

1
2 MINUTES OF THE BUCHANAN COUNTY
3 PLANNING & ZONING COMMISSION
4 FEBRUARY 21, 2024

5 The meeting was called to order by Chairman Alfred
6 Purcell at 7:00 p.m. in the Thomas J. Mann III Room,
7 #223. This room is located on the 2nd floor of the
8 Buchanan County Courthouse, 411 Jules Street, St.
9 Joseph, Missouri 64501.

10 Board members Fred Corkins, Glen Frakes, Mike
11 Korte, Rodney Fry, Pat McLear, Cody Cornelius, Wayne
12 Barnett, Shirley Day, and Al Purcell were present for
13 roll call and a quorum was present.

14 Also present were Presiding Commissioner Scott
15 Nelson, Commissioner Ron Hook, County Attorney Joshua
16 Bachman, Planning & Zoning Compliance Officer Ryan
17 Pummell, and Planning & Zoning Specialist, Kristy
18 Theas.

19 **AGENDA**

20 **ELECTION** of officers for the 2024 Board

21 **ITEM #1:** A request by Joy Budine, Joy of Learning
22 Center, 10790 Southeast Walkup Road, Agency, MO 64401,
23 to obtain a Conditional Use Permit to construct a "log
24 cabin" 700 square foot structure to operate an early
25 learning childcare center on a 42.18 m/l acre parcel,
all located in Section 36, Township 56, Range 34.

ITEM #2: A request by Thalia Insko, Sew Enchanting
Equine Quilt Shop, 11210 Southeast State Route H,
Agency, MO 64401, to obtain a Conditional Use Permit to
continue her quilting business with classes and sales
on a 4.81 m/l acre parcel, all located in Section 1,
Township 55, Range 34.

ITEM #3: A request by Vernon & Sharon Tobey,
Tobeyland, 5181 Southeast State Route H, Agency, MO
64401, to obtain a Conditional Use Permit to continue
Airbnb operation with 3 cabins on a 6 m/l acre parcel,
all located in Section 25, Township 56, Range 35.

ITEM #4: Review Solar Ordinance and application for
Buchanan County.

1 P R O C E E D I N G S
2 (The meeting was called to order.)

3 CHAIRMAN PURCELL: Good evening. We'll call
4 the meeting to order, and welcome to everyone, and I
5 should say this is the first time that we've seen each
6 other this year, so Happy New Year to everyone --
7 although it is February -- but Happy New Year, and you
8 can't ask for better weather; right? It's terrific
9 weather. So thank you all for your interest and for
10 coming.

11 So we'll call the meeting to order, and if
12 you'll do the roll call.

13 MS. THEAS: Fred Corkins?

14 MR. CORKINS: Here.

15 MS. THEAS: Scotty Sharp?

16 (No response.)

17 MS. THEAS: Glen Frakes?

18 MR. FRAKES: Here.

19 MS. THEAS: Mike Korte?

20 MR. KORTE: Here.

21 MS. THEAS: Rodney Fry?

22 MR. FRY: Here.

23 MS. THEAS: Pat McLear?

24 MR. McLEAR: Present.

25 MS. THEAS: Cody Cornelius?

MS. CORNELIUS: Here.

MS. THEAS: Wayne Barnett?

MR. BARNETT: Here.

MS. THEAS: Shirley Day?

MS. DAY: Here.

MS. THEAS: Al Purcell?

CHAIRMAN PURCELL: Here. Everyone has
received the minutes from our last meeting, and so I'll
entertain a motion to approve the minutes.

MS. DAY: So moved.

CHAIRMAN PURCELL: Second?

MR. KORTE: Second.

CHAIRMAN PURCELL: Those wanting to approve
the minutes, say aye.

(Unanimous aye.)

CHAIRMAN PURCELL: Those opposed?

(No response.)

CHAIRMAN PURCELL: Hearing none, the minutes
from our December 13th meeting has been approved.

Kristy, would you please read into the record
what we'll be covering this evening?

MS. THEAS: Yes. The first thing that we will
be covering is the Planning & Zoning Board will be
electing their new officers for the 2024 board, which

1 will be the chairman, vice chairman and secretary.
2 Item No. 1 will be a request by Joy Budine --
3 MS. BUDINE: Budine.

4 MS. THEAS: -- of Joy Learning Center, at
5 1070 -- or 17 -- 10790 Southeast Walkup Road in Agency
6 to obtain a conditional use permit to construct a log
7 cabin, 700 square foot structure, to operate an early
8 learning child care center on a 42.18, more or less,
9 acre parcel, all located in Section 36, Township 56,
10 Range 34.

11 Item No. 2 will be a request by Thalia Insko
12 from Sew Enchanting Unique (sic) Quilt Shop at 11210
13 Southeast State Route H in Agency, to obtain a
14 conditional use permit to continue her quilting
15 business with classes and sales on a 4.81, more or
16 less, acre parcel, all located in Section 1, Township
17 55, Range 34.

18 Item No. 3, a request by Vernon and Sharon
19 Tobey, 5181 Southeast State Route H in Agency, to
20 obtain a conditional use permit to continue their
21 Airbnb operation with three tiny homes on a 6, more or
22 less, acre parcel, all located in Section 25, Township
23 56, Range 35.

24 And Item No. 4 is to review or discuss our
25 draft for our Utility-Scale Solar Energy Systems.

CHAIRMAN PURCELL: Okay. Thank you.

1 The first order of the day is to -- as Kristy
2 read -- is to elect our new officers for 2024, the
3 chairman, vice chairman and secretary; and so our
4 current chair, I serve as the current chair, and the
5 vice chair is sitting next to me and, Pat, I believe
6 that you are our secretary.

7 And so I will throw that open to the board,
8 and what's the board's pleasure?

9 MR. FRAKES: Leave it the way it is.

10 CHAIRMAN PURCELL: So would you -- Glen, would
11 you like to make a motion?

12 MR. FRAKES: I make a motion to leave it
13 alone.

14 MR. BARNETT: It's great just the way it is.

15 CHAIRMAN PURCELL: So make a motion that the
16 current officers remain the same, is that --

17 MR. FRAKES: That's it.

18 CHAIRMAN PURCELL: Josh, is that -- is that a
19 legal motion?

20 MR. BACHMAN: Well, so basically we have a
21 nomination to -- of the current -- current officers.

22 CHAIRMAN PURCELL: So, Glen, would you --
23 would you rephrase that, then?

24 MR. FRAKES: What? I didn't quite understand

1 what he was --
2 MR. BACHMAN: Oh, well, you're nominating the
3 same individuals to continue in their roles; is that
4 correct? Is that your nomination?
5 MR. FRAKES: That's my nomination.
6 MR. BACHMAN: Okay.
7 CHAIRMAN PURCELL: Is there a second to that
8 nomination?
9 MR. KORTE: I second that.
10 CHAIRMAN PURCELL: So there's been a first and
11 there's been a second to that nomination, and those
12 that support that recommendation, say aye.
13 (Unanimous aye.)
14 CHAIRMAN PURCELL: Those opposed?
15 (No response.)
16 CHAIRMAN PURCELL: I guess I should say yes.
17 So, yes, I am for me. So I'm outvoted. So then the
18 motion's carried. So we will move forward in 2024 with
19 the officers as so stated. So thank you.
20 Item No. 1. Who is here representing Item No.
21 1?
22 MS. BUDINE: I'm Joy Budine.
23 CHAIRMAN PURCELL: Please, would you be kind
24 enough to come front and center?
25 MS. BUDINE: Absolutely.
CHAIRMAN PURCELL: And if you would introduce
yourself and also your current address.
MS. BUDINE: My name is Joy Budine, and my
address is 10790 Walkup Road, Agency, Missouri.
CHAIRMAN PURCELL: Thank you.
MS. BUDINE: So I am here to ask the zoning
board to allow me to place an accessory building on our
farm. It will be right to the south of our house, if
it's approved.
It's a passion of mine educating young
children. I'm going to retire from public school
education after 32 years, and this has been a dream of
mine to open a nature-based farming-type school, and I
would like to ask the board to approve an accessory
building that we can put on our farm to house the
business in.
CHAIRMAN PURCELL: Questions of the board?
MR. FRAKES: What size is the building?
MS. BUDINE: It will be about 700 square feet.
MS. DAY: Capacity. What would be your
student capacity?
MS. BUDINE: I will be -- I will plan to be
licensed for up to 20 children, and that can be from a
three-year-old to a five-year-old. I originally
started with just, I wanted to get licensed for just

1 10, but I kind of put feelers out for the interest, and
2 I was a little overwhelming with the response that I
3 got. I have the potential to service about 17 families
4 already, even before I've officially set a registration
5 for it, so.
6 MR. BARNETT: How many employees will you
7 have?
8 MS. BUDINE: Probably three. I will have
9 someone who will be doing the cleaning for me, and I
10 also need an assistant teacher, if I have 20 students,
11 because it's one to 10. The ratio of that age for
12 children is one to 10.
13 MR. BARNETT: One to 10?
14 MS. BUDINE: Mm-hmm.
15 MR. BARNETT: And that's preschool teachers?
16 MS. BUDINE: That's preschool.
17 MR. BARNETT: And you're opening a preschool?
18 MS. BUDINE: Mm-hmm. So, yeah.
19 MR. KORTE: Question.
20 MS. BUDINE: Yeah.
21 MR. KORTE: Will there be a restroom in the
22 facility?
23 MS. BUDINE: Yes, there will be.
24 MS. DAY: One, two, three? How many restrooms
25 are you looking at?
26 MS. BUDINE: One restroom, and you do not have
27 to have a staff restroom unless you have over 50
28 students in your center so --
29 MS. DAY: Okay.
30 MS. BUDINE: -- I will just need one, and then
31 a sink, of course, so.
32 MR. BARNETT: So will you provide lunch?
33 MS. BUDINE: I will provide lunch. I will
34 give the families the option to have their child bring
35 their lunch or I will provide a menu by the licensing
36 standards.
37 MS. DAY: And where's the kitchen?
38 MS. BUDINE: The kitchen will be housed in the
39 building itself. You do not have to have a separate
40 area or a -- just a simple stove, like a household
41 stove with an oven. You don't have to have -- there
42 are no extra requirements for that.
43 MS. DAY: And it doesn't have to meet certain
44 standards or requirements by the Food and Drug
45 Administration?
46 MS. BUDINE: It does, yes.
47 MS. DAY: Okay.
48 MS. BUDINE: Sanitation, you have to be
49 approved by sanitation. You have to be approved by a
50 fire marshal. You have to have a simple two-station

1 pull system. This is all encompassed in one room, and
2 it will also have a smoke detector over the panel of
the fire system. That's all part of licensing.

