

1 MINUTES OF THE BUCHANAN COUNTY  
2 PLANNING & ZONING COMMISSION  
3 JULY 19, 2023  
4

5 The meeting was called to order by Shirley Day,  
6 Buchanan County Planning & Zoning Vice Chairman, at  
7 7:00 p.m. in the Thomas J. Mann III Room, #223. This  
8 room is located on the 2nd floor of the Buchanan County  
9 Courthouse, 411 Jules Street, St. Joseph, Missouri  
10 64501.

11 Board members Wayne Barnett, Cody Cornelius, Fred  
12 Corkins, Scotty Sharp, Glen Frakes and Rodney Fry, were  
13 present for roll call and a quorum was present.

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

17 **AGENDA**

18 **ITEM #1:** A request by Juston Beau and Taylor Clinton,  
19 1520 NE 110 Road, Easton, MO 64443, to obtain a  
20 Conditional Use Permit to construct a barn for a  
21 Wedding venue Business, all located in Section 1,  
22 Township 57, Range 34.

23 **ITEM #2:** Open Discussion for Solar ordinance and  
24 application for Buchanan County.  
25

P R O C E E D I N G S

(Meeting called to order at 7:00 p.m.)

VICE CHAIRPERSON DAY: All right. I've got 7 o'clock so we're going to call the meeting to order. Kristy, if you would, please, call the roll.

MS. THEAS: Pat McLear?

(No response.)

MS. THEAS: Al Purcell?

(No response.)

MS. THEAS: Cody Cornelius?

MR. CORNELIUS: Here.

MS. THEAS: Wayne Barnett?

MR. BARNETT: Here.

MS. THEAS: Shirley Day?

VICE CHAIRPERSON DAY: Here.

MS. THEAS: Fred Corkins?

MR. CORKINS: Here.

MS. THEAS: Scotty Sharp?

MR. SHARP: Here.

MS. THEAS: Glen Frakes?

MR. FRAKES: Here.

MS. THEAS: Mike Korte?

(No response.)

MS. THEAS: And Rodney Fry?

MR. FRY: Here.

VICE CHAIRPERSON DAY: All right. We have two agenda items today. The first item number I'm going to ask --

MR. BARNETT: You need to approve the minutes.

VICE CHAIRPERSON DAY: Oh. I understand.

Okay. The minutes of the last meeting are on -- you've received. If you have any questions or corrections. If not, if I can hear a motion to approve the minutes from the last meeting.

MR. BARNETT: I motion it.

VICE CHAIRPERSON DAY: Second?

MR. CORNELIUS: Second it.

VICE CHAIRPERSON DAY: All those in favor?

(Unanimous aye.)

VICE CHAIRPERSON DAY: Any opposed?

(No response.)

VICE CHAIRPERSON DAY: That passes. Now we can get on to the agenda. Item one. Kristy?

**ITEM #1:**

MS. THEAS: This is a request by Juston Beau and Taylor Clinton at 1520 Northeast 110 Road in

1 Easton. They want to obtain a conditional use permit  
2 to construct a barn for a wedding venue business, all  
located in Section 1, Township 57, Range 34.

3 VICE CHAIRPERSON DAY: Is there someone here  
representing that proposal?

4 UNIDENTIFIED GENTLEMAN: Here.

5 VICE CHAIRPERSON DAY: If you would, please,  
step up to the podium, give me your name, address.

6 TAYLOR CLINTON: Okay, my name is Taylor  
Clinton, and -- Do you want my current living address?

7 VICE CHAIRPERSON DAY: Please.

8 MS. CLINTON: 1302 Northeast 110 Road, Easton  
Missouri 64443.

9 VICE CHAIRPERSON DAY: Okay, can you explain  
your proposal, please?

10 MS. CLINTON: Yes. My name is Taylor Clinton,  
and this is my husband Beau, and we're here today  
applying for a commercial conditional use permit to  
build an event space on our property on 110th Road.

11 I just want to begin with a little background  
on how this whole vision got started. We've always  
known we wanted to move out to the Pfleiderer family  
land, and after Beau's grandparents and dad both passed  
away, we decided life is too short and it was time to  
make the move and help his mom take care of the  
property.

12 We've loved living here and are so excited for  
our family to grow up on this land. When we found out  
we were pregnant, and with our backgrounds, we decided  
the best venture for us, with the land that we owned,  
would be to build an event space.

