsidy. Now, if you go back here to page 12, # 6, I like the way this is written up, so that in case the wind field is abandoned, supposedly the County taxpayers don’t get stuck with the bill, but if a wind field is abandoned and the shell corporation declares bankruptcy, who’s going to pay for this? Somebody is going to have to pay for it. We use the word owner in here. The word owner is very loosely used. I don’t know whether we are talking about the corporation that is sponsoring this, I don’t know whether we are talking about the landowner. But, I don’t want the taxpayer’s paying to remove this stuff. If in fact they declare

bankruptcy then the landowner should get stuck with the bill, not the County taxpayers. Those are the issues I think need to be addressed.”

Seth Wright: “Let me address them the best that I can and then I am going to let them address it more specifically.”

Alfred Purcell: Board Member: “Mr. Chairman, you had made a recommendation in terms of having representation to talk with Counsel, although I think you introduced yourself with a different title with Mr. Gaddie. My contemporary has already identified a couple of areas. I would recommend we at least voice some of our concerns before they go and have a discussion. If we don’t, we are going to be back with the same concerns.”

Jim Whitson: Chairman: “That is what Mr. McLear is doing, voicing his concern about who is going to tear it down.”

Alfred Purcell: Board Member: “I would like to add before you start answering our questions, I would like to build on the question here. You talk about financial security in the form of a bond, a letter of credit. A, I would like to know specifically what that is. Is it a bond, is it a secured bond, what kind of financial security is it in doing that. I would like the answer to several questions. One is, you talk about Conditional Use, you talk about the landowner and this moves with the land. I am kind of curious if you can sell this to a third party. In here, it says you can’t, although cell phone towers are a dime a dozen. You sell them off. I am really curious of what prohibits that in terms of a family wishing to sell that. I also have a question in terms of, you talk about one (1) acre for the small puppies, you talk about five (5) acres for the second, the 120’ deal, I really have a question about the setback in terms of the adjoining properties. I really have a big question about that. And, then on the fourth one, it’s not necessarily just the wind, but does FP&L, or the for profit entity of Florida Power and Light, do they have an idea already identified, an area identified or are we just flapping our gums because you guys have already figured out where you want to go?”

Seth Wright: “They are the best ones to answer this, but let me address some of them. So, your first question essentially is what’s the wind speed when feasible?”

Pat McLear: Board Member: “There’s got to be a graph somewhere.”

Seth Wright: “They do studies. They wouldn’t be looking at putting a project here if it wasn’t feasible to do.”

Pat McLear, Board Member, asked again to see a wind graph. Mr. Wright replied they could address that.

Seth Wright: “The other issue you talked about was the abandonment issue and so typically you would have a decommissioning agreement that would have the bond and all that, that would require that to make sure. You are right. The taxpayer’s need to be protected in that instance and, so to make sure that this doesn’t occur down the road that these need to be torn down for whatever reason and the company no longer exists, that everybody is protected and the burden is not on the County. But, I think that what you will find when they come and talk to you, is that you are dealing with the number one company here in the United States that deals with alternative energy, wind and solar. So, these are the experts in it. I think you will find that. These are the kinds of questions we need to know because, I understand, because these are the kinds of questions you all will be asked by the public about this stuff, and you need to know the answers. What I would suggest is, not just tonight, but whatever questions you have, if you can submit those to Chad and he will get them to us, we will get you answers to those questions and then we can come back and we can have another discussion or do whatever you guys, however you would like to handle it, we will do it at your pleasure. They are better to speak about this, so I am going to let them come up now, introduce themselves, and address some of these issues and then we can go from there.”

Danell Herzig, 700 Universe Blvd., Juno Beach, FL, 33408: “I am the project director for NextEra Energy, responsible for wind, solar, battery stored development in the State of Missouri. The first thing I want to make very clear is this is not our document. There were a couple of questions were posed to us. We did not create this document, in fact there are issues and concerns we have with it, which is why we are here and glad we want to make sure we are part of the conversation that we are having here and kind of address the (inaudible). I would be more than happy to provide a heat map of the County, which is based on extensive meteorological data that will show you it is really mostly the northeast corner of the County is really where you have your best wind resource. It is important to know why this is attractive to us. One of the challenges with developing a wind project is getting the power on the grid and this also will hopefully address your question where does the power go. The power goes into the State of Missouri, into the grid right here and in our project that’s in Dekalb County, KCP & L is our customer. This is a project we are actively marketing to Ameren, Empire District, to KCP & L. There is a number of commercial industrial customers that have expressed interest that are in this State, Proctor and Gamble being one of them, Smithville being one of them. Happy to provide that heat map, but really it is your northeast corner and we have a very (inaudible) position to put the power on the grid and the Clean Air Commission would be over in Dekalb County, so the proximity with the wind resource you have here is very attractive. The other point I want to make, when you talk about show me exactly where we are going to build the project, it’s nearly impossible this early in the game, because we don’t have any (inaudible) to donate. So, people can say yes and people can say no. We may know where we want to go, but until landowners sign up and we get all of our studies done, there are extensive setbacks that we have to comply with, not just what you are looking at in there. There are environmental setbacks, etcetera. There are a million of them, so until we get access to the land and begin all those studies, it’s nearly impossible to tell you where we would be able to build the project. Do you have a question or is there anything I missed?”