MS. DAY: Okay.

3 MS. BUDINE: I'm familiar with licensing
because I taught in a licensed facility for seven years
4 at East Buchanan with Pups and Pawprints Preschool.

MS. DAY: Mm-hmm.

5 MS. BUDINE: And so I'm very familiar with the
requirements that licensing has.

6 MS. DAY: Okay. Thank you.

MS. BUDINE: You're welcome.

7 MR. BARNETT: Is -- I notice it's 14 x 50. Is
that big enough really?

8 MS. BUDINE: I'm thinking that it might be a
little bit smaller than what I'm actually going to
9 need. Licensing, licensing states that if you have 20
students, they require a certain amount of space, not
10 counting, like, a utility room or the bathroom, so I
need to consult with licensing. I may need to have 750
11 to meet that requirement, but I need to -- like I said,
I need to meet with licensing to make that a solid plan
12 before I actually go to a builder.

13 MR. BARNETT: It's like a shed. Ain't gonna
be too big.

14 MS. BUDINE: Well, it is like a shed, but
the -- this -- I don't know if anyone's familiar with
the Black Oak Bakery, with Penny Ryan's Black Oak
15 Bakery. It's very -- I would like for it to be very
similar to her building, only just a little bit more of
16 a square than a rectangle, but they actually build --
Midwest Farms actually builds that on site.

17 MR. CORKINS: The only concern I've heard from
anyone of our neighbors is traffic on Walkup Road. I
18 think it would be good if you -- if this passes -- to
suggest that people take the blacktop and not cut
19 through Walkup if they're coming from Gower.

20 MS. BUDINE: Absolutely. I would agree with
that, too. It's not safe, that intersection is not
safe.

21 MR. CORKINS: No.

MS. BUDINE: On H.

22 MR. CORKINS: And it's -- it's a narrow road.

23 MS. BUDINE: And we are only an 8th of a
mile-ish --

MR. CORKINS: Or less.

24 MS. BUDINE: -- or less from E Highway. So if
they take H to E and then take that to Walkup Road,
25 that would be -- that would be what I would recommend
to my families.

1 MR. CORKINS: Okay.
2 MR. CORNELIUS: For safety reasons, will it be
3 single entry with keypads and all that stuff, just for
4 making sure --
5 MS. BUDINE: Yes.
6 MR. CORNELIUS: -- little three-year-olds. And
7 then you said you'll have, like, a gated area in the
8 back?
9 MS. BUDINE: Yes.
10 MR. CORNELIUS: That'll just be like the door
11 will go into the gated area?
12 MS. BUDINE: Yes.
13 MR. CORNELIUS: Okay.
14 MS. BUDINE: Yes, the back door will go into
15 the fenced gated area where the children will play;
16 we'll have a play yard there. And then I'm talking
17 with insurance, too, about, like parents can sign a
18 release so we can walk around on the farm, too. We've
19 got some calves that they -- you know, there's
20 different experiences like a pumpkin patch.
21 CHAIRMAN PURCELL: Any other questions of the
22 board?
23 (No response.)
24 CHAIRMAN PURCELL: Is there anyone here in
25 opposition to this request?
26 (No response.)
27 CHAIRMAN PURCELL: Hearing none, we'll call
28 for a vote. Please.
29 MS. THEAS: Fred Corkins?
30 MR. CORKINS: Yes, good for the community.
31 MS. THEAS? Scott -- Oh, I'm sorry. Glen
32 Frakes?
33 MR. FRAKES: Yes, best use.
34 MS. THEAS: Mike Korte?
35 MR. KORTE: Yes, compatible.
36 MS. THEAS: Rodney Fry?
37 MR. FRY: Yes, best use.
38 MS. THEAS: Pat McLear?
39 MR. McLEAR: Yes, compatible.
40 MS. THEAS: Cody Cornelius?
41 MR. CORNELIUS: Yes, best use.
42 MS. THEAS: Wayne Barnett?
43 MR. BARNETT: Yes, well needed.
44 MS. THEAS: Shirley Day?
45 MS. DAY: Yes, needed.
46 MS. THEAS: And Al Purcell?
47 CHAIRMAN PURCELL: Yes, double. Thank you.
48 It's approved.
49 MS. BUDINE: Thank you. Appreciate it.
50 CHAIRMAN PURCELL: Next up on the agenda is

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Item No. 2.
MS. INSCO: Probably the Insko upgrade.
MS. THEAS: Yeah.
CHAIRMAN PURCELL: Please. State your name and your current address.
MS. INSCO: Thalia Insko, 11210 Southeast State Route H in Agency, Missouri 64401.
Thank you all for having me tonight. Again, my name is Thalia Insko.
I am a retired military member and a Service Disabled Veteran owner of the small business Sew Enchanting Equine. I do long awnings, which is where you put three pieces of material, make them one, and it turns it into a quilt. So I have a fancy sewing machine, basically. I sew for myself and for others, and I sell quilting supplies in my shop.
I'm here for my conditional use permit, and when I think of my business and the amount of traffic that I have, I am a zero-impact shop owner out at my property.
You would never know that I have a little shop on my property. You can't see the vehicles at my residence. There are no extra traffic on the roads. I mean, there are days I have zero people. There are days I have a few people. This is not a Jiffy Lube, you know, bringing a lot people. It's not a high-traffic area.
I've spent 22 years in the military servicing members. I think that's why God put me here is to help others and do good, and that is what I think I'm doing with this shop.
There was a Clinton County initiative in our area. Clinton County, I know, is not Buchanan County, but it's just three doors up down the road, and they surveyed 420 square miles of residence, and do you know what the No. 1 request was from people? They needed an outlet. They needed somewhere to go to do something creative, to do something positive, and that is what I do with my shop.
I have a sewing room -- get ready 'cause I'm gonna knock your socks off with this next part. I have a sewing room that I offer for free to all of our community members, and they come in and they do so much good deeds for the people of this community.
I also hold classes for young adults and veterans with disabilities. I have partnered with Buchanan County and Clinton County 4-H leaders at the Extension office, and I'm teaching classes for free to these young adults to learn how to quilt. I have volunteered with a local FFA. We have women that come

1 in and make bibs for nursing homes, quilts for nursing
2 homes, hospice care, NICU gowns for babies that don't
3 get to come home because they go back to heaven. NICU
4 blankets. Quilts for animals in the animal shelters,
5 quilts for children to be wrapped up in that have been
6 affected by fires, quilts for children entering the
7 foster care system.

8 I donate quilting of these quilts as well. I
9 donate supplies to quilt guilds, and I'm generating
10 income for other small businesses in the community.
11 When people come in and see me, I refer them to the
12 other local quilt shops and restaurants, which is
13 bringing in more money to the area.

14 I think we are all here to love each other,
15 learn and help others. And I'll tell you what, that's
16 exactly what quilters are doing because all we do is
17 give everything away to other people.

18 So I would appreciate a positive vote, and we
19 can keep doing a positive thing in our community.

20 CHAIRMAN PURCELL: First, thank you for your
21 service.

22 MS. INSCO: Thank you.

23 CHAIRMAN PURCELL: Thank you.

24 MS. INSCO: Thank you.

25 CHAIRMAN PURCELL: We'll open it up to the
board for questions.

MS. DAY: It's always me. So your plan is to
grow your business. Right now nobody knows you're
there. Nobody sees any traffic. Nobody's impacted in
your community.

MS. INSCO: Mm-hmm.

MS. DAY: So if you're planning on growing
your business, then where do you stop? When does it
not impact, or when does it become to impact your
community?

MS. INSCO: Well, I think -- I feel like the
main concern of the board was traffic. That is what
was portrayed to me is traffic.

MS. DAY: Right.