13 The first person we talked to about our idea  
was my mother-in-law, Keri Clinton, knowing that her  
property would be directly affected by any weekend  
traffic on the way to the space. She gave us her full  
blessing and even said she might want a job now that  
she's retired.

14 Next we talked to Cody Cornelius, since his  
farmland is directly behind our property. Cody let us  
know he thought it was a good business venture and had  
even been throwing around the idea of starting a party  
bus business, which would align perfectly with a  
wedding venue. This really got our wheels turning on  
how we could create a space that would also promote  
local vendors and the community around us.

15 So with the support of our neighbors, we dove  
into planning. We reached out to an uncle, who  
recently retired after 40 plus years as an architect,  
and he helped us put our ideas on paper.

16 We chose the name "The Silo" as a nod to the

1 community around us. Several silos can be seen on the  
2 drive to 110 Road, and we hope it will encourage an  
appreciation of the land.

3 While we do foresee the space being rented as  
4 a wedding venue, it was designed in a way that would  
5 also be able to host smaller events, such as retirement  
6 parties, community events, showers, and birthday  
parties. One of the things we'd really like to host is  
7 a farmer's market and business expo where local  
8 community members can bring awareness to their products  
9 and services.

10 Throughout the months of planning, we've  
11 really tried to take everyone and everything  
12 surrounding us into consideration. Before the letters  
13 were sent out notifying our neighbors of this meeting,  
14 we delivered the business plan that you have before you  
15 with a letter encouraging anyone to reach out to us  
with questions or concerns.

16 We first reached out to MoDOT, who confirmed  
17 that Highway 6 would not be impacted by the building of  
18 an event space on 110 Road. We also talked with Jerry  
19 Gill of the Buchanan County Road and Bridge Department,  
20 who echoed that Highway 6 would not be impacted. He  
21 informed us that 110 Road can handle the traffic flow  
22 required for an event space. He suggested widening our  
23 drive to 40 feet to accommodate any large vendor  
24 vehicles, which we then incorporated into our site  
25 plan. Jerry also told us that 110 Road is set to be  
repaved by September 1st of this year.

We know that an increase in traffic on 110  
Road is a concern, and we'd make it a priority to  
encourage the use of Highway 6 as the entrance to the  
event space, therefore only requiring guests to drive  
by Keri Clinton's property. Our website and any  
literature would include directions to The Silo using  
Highway 6, as well as contain verbiage asking for  
consideration of our neighbors. This would be a main  
point brought up at bookings, and signage would be  
included in the parking lot to direct cars back to  
Highway 6 when leaving.

When considering the parking lot, we also had  
several conversations with Warren Knadler, Fire Chief  
of the San Antonio Fire Department, who recently  
visited our property and reviewed our site plan. He  
confirmed that the site would currently accommodate  
their fire and water trucks in the case of a fire. He  
did suggest an additional fire lane, which we would  
incorporate into our final design.

One of our initial areas of focus was making  
sure everything at the event space would be completely

1 accessible. The parking lot would include a minimum of  
2 four ADA-approved parking spaces. The floor plan is  
3 designed to include a large wheelchair-accessible  
4 bathroom, and all of the main features of the event  
5 space are located on the first floor, with the  
6 exception of one bridal suite located in the loft area.  
7 That being said, we've spent an extensive amount of  
8 time discussing how to create a comparable experience  
9 in the multipurpose space located on the first floor.

10 Knowing how important a proper septic system  
11 would be for an event space, we reached out to Planning  
12 & Zoning Inspector Ryan Pummell and Soil Evaluator  
13 Chris Stein. Initially, a lagoon was suggested as  
14 being the most economical solution, but knowing we  
15 wanted to impact the environment as little as possible,  
16 not to mention consider the people using the event  
17 space, we decided an engineered system would be best.  
18 Chris suggested a drip irrigation system, which would  
19 essentially allow waste to flow into an area septic  
20 tank and then use a subsurface equalization tank to  
21 take away the waste water and spread it out over two to  
22 three days after large events.

23 We are also aware that the noise an event  
24 space might bring could be a concern. The average  
25 decibel level of music at a venue is 95 to 105  
decibels, which is actually very comparable to the  
decibel levels of the helicopters, tractors, and lawn  
mowers used for agricultural purposes in the area,  
which average between 85 and 100 decibels. Our  
contract with renters would outline time limits for  
music to be played and reiterate a loss of their  
security deposit if not met.