Alfred Purcell: Board Member: “We were looking at the space of one (1) acre for the small and five (5) acres and also if it would fall down and stuff like that. The conversations I had with folks over in the Dekalb area, and I don’t understand this, but I would like to better understand what the adjoining properties, what impact this has on adjoining properties and what the setback is on that particular property. I have heard those concerns voiced, not the noise but the property. I would just like to have that addressed.”

Jamie Gentile, Project Engineer, 700 Universe Blvd., Juno Beach, FL, 33408: “The reason we are here tonight is we absolutely want to work with the County to come up with language as Seth mentioned, as Danell mentioned. It’s a balance that works with those issues and does that exactly. My role is I am actually a former Planning and Zoning Administrator. My expertise is actually in policy and writing the code and working with the local communities. When we got this document from Mr. Wright we just took a look at it. We had some concerns as well. We look forward to working with you in getting those comments and being able to respond to that and we really kind of hope this is not the last time we meet, but the first time of many conversations that we are going to have over the course of however many months that this takes. But, again very early stage, very early on, we really just want to be here tonight to observe your discussion and to participate in it and let you know that we are here and interested in your County and very interested in the area. We have an existing asset. We do have some things that we would be more than happy to share about that experience with you all. Again, we appreciate your time tonight and if there is anything else, we will be here to answer those questions.”

Jim Whitson: Chairman: “Well, I would say the previous statement. Why don’t you get together with Mr. Gaddie, you guys work something out, bring it to us at one meeting. We will kind of go over it, at that point we will set a Public Hearing and we will go from there. That’s normally the way we handle it.”

Mr. Whitson, Chairman then asked for any further comments or questions.

Bob Evans, 11403 SE 40 Road, St. Joseph, MO, 64507: “I’ve got farmland in the southern part of the County, SE 40 Road, north of Willowbrook, right along the interstate, in between SE 40 and A Highway. Also, I’ve got ground out in Dekalb County. We do some farming. My expertise through the years is been in energy.

I've got almost 40 years experience in energy, electric, utilities and rural electric coops. I've worked for the Department of Energy. I have written and published some articles on energy. I set the first (inaudible) tower in Dekalb County before Carnahan built the wind farm out there, recorded data for a couple of years, sent out letters and lo and behold, this Company, and I think very highly of these people, contacted me. We arranged to meet and I took them to the County courthouses and got their plat maps and all that kind of stuff. They are a fine group of people. Actually, the wind farms out there were designed in 2008 to be built. KCP & L wouldn't buy the power at that point in time, so to speak, and when they built the new transmission line, the 345 out there, it made it a lot more feasible from both sides. I can't express enough my concern for renewable energy as we go forward. Basically, coal fired power plants are the number one carbon polluter in the country and anything you can do to reduce that...I have been involved in geo-thermal energy for the last twenty years through utilities in Missouri and Oklahoma. We've got to do something. Climate change is happening. I like some of our Presidents policy, but his views on climate change is not one of them. We have set world records for temperatures, for like the last 17 years, and the world is warming, the earth is warming. People say it wasn't that hot. Well, the truth is, it is physics. Warm goes to cool, so you've got this warm atmosphere and the ocean is absorbing that and it is raising the oceans temperatures. It's having an effect on El Nino and El Nina, that's what is causing all these screwy weather conditions, intensifies the hurricanes and we've got to address that. With coal fired power plants, your only option is to capture that carbon and that means what they have studied is to take all the flue gases coming off of the stacks, capture those gases and put them in a pipeline and transfer them someplace, drill them down into the earth. If you think your utility bills are high now, wait until you have to pay for something like that. I could talk to you for hours about energy and this project in particular, but I know you have heard some comments out east. I was there from the beginning and there are concerns, but what these people do is address those concerns. I just want to let you know, I am 110% in favor of Buchanan County participating in that, plus a lot of the farmers out there, the additional revenue that they would pick up from that turbine or whatever can help you make it through a lot of hard years."