MS. INSCO: And there's not a lot of traffic.
There can -- weeks can go by where I don't have a
single foot traffic come in. I do sales online because
I have a social media presence. I do them over the
phone, and I do them in person. Would I like to grow?
Yes, ma'am, of course I would. Is that going to mean
that instead of maybe having zero cars or two cars a
day, maybe I get five? Absolutely. When people come
in and use my sewing room for free, I may have ten
people, but I'll tell you what, those ladies pack it in
in two vehicles and come to my shop with all their

1 sewing machines and their goods they're going to
2 donate. This is not going to impact this community in
a negative fashion at all. In my opinion.
3 MS. DAY: Okay. Thank you.
4 MS. INSCO: Mm-hmm.
5 MR. CORKINS: How many square feet is the
6 sewing part of the building?
7 MS. INSCO: That's a good question. I gave
8 all that when the assessor came and looked at our
9 space, and I gave him the measurements. Plenty big
10 enough for 10 people, I'll tell you what, because I
11 have the largest desk for people so they're not crammed
12 in there.
13 MS. DAY: This is in an existing building?
14 MS. INSCO: Correct.
15 CHAIRMAN PURCELL: Other questions?
16 MR. CORKINS: Public restrooms in the building
17 or --
18 MS. INSCO: I have one restroom, yes, sir.
19 One toilet and one sink.
20 CHAIRMAN PURCELL: Any other questions?
21 (No response.)
22 CHAIRMAN PURCELL: Hearing none, is there
23 anyone here in opposition to this request?
24 (No response.)
25 CHAIRMAN PURCELL: Hearing none, I'll ask for
a vote, a vote from the board. Please call the roll.
MS. THEAS: Fred Corkins?
MR. CORKINS: Yes, best use.
MS. THEAS: Glen Frakes?
MR. FRAKES: Yes, best use.
MS. THEAS: Mike Korte?
MR. KORTE: Yes, compatible.
MS. THEAS: Rodney Fry?
MR. FRY: Yes, best use.
MS. THEAS: Pat McLearn?
MR. McLEAR: Yes, best use.
MS. THEAS: Cody Cornelius?
MR. CORNELIUS: Yes, best use.
MS. THEAS: Wayne Barnett?
MR. BARNETT: Yes, good use.
MS. THEAS: Shirley Day?
MS. DAY: Yes, best use.
MS. THEAS: Al Purcell?
CHAIRMAN PURCELL: Yes, best use.
You've received approval. Thank you.
MS. INSCO: Thank you.
(Audience applause.)
CHAIRMAN PURCELL: Did you bring all these
folks?

1 MS. INSCO: Yes, sir, I did. These are all
the people doing the good deeds for the community.

2 (Multiple people talking.)

3 CHAIRMAN PURCELL: Next on the agenda -- We
4 have Item 3 on the agenda, and as we set this next item
5 up, I'm going to ask Josh, our counsel, to bring the
6 board up to speed before we have Vernon and Sharon
7 Tobey address the board. So, Josh, if you would, if
8 you would educate the board in terms of the current
9 history, the past history, and what your
10 recommendations to the board are.

11 MR. BACHMAN: Happy to. So Item No. 3 here --
12 and I hope that most, if not all of you, had a chance
13 to review the comments here that were sent out with
14 your packets -- but I will go back over them somewhat
15 briefly.

16 So this next Item No. 3 involves Mr. and Mrs.
17 Tobey. They -- and these are the facts as I understand
18 them -- were issued permits to place what I would
19 describe, based upon our zoning order, as tiny homes on
20 their property back in early 2021.

21 It is -- it is my opinion, based upon our
22 zoning order, that the building permits they were
23 issued should not have been issued, that they should
24 have had a conditional use permit. However, the
25 planning and zoning office, which was Kristy's
predecessor, mistakes happen and the building permits
were issued.

The Tobeyes, as I understand it, were candid
about what they were planning and what they were doing,
and they were issued the building permits and told that
they didn't need to do anything else; they didn't need
to get a conditional use permit. Albeit, it is my
understanding they would have happily gone through the
process that they are now going through now, had they
been told to do that.

Fast forward a couple of years. They have
since put their structures on their property. They
will describe to you what they're doing with them, and
they recently have come to the planning and zoning
office with the desire to add a what I will describe --
and maybe they'll describe it differently -- but what I
would describe as an additional shed to house a washer
and dryer for the guests of these tiny homes that they
lease to. And it is my opinion and my recommendation
to the zoning office that a building permit for that
additional shed not be issued until such time as the
Tobeyes come in front of this board and get a
conditional use permit for those tiny homes, and so --
and so that's where we're at now is they're here to do

1 that.

2 So the question before you is not necessarily
3 the laundry shed, but it is simply making things right
4 with their tiny homes that they have placed on their
5 property. Again, it's my understanding they've dealt
6 in good faith, that this process should have been done
7 a couple of years ago, but it wasn't, and so now
8 they're all here before you.

9 Our zoning order has a number of definitions
10 in it, and I think you probably all have been given the
11 latest revision, but it has a number of definitions in
12 it, including a definition of tiny homes, and that is
13 described in Section 109.96. It is described as: "A
14 tiny home. A structure designed for residential use
15 that is less than 1,000 square feet with wheels or on a
16 foundation."

17 As I'm sure you all know, government is not
18 perfect. Somehow in years past the definition of tiny
19 homes was put into our zoning order, but we also have
20 this thing called the Table of Uses that tells us, you
21 know, different uses, if they are permitted,
22 prohibited, conditional, what have you, in different
23 zoned areas. So we have this definition of tiny home,
24 but tiny home is listed nowhere in our Table of Uses.

25 But the folks that put together our zoning
order back in the day have a remedy for that, and that
is Section 723, which gives you all, the Planning &
Zoning Commission, the authority that wherever a use --
in fact, I'll just flip over to it here -- 723, Uses
Not Listed. "Whenever there is doubt as to the
classification of a use not specifically listed or
mentioned in this order, the determination shall be
made by the Planning & Zoning Commission." So that's
you all.

So here is my recommendation to the board, is
that -- is that you make a determination on tiny homes,
and it would be my recommendation to you that you make
tiny homes a conditional use in all zoning areas. So
if anybody wants to place one of these small homes on
their property, they would have to come in front of you
all, and there would be an opportunity for public
feedback, and you would do what you all do; you would
put conditions on it, what have you.

So that would be my proposal for your first
step is that you say, all right, we've got the
definition of tiny homes, let's go ahead and put it in
the Table of Uses and say that they are a conditional
use in all areas.

If you take that suggestion, then you can move
on to the next step, which is to consider the Tobeyes

1 and their request for a conditional use permit for
2 these tiny homes which they have already constructed --
3 again, in my understanding in good faith -- already
4 constructed on their property, and it would be my
5 recommendation that you approve that conditional use
6 permit based upon information, as I understand it,
7 they'll give you a presentation, and, again, I think --
8 I even listed it out there in the memorandum that was
9 sent out to you in the packets that there might be some
10 suggested conditions that you want to think about
11 discussing with them.

12 CHAIRMAN PURCELL: So, Counsel, with that
13 said, two parts, and so your recommendation to the
14 board is let's weigh in on part one.

15 MR. BACHMAN: Yes.

16 CHAIRMAN PURCELL: On if this were to come
17 before the board in the future, that if this board
18 approves this, it would require a -- not a building
19 permit, but a conditional use permit?

20 MR. BACHMAN: Well, and once you get the
21 conditional use permit, then you can come to Kristy and
22 you get your building permit.

23 MS. THEAS: Yep.

24 CHAIRMAN PURCELL: Yes.

25 MS. THEAS: Yeah.

CHAIRMAN PURCELL: And so with that said, then
I will key it up to the board. I'll entertain a
motion, unless you want to have discussion, what
Counsel is recommending. And so that's if anything
going forward on a tiny home is -- comes before us, it
would require a conditional use permit approved by this
board before a building permit is required. So that's
what's in front of us.

MS. DAY: So moved.

CHAIRMAN PURCELL: So moved. And so is there
a second?

I'm not making the motion. I'm just taking it
up.

MR. BARNETT: I'll second.

CHAIRMAN PURCELL: You'll second it?

MR. BARNETT: Mm-hmm.

CHAIRMAN PURCELL: Discussion before we go to
the final vote? Pat?

MR. McLEAR: No, I like what I'm hearing,
so --

CHAIRMAN PURCELL: Okay. So we have a first
and a second, and so those who support requiring a
conditional use permit for tiny homes as we move
forward, those that support this say aye.

(Unanimous aye.)

1 CHAIRMAN PURCELL: Those opposed?
(No response.)

2 CHAIRMAN PURCELL: Hearing none, then that has
3 been approved. So going forward, I'll state it again.
4 Going forward, if this request were to come before us,
5 it would require a conditional use permit, period, and
6 then Kristy and her team would issue a building permit.
7 So that's done.

8 So now, as Counsel has indicated, we now have
9 this request in front of us, and so I would ask, I
10 would ask the folks that -- I would ask the Tobeyes if
11 you're speaking on behalf, please come forward, and
12 state your name and your address.

13 MRS. TOBEY: Sharon Tobey, 5181 State Route H
14 Southeast, Agency, Missouri 64401.

15 My husband and I have lived in this area since
16 2006 when we both retired military, and we love the
17 peace and quiet compared to where we had lived before
18 while we were in the service. So being in the quiet
19 country, it clears your head, lets you relax. Other
20 people need this. There's a lot of people that have
21 never been to the country. They don't know that
22 there's stars in the sky.

23 We also had a lot of friends and family from
24 around the country that would come visit. Our house
25 got packed, so our first thought was we'll build a
26 little tiny house for our visitors. Then our
27 entrepreneur granddaughter said, you know, you can make
28 money at this, which we had never thought about. So we
29 researched, could not find any guidelines on tiny homes
30 or short-term rentals in Missouri, other than Kansas
31 City and St. Louis. All I could find was that you
32 needed a building permit and you needed a business
33 license.

34 So I went forward and got our business
35 license, called it Tobeyland. We got our building
36 permits. We have three tiny homes, which is all we
37 want. It's a lot of work. We don't want any more.
38 And we advertise them on Airbnb and VRBO.

39 Right now we have a family that's staying in
40 one of them that is moving to the area from Denver.
41 They came in this week to sign their closing papers.
42 And one of them has a transient worker who's here
43 working on the levees, and he came in just before
44 Christmas, and he will probably be here until May. But
45 he's from Louisiana so he's a short-term. We're doing
46 month-to-month with him.

47 Since they don't -- We don't allow events, we
48 don't allow parties. We have noise limitations. Ten
49 p.m. to eight a.m. no noise. We have a whole list of

1 rules they have to apply, or follow, and it was on the
2 last page of our packet. So we try to keep it quiet.