We currently have a large amount of timber to  
the north serving as a natural sound barrier, and we  
would plant additional tree lines for this purpose as  
well. When building, sound insulating materials and  
acoustic paneling would be taken into consideration.

We could also complete a noise assessment and  
create a noise management plan, which typically  
addresses things like clear signage, sound checks prior  
to events, and monitoring noise during rental time.  
All of these precautions would be done with music  
events in mind. However, we hope to host a variety of  
parties and activities, like pop-up kitchens and  
fundraisers, which would not produce the same noise  
level as a wedding, for example.

What you see in the business plan, as far as  
the design, is our ultimate dream. Everything has been  
drawn to scale on the site plan, which is on page 15.  
While the initial event space may not include

1 everything, we wanted to be sure to show that the space  
2 could accommodate future add-ons, such as an open  
3 pavilion, storage building, event lawn, or ceremony  
4 space near the timber. We also included more than  
5 enough parking spaces into our site plan. The plan  
6 shows 105 spots, when the county actually only requires  
7 50 for a capacity of 200 guests.

8 We also made sure to include natural buffers  
9 consisting of mature trees between 110 Road and the  
10 parking lot and wildflowers and trees between the  
11 farmland and the back of the building.

12 Rolling down your window in the country is a  
13 different experience than rolling down your window in  
14 the city. We personally view this as a selling point,  
15 and it's part of the reason we love living where we do,  
16 but we know that the agricultural zones around us  
17 dictate some of the scenery, sounds, and smells that  
18 renters will experience.

19 With this in mind, one of the things discussed  
20 at bookings would be the fact that the surrounding ag  
21 land might look different depending on the time of  
22 year, and that the spray that farmers use on nearby  
23 crops may produce an odor. The contract would require  
24 renters to sign off that they're aware of these  
25 environmental factors when booking, but most likely our  
26 clientele will be those with a fellow appreciation of  
27 the land around the space.

28 As you can see in the aerial zoning photo, the  
29 potential event space location sits between farmland to  
30 the east and west. One residential home, belonging to  
31 Keri Clinton, sits to the south about 330 yards away.  
32 Several acres of timber lie to the north before  
33 eventually reaching Delores Moore's property about 570  
34 yards away. Carrie Bridge's house sits to the  
35 northwest, approximately 1,575 yards away.

36 We have spoken to all three of these neighbors  
37 since they received the business plan and letter, all  
38 of whom have voiced their approval for us to move  
39 forward and whose signatures and comments you have  
40 before you. We also spoke with another neighbor  
41 recently, who voiced some concerns, which we've taken  
42 to heart and tried to address above. We will always  
43 welcome and appreciate feedback that helps The Silo fit  
44 the needs of not only our family, but those around us.  
45 Should we be approved, we will continue to work with  
46 our neighbors to reasonably address any concerns.

47 The entire design of the event space, down to  
48 the attached silo, is done with the surrounding  
49 community in mind. We know an event space would bring  
50 about a change, but our hope is that it's a positive

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one for all.  
And I do have a couple of neighbors that couldn't make it. I didn't know if I could read their comments?  
VICE CHAIRPERSON DAY: If you wouldn't mind, let's address what you have said first.  
MS. CLINTON: Okay.  
VICE CHAIRPERSON DAY: And then we'll go back.  
MS. CLINTON: Okay.  
VICE CHAIRPERSON DAY: Okay? So thank you for your preparedness. That was very nice.  
MS. CLINTON: Thank you.  
VICE CHAIRPERSON DAY: So do I -- Does any of the committee members have questions regarding what she is proposing?  
MR. BARNETT: Are you going to have another entrance?  
MS. CLINTON: Yes. Yes, so that is something that they sug -- right, the fire department suggested adding two entrances.  
MR. BARNETT: Where will they be? To the north?  
MS. CLINTON: Yeah, it will be to the north on the other side of the parking lot in the front.  
MR. CLINTON: And that's going to be addressed with the fire maintenance that we talked about with Warren.  
MR. BARNETT: It will just be designated?  
MR. CLINTON: Yes, sir.  
MR. BARNETT: Okay.  
VICE CHAIRPERSON DAY: Any other questions from the committee?  
(No response.)  
VICE CHAIRPERSON DAY: Okay. We will now hear the additional comments that you have to present.  
MS. CLINTON: So Delores Moore (phonetic) couldn't be here. She said: "This is a great thing that they are going to deliver for -- or that they are going to doing for our community. I'm still very okay for them to do this", and she has signed off that she's read the plan and agrees to the proposed ideas.  
We talked to Faye Bridges. She said: "I was concerned about the noise but feel much better after talking to Beau and the plans for the trees to the west. Good luck with your business and family."  
And Keri Clinton doesn't want to get up and speak. She says: "I think this is a great business to have in this area. It will help our community and small businesses show exhibits and (inaudible.) It will give families a beautiful space to have their

1 special events while enjoying the fresh air."