Pat McLear: Board Member: "Since you brought that up, you have the initial payment, right? This is the story I heard. You have the initial payment and terms in complying with the wind energy facility, which is a considerable amount of money, but what do you make per year after that, what percent?"

Bob Evans: "I am going to let them address that. But, as they get options on land there is an initial payment. It's not a lot of money, but it gives them the option on that, but then they get yearly payments and one thing I can't emphasize enough is that like Danell mentioned, this is not eminent domain. They will only go places they want them. When you hear about the Grain Belt Express, your clean energy or whatever, they want to be classified as a Missouri utility so they can use eminent domain and a lot of the transmission facilities, I think, will be a one payment deal which would be a large amount. That's kind of the way they operate."

Danell Herzig: "The wind allotment for the State of Missouri for wind leases, the upfront payment is very small. It's \$1,000.00 a year during option term while we decide the feasibility of building the project. Once it is built, you get paid based on facilities, so it is \$4,000.00 per megawatt per year increasing at 2% annually. We would with this project probably be looking at 2.8 megawatt machines which would be \$11, 200.00 a year increasing at 2% per turbine."

Mr. McLear, Board Member, replied those weren't the figures he had heard, but that could wait for another time. Danell Herzig remarked she was very well versed in that area.

Seth Wright: "I am going to take my attorney hat off and put on my School Board hat. I am the President of the School Board and if you live around here you know the struggle the School District has had in recent years. This has the potential for revenue for not only this School District, but I think also for the Mid-Buchanan School District, so I would urge you that this is something that could be very important for this community. You talk about keeping our youth here, Mr. Purcell, I agree with that 100%. The economic development, doing everything we need to do, I am very passionate about that and as I have pledged to this community, I am

looking at every opportunity to try to bring revenue into this School District and this is another option, so I just implore you to give us a fair chance, take a look at it and let's come up with a fair and reasonable ordinance that can protect everybody. Thank you."

Item # 3 – Review and discussion of the Comprehensive Plan suggestions and comments with Linda Laderoute of Mo-Kan Regional Council.

Linda Laderoute: Mo-Kan Regional Council, 224 N 7th St., St. Joseph, MO, 64501: "I want to say the plan is probably about 80% complete. I appreciate those who responded and gave me some feedback, but I still need more guidance. I need policy guidance, so I have a proposal. I need a champion who is going to help carry through the policy part of this, particularly in economic development in some of the other areas where policy needs to be right in the plan. I really need to represent that and I don't have enough experience with you all to know. So, what I am proposing is, if we could set up a committee of three people, one from Planning and Zoning, one Commissioner and one from the Mo-Kan Board that would be able to go through and review the plan as it is set up now, particularly focusing on refreshing the strategies. The goals are really strong for the 1996 Plan. Those haven't changed. The objectives are pretty much the same. They are really solid and well thought out and they have served the County well. We have kept things very, very even. We have maintained the rural character, we have maintained the agriculture nature of the County and I think it is important to reflect in the Plan what that balance is. I don't know, maybe we need another section on renewable energy. I have to bring this up because I have talked about a Plan with the County to maybe increasing industrial land. Is that something that has been...?"

Jim Whitson: Chairman: "I think it is always around the fringes of the City, especially east. We are kind of locked into the east because to the north you've got Andrew County, of course you've got the river on the west, you've got Kansas City to the south, so east is about the only feasible way to go."

Linda Laderoute: "I do have another question. It is my understanding that East Town was just in the County, but it is actually in the City of St. Joseph?"

Discussion was then held regarding East Town. It was determined it was annexed into the City of St. Joseph, but originally was in the County.

Linda Laderoute: "What I would really hope to do is if I could meet with the Committee just to go over where we are now, go through the strategies, come up with some proposals, update it, meet one more time and review it and have it to you by the next meeting. I want to get this puppy delivered. It is so close. There are just some holes I can't fill without more information."

Jim Whitson, Chairman, asked if anyone on the Commission would like to serve on the Committee. Mr. Whitson then volunteered to serve on the Committee.

Alfred Purcell: Board Member: "This is my first meeting, so I don't want to act like I am sitting here and being a know- it- all. I do have a lot of questions regarding this Plan. First of all, there is conflict even in the Plan. We talk about industrial development, but at the same time we say our mission is to keep the County pristine."

Linda Laderoute: "In the Plan we talk about economic development."