3 We have talked to neighbors, and they had some
4 good suggestions, so we added in a couple more rules.
5 One of them is no off-road vehicles. Some people think
6 in the country that they can do that, but not on our
7 property. That's not what it's for. You're here to
8 relax, have quiet, or just have a peaceful place to
9 sleep.

10 Another concern was what if they go for a walk
11 and they get on somebody else's property? So I passed
12 out a map earlier that shows our property and the
13 property line, and that will be in the tiny home so
14 each guest knows exactly where they can and can't go,
15 although we've not had any venture any further than our
16 pond. So most people come in either to work or they're
17 on their way someplace else.

18 We are going to be planting some evergreen
19 trees. That was a suggestion from another one of our
20 neighbors, and it's good for both sides. They get a
21 good view, plus it will provide shade for our cabins or
22 tiny homes.

23 So far it's had no impact on the traffic that
24 I'm aware of. They are very small buildings. They are
25 each fully enclosed. They have a full bathroom with a
shower, they have a little kitchenette, and they have a
little living room. The smallest one will sleep four.
The largest one will sleep seven. But you're very
cozy.

The first cabin we got is about 336 square
feet, so it is very small. The next one is about 384.
The last cabin we got is about the same because it's
got a loft where you can put kids, and there's two twin
beds up there for kids.

And then the extra building that we're wanting
to get for laundry and for storage will be 480 square
feet, and it will allow me to get my garage back
because that's where all my sheets and towels and
backfill supplies are kept. So half of that building
we would like to have a washer and dryer, store some of
the outdoor games that the kids can play, and the other
half of the building will be our other supply storage.

CHAIRMAN PURCELL: Open it up for questions?

MS. DAY: Clarification.

MRS. TOBEY: Mm-hmm.

MS. DAY: I'm sorry, to the board. Are we --
are we voting on whether or not we issue a conditional
use permit or are we voting on a new building for the
existing permit?

MR. BACHMAN: Very good clarification. You

1 are voting on whether to issue a conditional use permit
2 for the three tiny homes that are in existence because
3 if you -- if you issue the conditional use permit for
4 the three tiny homes that are existing, then that now
5 becomes a lawful use; and then the laundry shed becomes
6 an accessory use, and an accessory use is automatically
7 okay if you have a building permit, if the use to which
8 it is an accessory is lawful.

9 So if they have the conditional use permit for
10 the three tiny homes, then that makes the tiny homes
11 all good, and then, therefore, it would be an automatic
12 issuance of that.

13 Now, that being said, these are conditional
14 use permits, so if there are some conditions or
15 something that you would -- that you are interested in
16 discussing with the Tobeys, that is certainly your
17 right to do that as the board.

18 CHAIRMAN PURCELL: So before we -- before we
19 get this cleaned up, in considering this conditional
20 use, because this is, in essence, retroactive -- would
21 we put certain conditions and stipulations around that?
22 For instance, would we ask this to be reviewed again in
23 10 years? What if this property was sold to someone
24 else; would a conditional use permit transfer with
25 that? So I would ask the board to think about that as
we're -- as we're talking about this. Would we put --
would we put certain stipulations around that providing
that we would approve this conditional use permit which
would be now going forward, but almost de facto it's
retroactive, if that makes sense. Because, quite
frankly, the buildings are there, and they were in good
faith approved previously under the auspices of a
building permit. So hopefully I haven't confused the
situation so --

18 MRS. TOBEY: Can I say something to that?

19 CHAIRMAN PURCELL: No, I'm asking the board,
20 before we get into any discussion about opposition, on
21 going forward with the request to build another
22 structure, a 480-foot square foot. This is not open
23 for discussion about -- this is a board discussion, and
24 this will remain with the board before we move into the
25 second phase of this.

22 MS. DAY: Well, if we're just having a
23 discussion about it, then I would like to propose to
24 the board that -- that they not be able to add any
25 other tiny homes to the -- to the auspice.

24 CHAIRMAN PURCELL: So that would be -- so
25 you're recommending that would be one of the
conditions, that if we do provide -- I mean, I'm just
trying to clarify.

1 MS. DAY: Right.
CHAIRMAN PURCELL: If we do provide a
2 conditional use permit, there would be a restriction:
No additional tiny homes can be built on this property?
3 MS. DAY: Correct.
MR. BARNETT: Yes. I like that.
4 MS. DAY: And I --
MR. BARNETT: I agree with that, yes.
5 MS. DAY: I would also like to throw in there
that if there was a sale of the property, if the Tobeys
6 decided to sell out, that the conditional use permit
not go with the property; that if somebody wanted to
7 run Airbnbs or tiny homes that bought the house, then
they would have to come back and make that -- start all
8 over again. But I'm just -- we're just talking now;
right?
9 CHAIRMAN PURCELL: Yes.
MR. BARNETT: And it's my understanding the
10 conditional use permit goes with the property.
MR. BACHMAN: Well, and that's something that
11 we can clarify, because if we put in there that it's
only with the current owners and that it expires upon
12 the Tobeys selling the property, that is absolutely a
condition we can put in there.
13 MR. BARNETT: And I would add to that as to
not only sold but occupied by the Tobeys; that they not
14 move elsewhere and they rent their house out and
they're renting these cabins also. If they're not
15 occupied --
MS. DAY: Point well taken. Yes.
16 MR. BARNETT: -- by the Tobeys.
MR. CORNELIUS: Josh, the way I understood,
17 when you said that the conditional use permit was -- or
the accessory -- You know, this building they're
18 looking to put up is kind of automatically approved.
The way I kind of understood it, I mean, I was
19 interpreting, but if they were to add other tiny homes,
they would have to come forward for an additional
20 permit at that time?
MR. BACHMAN: Correct, so if you all were to
21 put a -- well, frankly, I think -- it would be my
opinion that even if you didn't say there couldn't be
22 additional tiny homes, that they would need to come
back and get a conditional use permit if they were to
23 put another one on there. But if the board is
concerned about there being additional tiny homes, it
24 is certainly a safe bet to just put that as a condition
in this conditional use permit, that there be no more
25 than the three existing tiny homes, absolutely.
CHAIRMAN PURCELL: Based on what Shirley said,

1 she's recommending, as we look to approve this, that
2 there be restrictions around not adding additional tiny
homes.

3 MR. CORNELIUS: I understand that part, but
4 more what I was asking was if we grant the conditional
5 use permit without adding that stipulation, wouldn't
6 they still have to come forward if they added
7 additional tiny homes in the future?

8 MR. BACHMAN: Yes, I believe they would but,
9 obviously, it never hurts to be more clear; right?

10 MR. CORNELIUS: Yeah.

11 MR. BACHMAN: I mean, you know, the more
12 clarity, the better. If our intent is that we want to
13 keep it at three, and certainly that's reasonable, it
14 would be my opinion that they could not construct
15 another one without coming before the board for a
16 conditional use permit, but the down side being
17 repeating something; right?

18 MR. McLEAR: Yeah, my concern here is this:
19 First of all, these rules sound great, but who's going
20 to -- I mean, other than them enforcing it.

21 Okay, now, the other thing, if this comes to
22 be a viable economic enterprise, then how many other
23 people in the county, the rural part of the county, are
24 going to want to do this?

25 Now, the problems here are astronomical. For
example, nobody thought to invite the sheriff's
department. Well, we have two commissioners here --
one's missing, but that's all right; he's here most of
the time. But are they willing to write a fat check to
the sheriff's department? Because this is going to
require more policing. You're not going to make me
believe we're going to put people out in these rural
areas and everything's going to be on a straight up and
up. Right? No cop thinks that way. All right?

So what is the cost if we begin to get -- and
we got one we approve, which is already a done deal,
right? I mean -- so how many -- what are we going to
tell other people, okay, and pretty soon we have this
proliferation. Then we have transportation problems,
you know, in terms of roads, okay, but we have a real
potential for a disaster in terms of cost for law
enforcement.

CHAIRMAN PURCELL: My next comment is not
arguing. My comment is that, as we've said on the
first motion, anything going forward of this nature
would require a conditional use permit --

MR. McLEAR: Right.

CHAIRMAN PURCELL: -- which would be vetted by
this board and either approved or declined; and so this

1 board, this board has the responsibility and the
purview to make that decision.

2 MR. McLEAR: I understand that, but the
3 problem is once you have one, how -- here come the
lawsuits.

4 CHAIRMAN PURCELL: And, again, the governor of
error is this board because it requires a conditional
5 use permit. And then understanding what the
6 compounding effect, the unintended consequences, both
yes and no.

7 Any other input in terms of what we want to
8 have added with this particular request? And there
9 have been a couple of recommendations.

10 MR. BARNETT: Let me address Pat. And I
11 talked to Josh -- I talked to Josh about this, and
12 Kristy, and having been a manager of a plant for
13 people, what's good for one is good for the other. You
treat everybody equal --

14 MR. McLEAR: Right.

15 MR. BARNETT: -- you know, but you can't --
16 there's different conditions. You can't treat a
17 pressure man the same way you do a dozer man because
18 he's got a different job than this guy's got. So each
19 condition is going to have to be different as to this
condition is already set.

20 CHAIRMAN PURCELL: I'm going to try to
21 gatekeep and facilitate here.

22 Shirley, would you be kind enough to put in
23 motion, put a motion in front in terms of what Wayne
24 indicated and what you indicated in terms of the
25 stipulation around providing this conditional use
permit?

MS. DAY: I would propose that if the
conditional use permit is approved, that conditions be
put in place such that there be no additional tiny
homes allowed --

MR. BARNETT: On the property.

MS. DAY: -- on the property.

CHAIRMAN PURCELL: So that's A. Okay. And
then B.

MS. DAY: And that if the property were to
sell or if the Tobey's were to no longer be residents at
that facility, that the conditional use permit be null
and void.

CHAIRMAN PURCELL: Okay. So that's B. And
then is there a C? Any other conditions applied to
this?

(No response.)

CHAIRMAN PURCELL: So I'm taking that,
Shirley, as a motion. So do I hear a second to the

1 motion that Shirley just stated?
MR. BARNETT: I second that.

2 CHAIRMAN PURCELL: Second? And so we'll open
3 it to the board in terms of your vote, and so those
4 approving this motion with all of the recommendations
5 in it, say aye.
(Unanimous aye.)

6 CHAIRMAN PURCELL: Those opposed say nay.
(No response.)

7 CHAIRMAN PURCELL: Hearing none, that's been
8 approved. And so, Josh, would you please state what
9 this board has just approved for the Tobey's.
MR. BACHMAN: Okay.

10 CHAIRMAN PURCELL: He's going to earn his
11 keep.
MR. BACHMAN: What's that?

12 CHAIRMAN PURCELL: I said you need to earn
13 your keep here.
MR. BACHMAN: Yeah, that's right. I do my
14 best to earn my meals.
So the board has just approved a conditional
15 use permit for the Tobey's at 5181 Southeast State Route
16 H.
MS. THEAS: No.

17 MS. DAY: No, no, no.
MS. THEAS: This is just the conditions.

18 CHAIRMAN PURCELL: This is the conditions.
MS. DAY: We've not approved --

19 MR. BACHMAN: Oh, I'm sorry. I thought that's
20 what -- Okay. Well, in that case, let me -- So this is
21 how I have written down your desires.
So no additional tiny homes are permitted on
22 the property in question, and the conditional use
23 permit will expire and must be reapplied for after the
24 property is no longer owned and/or occupied by the
25 Tobey's.
MS. DAY: Correct.

CHAIRMAN PURCELL: So there's clarity, there's
clarity around that. So now this does not entertain
your new request. This merely goes back and cleans
this up. Understanding?

MRS. TOBEY: Understand.

CHAIRMAN PURCELL: Okay.

MS. DAY: So now, my understanding is the
board would need to proceed with either approving or
not approving the special use permit with the
conditions going forward. That's --

MS. THEAS: But we need any opposition.

MS. DAY: Yeah.

MS. THEAS: There's been others, you know, I

1 guess.

2 CHAIRMAN PURCELL: State that again, please.

3 MS. DAY: I think our next step, then, would
4 be to the board would approve or not approve the
5 special conditional use permit for the property.

6 So what we need to do now is to ask if there's
7 any opposition to the special use permit that they are
8 applying for.

9 CHAIRMAN PURCELL: Special use permit in terms
10 of the new structure.

11 MS. DAY: Special use permit for --

12 MS. THEAS: No. No.

13 UNIDENTIFIED SPEAKER: Conditional.

14 MS. DAY: -- what they've already got.

15 MR. BACHMAN: For the tiny homes that are
16 already there.

17 MS. DAY: Yes, already there.

18 MR. BACHMAN: That's the question before the
19 board.

20 UNIDENTIFIED SPEAKER: I want to ask if
21 there's any -- I don't have opposition; I have some
22 questions. My name's --

23 CHAIRMAN PURCELL: Would you be kind and --

24 UNIDENTIFIED SPEAKER: Sure.

25 CHAIRMAN PURCELL: Please. Would you be kind
to come front and center and give your name and your
address?

MR. TUPICA: My name is Mark Tupica. My
address is 5061 State Route H, Agency, Missouri. We
are the immediate neighbors to the west of Vernon and
Sharon.

CHAIRMAN PURCELL: Yes.

MR. TUPICA: And Vernon and Sharon, I want to
state that for the last three years they've been
operating this property, we've had no concerns; and
actually I feel kind of good that this happened after
the fact because there were some questions that came
up, and Vernon and Sharon and my wife and I sat down
and talked with them, and Sharon brought up some of the
things that we kind of questioned about how it worked,
not being familiar with conditional permits and those
things, and they basically explained -- explained those
things, and they were more than, you know, willing to
entertain the thoughts that we had.

So I don't have, necessarily, opposition. I
would like some clarification, because being the
property immediately to the west, we purchased our
property a couple of years before Vernon and Sharon did
in 1999. We built a home there. We've raised our
children there. Idea is that we, obviously, moved to

1 the country, same as they did, quiet area, and it's
2 been -- and it's been nothing but that, and it's been
great.

3 Now, three years ago they started the tiny
4 homes things. We didn't expect the positioning to be
5 where it was, and that kind of has been -- was kind of
6 a shock to us. They placed them -- and it makes sense
7 for them -- right in front of their home, and half the
8 year that's fine. We have a big grove of trees that
block the view, but all winter long there's no leaves
on those trees and we see the three tiny homes.
Nothing particular -- they keep them up well and
everything else, but it's not the single-use home
property that we purchased. I mean, that's the
property that we purchased with that understanding.

9 We talked to Vernon and Sharon. They said
10 they -- I, you know, suggested maybe even put some, you
11 know, evergreens, some pine trees, some -- on that west
12 side right up by there would block the view. It could
13 also potentially improve the property for people to
14 come out and give it a better -- My question would be
15 those types of things in a conditional use permit, are
16 those part of the permit itself or is that outside and
17 then two years down the line --

18 I have no problem with Vernon and Sharon.
19 They'll do this without any issue, but other times, in
20 the future your point is going to come up. Other
21 people are going to say, hey, there's money to be made
22 here, why wouldn't you do it?

23 What are the limitations on those and what are
24 the things that say -- say those trees aren't
25 maintained or they don't ever do it, and they say,
well, we got a permit.

26 I don't think they would do that, but is it
27 written into the permit that way? They have a great
28 set of rules and guidelines that say you can't have
29 ATVs, you got to keep your pets on leashes. And they
30 do those things. In three years we've had one or two
31 spare dogs, and they addressed it immediately. So
32 they've been great about that, but their rules are very
33 clear. You know, there's no partying, no noise late at
34 night and those types of things. But are they written
35 into the permit in a way that could be enforced from my
perspective as a neighbor? I don't foresee that, but
those are some of my concerns.

36 I did make some notes. The off-road vehicles.
37 It never came up before, but just in talking with
38 them -- we spent an hour of so sitting down
39 chitchatting saying, you know, what if somebody decided
40 to start doing something like that? And they said, oh,

1 no, absolutely not. And they said, we'll just write it
2 right into our rules. That's good. I like that, and
they've been very good about that.

3 And what is the expiration besides change of
4 ownership? Because, obviously, our concern is we trust
5 Vernon and Sharon very much. But, again, I don't like
6 the idea of if it changes ownership, it goes into a
7 trust or even I -- great thought of if they were to say
we're not going to maintain it, somebody else is, that
we've lost that connection. So I like that this will
end with them, but Vernon and Sharon seem to think that
in 10 years it will come up again, as well. Is that
normal?

8 MR. BACHMAN: So, and if I may, that was a
9 suggestion I put in a memorandum to the board. The
10 board is not obligated to adopt that, but I think truly
11 your suggestion of occupied was a very -- was a really
12 good one. I think that more -- that addressed the
13 concern I had, and my thinking of the 10-year is just,
14 you know, family members or folks, other folks come in,
15 but the occupancy, that was a suggestion I had in the
16 10 year, but I think as long as the Tobeys are
17 physically occupying the property, that will answer
18 those questions.

19 MR. TUPICA: My concern was that might be,
20 well, let's say -- and we're all getting older -- they
21 were to go -- and they were still occupied but weren't
22 able to keep up the property, the homes. Then would
23 there be something that could say, you're not
24 maintaining them the way that you originally did. Yes,
25 you're still on the property but, I mean, so that might
be why a term of 10 years as well might be -- give
another alternative.

MR. BARNETT: Can we put that in as a
condition?

MS. THEAS: Sure.

MR. BACHMAN: Sure.

CHAIRMAN PURCELL: That can be. Do you have
anything else, Mark, to add?

MR. TUPICA: No, I think that's -- I think
that's it. Again, like I said, I --

CHAIRMAN PURCELL: Please.

UNIDENTIFIED SPEAKER: I do have a question.

CHAIRMAN PURCELL: Would you come forward and
state your name and your address?

MR. TUPICA: You said you weren't going to
talk.

MRS. TUPICA: I wasn't going to talk.

(Inaudible.)

MRS. TUPICA: Teresa Tupica.

1 CHAIRMAN PURCELL: And your address?
2 MRS. TUPICA: I live at 5061 State Route H.
3 So one of my questions was he said something about the
4 type of permit that they are issuing for the laundry
5 room. Is that different than the -- what was the
6 permit called?
7 MS. THEAS: The conditional use permit? Yeah,
8 that would be an accessory building.
9 MRS. TUPICA: An accessory building. Okay, so
10 my question with that would be if, say, I mean could
11 they add another accessory building, like maybe they
12 needed to -- you know, they were going to have some
13 sort of a -- or they needed another building --
14 CHAIRMAN PURCELL: The answer is no.
15 MRS. TUPICA: Okay.
16 CHAIRMAN PURCELL: It would require --
17 MRS. TUPICA: Well, good, and that's a good
18 thing because then --
19 CHAIRMAN PURCELL: It would require a
20 conditional use permit, coming before this board.
21 MRS. TUPICA: Okay.
22 CHAIRMAN PURCELL: And we've already weighed
23 in on there could be no additional --
24 MR. CORNELIUS: It's not why I said that.
25 MS. THEAS: Not on an accessory building.
MR. CORNELIUS: That's not why I said that.
(Inaudible - multiple people talking at once.)
CHAIRMAN PURCELL: I'm talking about tiny
homes.
MRS. TUPICA: Well, I'm talking about
accessory building because you could add another
accessory building, then, on with that.
CHAIRMAN PURCELL: It would require -- it
would require a conditional use.
MS. DAY: No.
MS. THEAS: No.
MR. BACHMAN: If I may jump in there. It
would not, so this is good -- this is good dialog here.
If it's an accessory use, it would not necessarily
require a conditional use permit.
So if the board would like to place an
additional condition on the conditional use permit --
they're called conditional use permits for a reason,
right, because you can put conditions -- to say that
there are no additional structures, accessory
structures beyond that, you're certainly free to do
that.
MRS. TUPICA: But I mean, I --
CHAIRMAN PURCELL: Let me get -- so I stand
corrected. I stand corrected.