Alfred Purcell: Board Member: "I understand that, but that's not what the mission says. The mission doesn't even get after that. I am really interested in a number of things; (1) What do other Counties do like ours? What have they done? Have they done it already and have we studied them? What about not only Missouri, but what about Kansas, Nebraska, Iowa? What have they done? Have they done anything? What about the surrounding

States that have rural areas? What's the population of youth in our area, such as in the County? How do we retain the rural environment and attract businesses? Do we have a plan that says this is a commercial area or an industrial area that could be developed? On one hand, we talk about, well let's only do something that is close to an area that's been populated. I don't want to say the baby is ugly, but..."

Linda Laderoute: "Nobody has seen the baby yet at all. No, what this is are the 1996 Plan. This is the part that I am trying to improve on. If you want to be on this Committee, it would be wonderful, because there are a lot of things that need to be changed. I came in late on the game with this. I sort of inherited the ugly baby and I just need help to finish it. I would be glad to show you the plan, where it is now. It's totally different. It has a different format, but the structure of that part of the goals, the objectives and the strategies, they are just not something that I can manufacture in my head for you. The heart of it has to come from the Commissioners and from the Planning and Zoning, because what it should be, what I want it to be, my vision of this plan, it will be the backbone for all your decision making. So, if something comes up and you have to make something controversial and if your Plan says this is what our goals are and this is the objective and this is not fitting in with these goals and objectives, like you did tonight. You looked at this and said no, this is incompatible land use. That was just something you could do on the spot, but there might be things that take more investigation, and if you have this Plan as a tool, then it would just give you an anchor. It would give you a place where you have stated what it is that you have planned for the County. That's what planning is all about. It's about giving you a road map of where you want to go. In this case, in Buchanan County, where do you want to stay and that's perfectly legitimate. I have said my piece. Does anyone have any questions?"

Pat McLear: Board Member: "I don't want to seem like I am anti-developer because I am not. The bad part of being a member of this Board, you always remember the bad presentation and you never remember most of your good ones. We have had a multitude of real good developers come through here but, of course, the last one was not. It was not a satisfactory presentation. The Zoning Board turned it down, but the Buchanan County Commission approved it over our vote of 'no'. What was missing in this proposal is that we approved a subdivision that did not have any access roads that were identified as roads under the State of Missouri regulations. I went out and I measured every one of those roads in different places, the feeders into and out of that subdivision, and they were as narrow as 14.6 feet. What I am complaining about, if that subdivision flies, the Buchanan County taxpayers are going to get stuck for rebuilding that road. That's absolutely immoral and wrong. That's where the impact fee concept apparently comes in. I am not very well versed in it, maybe you are. But, I don't think the taxpayers should have to follow behind the developer and pick up behind the developer at great expense to the general public. I would kind of like to have that addressed in here somewhere."

Jim Whitson: Chairman: "We've got rules and regulations on roads." Mr. McLear expressed they were not followed.

Jim Whitson: Chairman: "The roads have to be up to the County standards is what we are using right now." Mr. McLear responded he did not think 14.6 feet quite cut it.

Jim Whitson: Chairman: "That goes onto all subdivisions on the side in the codicil before it is ever signed. All the deed and restrictions have to be in there as far as easements, what kind of roads they use, even if you are able to park cars on the street. All that is in the Zoning Order already."

Al Purcell, Board Member, then spoke about ULI, the Urban Land Institute and suggested that it was a possible resource and asset that could be used to help us. They look at the best utilization of land and they are not for profit.

Linda Laderoute: "I would appreciate any input from anywhere. We don't have a cast of thousands. We have me and you and the Commissioners. If I can get all the update on the strategies, the plan will come together."

Some of the stuff was done earlier by a predecessor at Mo-Kan. I assembled some of that into the appendix. The way planning is done now, is that we want the planning up front, short, sweet, graphic and understandable. That's what I am aiming for. We've got all the background material, but it is now the appendix. If you want to see where we are going, what the planning card is, that's up in front. The summary, which is a separate document, if you want to see what are our goals, strategies and objectives, you've got a nice little compact 15 page version. The plan itself right now is about 57 pages, but it is still work in progress. If I can get this Committee going, it's not going to take a lot of time if those folks can help me with the strategies. The strategies have to be measurable and they have to have some reality. I am really working hard to give you something different."

Jim Whitson, Chairman, responded they would get somebody on the Committee and talk to Denise and she would pass that along to Linda. Jim Whitson and Alfred Purcell volunteered to be on the Committee. He mentioned using Missouri Western students and Northwest students as well.

With no further business, the meeting was dismissed at 8:00 p.m.

Denise K. Embrey
Director of Planning + Zoning