1 MRS. TUPICA: Okay.
CHAIRMAN PURCELL: And so we will take that
2 into consideration as we make this vote.
MRS. TUPICA: Okay.
3 CHAIRMAN PURCELL: That we add that in
addition.
4 MRS. TUPICA: Right. 'Cause my thing is just
like I talked to Vernon and Sharon. I didn't want it
5 to look like a campground out there. So as long as
it's not additional buildings, then that's it. Okay.
6 MR. TUPICA: Again --
CHAIRMAN PURCELL: Please.
7 MR. TUPICA: So on the rules --
CHAIRMAN PURCELL: Sir, would you come
8 forward?
MR. TUPICA: I'm sorry, yeah. I think I
9 walked away from the podium before I got an answer. My
name is Mark Tupica. Address is 5061 State Route H,
10 Agency, Missouri.
Are the rules that are -- that they -- that
11 they've submitted, are those -- will those be included
in the conditional use permit?
12 MS. THEAS: They can.
MR. TUPICA: They can, okay.
13 MS. THEAS: Yes, they can -- they can require
those.
14 MR. TUPICA: Are those rules to be what are
going to be to be put in the permit? (Inaudible.)
15 CHAIRMAN PURCELL: If the board -- if the
board has that desire and makes that motion, the answer
16 is yes.
MR. TUPICA: Okay. Thank you.
17 MR. BACHMAN: And I would note that that is a
proposed condition that -- in the memorandum that was
18 sent out to the board, that they continue to operate by
the Rules for a Successful Visit, quote, unquote, that
19 was presented at the meeting. So if they're not
operating according to those rules, then yeah.
20 MR. BARNETT: So can we incorporate these
rules and no other buildings, per se, in a condition?
21 Can that be added as a condition to the conditional use
permit?
22 CHAIRMAN PURCELL: Josh?
MS. THEAS: Yes.
23 MR. BACHMAN: Yes. You can do that, yes.
MR. CORKINS: Even any accessory buildings, we
24 can put it in here that they would have to come before
us for one of those?
25 CHAIRMAN PURCELL: For --
MR. BACHMAN: You bet. It would just be,

1 though, they'd have to come for a modification, so if
2 you want no additional structures related to the three
3 existing tiny homes, you know, will be permitted beyond
4 the laundry shed that was in the proposed documents
5 presented at the meeting. And, you know, we can use --
6 The documentation that was presented by the Tobeyes
7 here, that can be included as exhibits with this so
8 that anybody a year or two down the road that looks at
9 this conditional use permit can say, well, what did
10 they talk about? Well, here's -- here's the plan that
11 was presented, that's not what was built, that's a
12 violation of the conditional use permit. And there we
13 are. And we could also put a condition in there that
14 says placement and continued maintenance of
15 view-blocking vegetation, you know, must be done within
16 six months or something like that as well.

17 MS. DAY: It's hard to put in a grove of trees
18 in six months.

19 MR. BACHMAN: Well, they wouldn't -- they
20 probably wouldn't be too big.

21 MS. DAY: No. They have to grow.

22 MR. TOBEY: We can plant them. Doesn't mean
23 they'll grow.

24 CHAIRMAN PURCELL: I'm going to attempt to
25 consolidate. Is there anyone else here in opposition
26 or --

27 UNIDENTIFIED SPEAKER: I'm not in opposition
28 either, but I have questions.

29 CHAIRMAN PURCELL: Please step forward, state
30 your name and your address, please.

31 MS. FISCHER: Jerri Fischer, and my address is
32 4920 State Route H Southeast, Agency. I am
33 catty-corner from them so. I have questions. I think
34 maybe -- I mean, I could possibly have missed a meeting
35 or something prior to this because I didn't know
36 anything about this so -- my questions -- I don't even
37 know if my -- I can ask my questions, I guess, so --
38 because it might have been that it needed to be done,
39 like, beforehand.

40 So I just wanted to know if there was any kind
41 of data analysis about, like, the crime in our area,
42 like five years prior to this and then, too, if that
43 would be something that they would watch, you know, as
44 they keep this; you know, is crime something that
45 they -- that we would look for to see if something --
46 this kind of business or something like that might add
47 to crime in our area?

48 So that was one question. I also wanted to
49 know, like, how many people at a time could possibly be
50 occupying that area or, you know, occupying that

1 property at a time?

2 Like she said, she talked about that, you
3 know -- because one of my other questions was loud
4 music and things like that. She said that there's
5 nothing like after 10, but I just didn't know -- and no
6 great big parties, but still if you have three tiny
7 homes and they're all at their capacity, you know, how
8 many people that could be, like, at one time. So I
9 guess that's a question.

10 And then my -- the biggest thing is kind of
11 like what you talked about, so we are catty-corner from
12 them and, like I said, she said that she talked to the
13 neighbors, but I didn't know anything about this so --
14 but so across the street from them is a cornfield and
15 then our woods is from that cornfield.

16 So I love that in the rules that it says
17 that -- because, like, you know, most people if you're
18 going to go to the country, you're going to want to
19 take a country walk. And so that's our biggest fear is
20 that even though it's in the rules, that if somebody
21 decides, hey, we're just going to, you know, cross
22 over, walk through the cornfield a little bit and then
23 go through our woods, we target shoot regularly.

24 You know, that's terrifying to me to think
25 that people might be walking in our woods -- not their
26 fault. I mean, it would be their fault, because they
27 broke the rules, but, I mean, they wouldn't know that
28 we were target shooting or something like that. So
29 that's just, again, a concern that I would have asked
30 prior, you know, knowing that this business was coming
31 up. Does that make sense?

32 MS. DAY: Mm-hmm.

33 MS. FISCHER: Okay, can I ask those, please?

34 CHAIRMAN PURCELL: Thank you. Anyone else
35 here that wants to speak in opposition?

36 (No response.)

37 CHAIRMAN PURCELL: Hearing none, I'll ask the
38 board again in terms of other questions, and then we
39 had a motion, we approved one motion, and so now we
40 need to take into consideration all the recommendations
41 that -- do we imbue and imbed these Rules for a
42 Successful Visit, like No. 1, with any codicils that
43 are added to this? What's the pleasure of the board?

44 MR. BARNETT: Yes.

45 CHAIRMAN PURCELL: So your recommendation is
46 that we include this, and do we also include what Josh
47 spoke to? What else would we add to this?

48 MR. CORKINS: No other accessory buildings
49 without board approval.

50 CHAIRMAN PURCELL: So no other accessory

1 buildings.

2 MR. CORNELIUS: We are -- we would be agreeing
that we are going to give them the approval for the one
now, though.

3 MS. THEAS: Yeah.

4 MR. CORNELIUS: Okay.

5 MS. THEAS: So long as --

6 MR. CORNELIUS: It might be important to
clarify that.

7 CHAIRMAN PURCELL: Yes, make sure we clarify
what decision we're making about what. And so there
was a recommendation from one of the neighbors talking
about some type of buffer. So do we include any kind
of buffer in this, and then if we do, is there a time
frame around that buffer?

8 MS. DAY: Hard to say.

9 MR. BARNETT: You know, I would agree with a
buffer because I've had to deal with a buffer, and I
would agree with a buffer of -- I don't want to say
other living areas or community, neighbors. It really,
you need that; and as far as time frame, you got one
year to put it in, but, you know, it's going to take a
few years to get up there. But as long as you got one
year to put it in. This is February.

13 CHAIRMAN PURCELL: I'm not sure how we put
that. How many, the size. I'm certainly not qualified
to --

14 MR. BARNETT: There are probably some
regulations on a buffer.

15 MR. BACHMAN: Well, in fact, the -- I think
the solar ordinance that we've been -- the draft there
discusses buffers, and there's language in there, but I
suspect the board probably has some expertise on what
could be planted and be relatively fast-growing. And
be green all year. Or have some kind of coverage.
There's no magic language to it.

18 MS. DAY: For a buffer?

19 CHAIRMAN PURCELL: Any other input from the
board?

20 MR. KORTE: The rules, are we just talking
about the rules and reg, because the ones in black
really don't --

21 MR. CORNELIUS: That's fair, yeah. I was
thinking the same thing.

22 MR. KORTE: The ones in black apply more
inside the building. I don't think we need that.

23 CHAIRMAN PURCELL: Yeah, the red?

24 MR. KORTE: The red; right.

25 CHAIRMAN PURCELL: So the red, the red, and
then --

1 MR. CORNELIUS: 1 through 6.
CHAIRMAN PURCELL: Yeah, 1 through 6.
2 MS. THEAS: Well, go through -- well, go to
the rules I put on your table, not the ones that are
3 attached, because they had added some from some
neighbors' concerns. So I put that in front of you.
4 It was just a sheet of paper.
MR. CORNELIUS: Yes.
5 MR. CORKINS: Yeah. Did you pick it up?
MR. CORNELIUS: I'm sure it's in this.
6 MR. CORKINS: I don't know if she laid one
there.
7 MR. KORTE: Well, it's the same thing.
MR. BARNETT: It's the same thing.
8 MS. DAY: Well, it adds --
MS. THEAS: No, they have --
9 MS. DAY: -- no off-road vehicles.
MS. THEAS: -- no off-road vehicles.
10 MR. BARNETT: Oh.
MS. THEAS: It was 8. Things that are in red.
11 CHAIRMAN PURCELL: In order -- in order to
provide clarity --
12 MR. KORTE: So they added one.
MR. BARNETT: Yeah.
13 MR. KORTE: All right.
CHAIRMAN PURCELL: In order to provide clarity
14 to the board and also the folks that are here living in
the surrounding area, Josh and/or Kristy, would you
15 clarify what the board is now going to vote on?
MR. BACHMAN: Are we -- well, are we voting on
16 conditions or are we -- conditions to the conditional
use permit, is that --
17 MS. THEAS: Yes, that's what we're doing
first.
18 MS. DAY: That a new -- does it need to be a
new that incorporates all of them or can we just add
19 the couple that we talked about?
MR. BACHMAN: No, I think, let's just -- yeah,
20 but let's just -- let's just add that. Let's just keep
a running list here of what we have.
21 So we have no additional tiny homes are
permitted in the conditional use permit.
22 What I must clarify as far as do we want to do
a 10-year timeframe or do you want to just have it be
23 that as long as the Tobey's own it and occupy it?
CHAIRMAN PURCELL: It can be both/and.
24 MR. BACHMAN: Oh, yeah, that -- yeah,
absolutely.
25 CHAIRMAN PURCELL: I recommend --
MR. BACHMAN: It's got to be occupied and 10

1 year both.

2 CHAIRMAN PURCELL: As your chair, I would
recommend we use both/and.

3 MR. BACHMAN: So then the conditional use
4 permit will expire and must be reapplied for after 10
years or when the property is no longer owned and
occupied by the Tobeys, whichever is earlier.

5 CHAIRMAN PURCELL: Any other clarification?

6 MS. DAY: Then we want to add to that the
Rules for Successful Visits, No. 1 through 7? Or 8?

7 MS. THEAS: 8.

8 MR. BARNETT: 8.

9 MS. DAY: Through 8?

10 MS. THEAS: Yeah.

11 CHAIRMAN PURCELL: And could someone state
12 those? I realize it's in front of us, but I'd like --
13 for the record, I'd like to have it stated.

14 MS. THEAS: I mean, I can do it if you want me
15 to.

16 CHAIRMAN PURCELL: Please.

17 MS. THEAS: No. 1, No parties or events
18 allowed.

19 No smoking or vaping of any kind inside the
20 cabin or on the porch. Butts must be disposed of in
21 outdoor trash located between the cabins.

22 No illegal substances allowed anywhere on the
23 premises.

24 Pets may not be left unattended. Pets must be
25 under the owner's control at all times. This includes
service animals. We have a Husky, Great Pyrenees, and
Peking ducks and cats. Our neighbor has cattle.
Please ensure your pet does not harm or harass the
animals.

We are in the country and have coyotes,
bobcats, raccoons, possums, hawks, et cetera. Do not
leave your pet outside unattended.

No unregistered guests are allowed.

No use of any off-road vehicles.

Quiet hours are from 10 p.m. to 8 a.m.; and

Breaking of any of the above rules will result
in immediate removal of any guest from property without
a refund.

CHAIRMAN PURCELL: Any other information the
board requires to make a decision?

MR. BARNETT: So we're going to have to say
yea or nay on the approval of this, plus no other
structures?

CHAIRMAN PURCELL: Yes.

MR. BACHMAN: Right, I have a few more to add
to that.

1 MS. THEAS: So you'll need to vote -- you'll
need to vote --

2 MR. BACHMAN: No additional structures related
to the existing tiny homes shall be constructed. And
3 then do we want something about the visual buffer?

4 CHAIRMAN PURCELL: Can someone clarify that,
the buffer and the time frame?

5 MR. CORKINS: That's a good question. I don't
know.

6 MR. CORNELIUS: Since it was presented by the
opposition, would it make sense for them to agree on
what that buffer would look like?

7 MS. THEAS: Yeah.

8 MR. BACHMAN: We can get some input, sure.

9 MR. CORNELIUS: Or maybe that it say an
agreed-upon buffer by adjacent neighbors.

10 CHAIRMAN PURCELL: Is that --

11 MS. TOBEY: Well, is it their own agreement?

12 MS. DAY: Well, then they could come up and
say, hey, I want this block wall set up here to.
13 block --

(Multiple people speaking at once.)

14 MS. DAY: Not that you would do that, but
still, you know.

15 MR. TOBEY: Yeah, exactly. That's a good
point.

16 CHAIRMAN PURCELL: I think that starts setting
a dangerous precedent. We need to be -- This board,
17 this board, along with our expert counsel, can indicate
what an approved buffer can be. Cody?

18 MR. CORNELIUS: In my mind I think of yeah,
like, staggered so a row this way and then come this
19 way and split those trees. I mean, how specific do we
get?

20 MR. BARNETT: Like a windbreak.

21 MR. CORNELIUS: Yeah, like a windbreak, yeah.

22 MS. DAY: Yeah.

23 CHAIRMAN PURCELL: Would this board -- would
this board be okay if Kristy and her staff, could they
24 indicate and they approve what the buffer is? Would
that -- would that --

25 MR. KORTE: May I suggest that the Tobeyes and
this gentleman just work it out together and you guys
work it out?

26 MR. CORNELIUS: Yeah.

27 MR. TUPICA: We can do that.

28 MR. TOBEY: I believe we've worked it out.

29 CHAIRMAN PURCELL: Okay, so --

30 MR. TOBEY: We're just waiting for the board
to decide.

1 CHAIRMAN PURCELL: We will add the codicil --
2 so what I'm hearing, the recommendation is we actually
3 put a codicil to this that an amiable agreement on a
4 buffer.

5 MR. TOBEY: Right, absolutely.

6 CHAIRMAN PURCELL: And it will be worked out,
7 be worked out between themselves.

8 MR. BACHMAN: I'm sorry, in between the
9 Tupicas -- that's right, Tupica?

10 MRS. TUPICA: Yes.

11 MR. TUPICA: Correct.

12 MR. BACHMAN: Between the Tupicas and the
13 Tobeyes.

14 CHAIRMAN PURCELL: So there's an
15 understanding.

16 MR. KORTE: And after the meeting, if you want
17 a suggestion, I can tell you what you can plant that'll
18 really grow fast and look good.

19 MS. THEAS: Yeah, they do.

20 MR. KORTE: Arborvitae. Get it at Moffitt's
21 Nursery. We planted some five years ago, little bitty
22 guys, and now they're taller than this ceiling, they're
23 spreading way out, and they're beautiful trees.

24 CHAIRMAN PURCELL: Yeah. Running the risk to
25 make this more protractive, is there anyone else that
wishes to speak in terms of clarification or
opposition?

Please, come forward, state your name and
your address. And do you live in the area?

UNIDENTIFIED SPEAKER: I live in Buchanan
County.

CHAIRMAN PURCELL: Do you live --

UNIDENTIFIED SPEAKER: No.

CHAIRMAN PURCELL: -- close to the property?

UNIDENTIFIED SPEAKER: No, I do not. I just
have questions, really.

My name is John Klein, 4453 Northeast 110th
Road, Easton 64443. Basically this is the first thing
I've heard about these tiny houses being installed, but
I live in an area that's rural, and since she put them
up, maybe other people will be putting them up also.

But I'm wondering if, you know, is there an
occupancy limit on these tiny houses? Is it one person
living there, two people? Can you move a whole family
into them? Are they more like apartment houses? You
know, how is that going to work? That's all I'm
wondering.

CHAIRMAN PURCELL: Well, as indicated before,
tiny homes would require a conditional use permit and
must come before this board.

1 MR. KLEIN: Right. But if she gets the
2 approval, how many can she -- how many people can she
3 move into one house?
4 MS. DAY: Well, they have occupancy on each --
5 how many each different house could -- will occupy,
6 will sleep, will bed. And so it would be up to the
7 owner to know how many people she's putting in a house.
8 MR. KLEIN: Okay. So -- I just worry about,
9 you know, moving whole families into them and they're
10 staying all year long.
11 J.R. CHEEK: Then they get an address and put
12 the kids in school.
13 CHAIRMAN PURCELL: Yeah, we're making a
14 decision -- we're making a decision tonight, very
15 specifically on this recommendation on this property.
16 MS. DAY: There was another recommendation
17 that -- someplace I read that the occupancy --
18 MS. TOBEY: They're only to go 30 days.
19 MS. DAY: No more than 30 days at a --
20 MR. KLEIN: No more than 30 days, okay.
21 MS. DAY: At a time?
22 MR. BACHMAN: Yeah, that was a suggestion I
23 had and I thought that was --
24 MS. DAY: Right.
25 MR. BACHMAN: If that's something the board
would like to consider or discuss with the Tobey's,
again, those were just ideas that were popping in my
head and so I offered them to the board.
MS. DAY: So maybe instead of one of us trying
to remember everything that we talked about, Josh,
perhaps you could summarize it.
MR. BACHMAN: You bet.
MS. DAY: And then I could move to --
MR. BACHMAN: That's what I've been kind of
writing down here.
MS. DAY: Okay, cool.
MR. KLEIN: Like I said, I don't want to see a
bunch of tiny homes all over the county.
CHAIRMAN PURCELL: Yeah, thank you. Thank you
for your input. So now we have in front of us -- we
have in front of us --
MR. TUPICA: I hate to do it --
CHAIRMAN PURCELL: Sir, would you please come
forward?
MR. TUPICA: Yes, I will. My name is Mark
Tupica. I live at 5061 State Route H, Agency,
Missouri. I did hear a comment that made sense, and
this is something we deal with in the Mid-Buchanan
school district, but could there be something in
general about that their occupants would not be

1 considered residents of the county, because the comment
2 was made back here if somebody moves in, they get an
3 address, then they say, okay, now I can send my kid to
4 the Mid-Buchanan school district. I don't know if
5 that's true or not, but if you're thinking this is the
6 first time -- talking about tiny houses, my head's
7 thinking about that.

8 MS. THEAS: Yeah, sure. Because I address the
9 properties and they see they're not addressed.

10 MR. TUPICA: Oh, okay.

11 MS. THEAS: So they would not have an address
12 unless they're using the Tobeys' address.

13 MR. TUPICA: Right.

14 MS. THEAS: And these people aren't living
15 there.

16 MR. TUPICA: Right.

17 MS. THEAS: I mean, these aren't -- these are
18 short-term rentals.

19 MR. TUPICA: Exactly.

20 MS. THEAS: Yeah.

21 MR. TUPICA: Okay. I just -- well, it was
22 said and it's like, okay, that's something else we
23 never even thought of.

24 MR. CORNELIUS: And the stay limitation or
25 their time frame, that should cover all that, too,
26 wouldn't it?

27 MS. THEAS: Yeah, and they do every 30 days.
28 I mean, it states in there, every 30 days they renew or
29 review or whether the person goes home, they come back
30 through. I mean, it's normally traveling nurses --

31 MR. TOBEY: Uh-huh.

32 MS. THEAS: -- guys working on the levee.
33 These aren't residents.

34 CHAIRMAN PURCELL: Yeah, I'm going to ask
35 again what Shirley asked. Josh, would you summarize
36 the addendum we're putting in here to make this
37 decision?

38 MR. BACHMAN: Yes, and so just to be clear
39 here, so here is my understanding of what the board
40 would like to see as far as conditions. I'm just going
41 to go back through them all again.

42 No additional tiny homes permitted on the
43 property.

44 Conditional use permit will expire and must be
45 reapplied for after 10 years or when the property is no
46 longer opened or occupied by the Tobeys, whichever is
47 earlier.

48 Occupancy by any given guest must be limited
49 to 30 days or less.

50 The operation must conform to the Rules for a

1 Successful Visit, Nos. 1 through 8, as presented at the
meeting.

2 There must be placement of view-blocking
3 vegetation in a manner agreeable to the Tupicas and the
Tobeys.

4 No additional structures related to the
existing tiny homes shall be constructed.

5 CHAIRMAN PURCELL: Any further discussion of
the board?

6 MS. DAY: Other than the one that they are
asking for now.

7 MR. BARNETT: Correct.

8 MS. DAY: The laundry room.

9 MR. BACHMAN: Correct. Correct.

10 MS. THEAS: Correct, yeah.

11 MR. BARNETT: Because I didn't hear you say
other structures.

12 MR. BACHMAN: Right.

13 MR. BARNETT: I heard you say no other tiny
homes, but no other structures than the one giving
occupancy.

14 MR. BACHMAN: Right, and no additional
structures related to the existing tiny homes shall be
15 constructed, with the exception of the laundry/ -- with
the exception of the laundry/storage shed discussed at
the meeting.

16 CHAIRMAN PURCELL: So is there -- so all of
that wrapped into this, is there a motion -- what Josh,
17 what counsel just read -- is there a motion -- who
wishes to make a motion?

18 MR. HOOK: We do have a question.

19 UNIDENTIFIED SPEAKER: I'm good.

20 MR. HOOK: All right.

21 MS. DAY: So moved.

22 CHAIRMAN PURCELL: So moved. Is there a
second?

23 MR. BARNETT: Second.

24 CHAIRMAN PURCELL: Second? All those that
support this with everything that counsel has
recommended be embodied into this, all say aye.

25 (Unanimous aye.)

CHAIRMAN PURCELL: Do we need not do a roll
call where everyone said aye? So any opposition? Any
nay votes?

(No response.)

MS. DAY: Okay, now I have a question.

CHAIRMAN PURCELL: Please.

MS. DAY: We just approved -- we just approved
the addendum.

CHAIRMAN PURCELL: Yes.

1 MS. THEAS: Yes.
2 MS. DAY: So the next step would be, then, to
approve the special use -- conditional use permit?
3 MS. THEAS: Correct.
4 MS. DAY: Right?
CHAIRMAN PURCELL: I will ask that motion.
5 Who wants to make that motion?
MR. BARNETT: Well, it's not a motion.
6 MS. THEAS: Yeah, it's not a motion; it's a
vote.
MS. DAY: Yeah, a vote.
7 CHAIRMAN PURCELL: Okay.
MS. THEAS: Okay. Ready? Okay. Fred
Corkins?
8 MR. CORKINS: Yes, since it's already there.
MS. THEAS: Glen Frakes?
9 MR. FRAKES: Yes, it's existing.
MS. THEAS: Mike Korte?
10 MR. KORTE: Yes, existing.
MS. THEAS: Rodney Fry?
11 MR. FRY: Yes, existing.
MS. THEAS: Pat McLearn?
12 MR. McLEAR: Yes, same thing.
MS. THEAS: Cody Cornelius?
13 MR. CORNELIUS: Yes, existing.
MS. THEAS: Wayne Barnett?
14 MR. BARNETT: Yes, existing.
MS. THEAS: Shirley Day?
15 MS. DAY: Yes, existing, with reservations.
MS. THEAS: Al Purcell.
16 CHAIRMAN PURCELL: Yes, existing.
MS. THEAS: Okay.
17 CHAIRMAN PURCELL: So it's been approved.
Thank you.
18 MRS. TOBEY: Thank you. Could I answer some
of the questions I heard come up?
19 CHAIRMAN PURCELL: Pardon me?
MRS. TOBEY: May I answer some of the
20 questions I heard come up?
MS. THEAS: There was someone that asked
21 questions, and we didn't give her an opportunity to
answer.
22 MS. DAY: Oh.
CHAIRMAN PURCELL: Oh. You can.
23 MRS. TOBEY: I appreciate it.
CHAIRMAN PURCELL: You have approval.
24 MRS. TOBEY: I just wanted to make sure they
were all covered.
25 CHAIRMAN PURCELL: You have approval.
MRS. TOBEY: She had asked the maximum. 16 is

1 the maximum, and some of the bedding is only suitable
2 for children, but 16 is the maximum. And as far as the
rules --

3 MRS. TOBEY: Please address the board.
4 MS. THEAS: Yeah, yeah.
5 MRS. TOBEY: Oh. As far as the rules and
6 making sure that they're enforced, any guest that comes
7 in does a rating on us, and if our rating goes from a
8 five, which we are right now, down to a three, Airbnb
9 and VRBO can both shut us down. So we are required to
10 stick to the rules to keep that business.

11 CHAIRMAN PURCELL: And thank you and your
12 husband for your service.
13 MRS. TOBEY: Thank you.
14 MS. THEAS: Did that answer your question?
15 (Multiple people speaking.)
16 MS. THEAS: Hey, everyone, before we adjourn
17 the meeting, you know, about the solar --

18 MR. BACHMAN: We've got one more thing on the
19 agenda. We're not quite done.
20 (Brief interruption by the Reporter.)
21 MS. THEAS: So we are going to have a Zoom
22 meeting with Black & Veatch for just a discussion for
23 the solar ordinance. It's on --

24 CHAIRMAN PURCELL: The 28th.
25 MS. THEAS: -- the 28th here in the
commissioners' office.

UNIDENTIFIED SPEAKER: At what time?

MR. BACHMAN: It's on my calendar.

CHAIRMAN PURCELL: It's one o'clock, isn't it?

MS. THEAS: One clock.

COMMISSIONER HOOK: The commissioners won't be
there.

MS. THEAS: You don't have to be.

MR. BACHMAN: We'll try and get by without it.

MS. THEAS: It's just a work session. They
just want to clarify some stuff. We've already
discussed everything with the commission.

MR. BARNETT: Golf day.

COMMISSIONER HOOK: Yeah.

MS. THEAS: So and anyone is invited to come.
It's not required. And then after we get clarification
from Black & Veatch on some other stuff, then we will
introduce the draft at that time to the board at the
next -- or to the public at the next meeting, and then
hopefully you guys can have a vote and finally get this
in the book.

MR. CORNELIUS: So that is the work session,
not the --

MS. THEAS: Yes.

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CHAIRMAN PURCELL: Yes, right.

MR. BACHMAN: Yeah, I had some additional questions. You guys had some good questions last meeting. I wrote those down, so at the very least we will be meeting with Kristy and Black & Veatch --

(Brief interruption by the Reporter.)

CHAIRMAN PURCELL: Please. Please.

MR. BACHMAN: I was going to say the board brought up some good questions at our last meeting. I had some questions as well, so at the very least it will be Kristy and I visiting with Black & Veatch and any board members that would like to come that have additional questions.

CHAIRMAN PURCELL: Any other discussion?

(No response.)

CHAIRMAN PURCELL: Motion to adjourn?

MR. KORTE: I move.

MR. BARNETT: I move.

MR. FRAKES: Second.

CHAIRMAN PURCELL: Oh, it's unanimous. Thank you.

MR. BACHMAN: Thanks, everyone.

(Hearing concluded.)

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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 11th day of March, 2024.



Karen J. Lyman, CCR #395