2 VICE CHAIRPERSON DAY: Thank you. Is there  
any -- in the audience, is there any opposition, any  
3 comments or concerns?

3 One at a time, if you would, please.

4 Thank you, Taylor.

4 If you would, please, come up, state your name  
and your address.

5 MR. ANDERSON: Lynn Anderson, 2866 Northeast  
110 Road, Easton, Missouri 64443. After visiting with  
6 some neighbors and to verify our concerns my wife and I  
were merited, we found out we had similar concerns that  
7 were voiced to us. If I mention some concerns that are  
not shared by all our neighbors that are here tonight,  
8 I sincerely hope that you will say so. So I really  
want to try to speak --

9 VICE CHAIRPERSON DAY: I'm sorry.

10 MR. ANDERSON: Sure.

10 VICE CHAIRPERSON DAY: I'm sorry. Do you have  
an organization that you're speaking for?

11 MR. ANDERSON: I'm speaking for my wife and I  
at this point, just myself.

12 VICE CHAIRPERSON DAY: Okay. Then that's just  
all we're going to hear tonight, right, just you and  
13 yourself.

14 MR. ANDERSON: Very good.

14 VICE CHAIRPERSON DAY: Or you and your wife.

15 MR. ANDERSON: Very good.

15 VICE CHAIRPERSON DAY: Okay.

16 MR. ANDERSON: And these are concerns that my  
wife and I met with the Clintons Sunday and had a very  
17 good, cordial, neighborly visit with them, and these  
are no surprise to them.

18 MR. CLINTON: No.

18 MR. ANDERSON: Okay. So, anyway, I will  
proceed.

19 The location is too close to established crop  
ground. The cropping activities, such as planting and  
20 harvesting dust, either lingers or blows in the wind.  
Crop treatments multiple times a year day and night  
21 would create an uncomfortable setting for any social  
activity, as dust and odors can travel thousands of  
22 feet.

23 After living on this road for 61 years, I've  
seen flood waters run over the bridge and that road  
right there three times, making it necessary to locate  
24 any buildings or septic systems further from the road  
and even closer to the crop ground.

25 No. 2. This area is an agriculture-based area  
with little or no recreational activity in the area.



1           No. 3. Traffic is going to be increased in  
2 every direction. And with recreation there's bound to  
3 be -- I didn't know the word to use -- careless  
4 driving, under the influence, whatever you want to  
5 say -- either going on Highway 6 because whenever --  
6 but, anyway, speed is already an issue on that road,  
7 and the Clintons have speed signs up already and they  
8 are not working. So that will only increase that  
9 issue, and there's bound to be some more trash than  
10 there already is.

11           Fourth issue: This is potentially a natural  
12 pretty setting, but when you're building, parking lots  
13 and driveways are added to this area, the area does not  
14 seem large enough to support this plan. The needed  
15 security lighting and the recreational noise will  
16 travel for some distance away from this property.

17           That's my points. Thank you.

18           VICE CHAIRPERSON DAY: Thank you. Thank you.  
19 Anyone else?

20           JOHN KLEIN: Good evening. My name is John  
21 Klein, 4453 Northeast 110th Road, Easton 64443. You  
22 know, when this came up, you know, I started looking  
23 into your zoning order, Buchanan County zoning order,  
24 and assuming that this is all a general architecture --  
25 agricultural district, and, you know, years ago at one  
time the land to the north side of Davis Road from  
110th to about 300 -- or 3,000 feet to the east was all  
agricultural land. And now there's, like, 45 acres in  
there that's been chopped up into little five- and  
ten-acre lots, and there are five houses on there, on  
this 45 acres of agricultural farmland. The farmland's  
been sold off by one guy and approved by the zoning  
board for the purpose of profit, both for the seller,  
to his delight, because he got money out of the deal,  
and the county which ends up getting more because, you  
know, houses generate more tax revenue than farmland.  
Just period.

          And one of those houses that is about a half  
mile from me as the crow flies has a kennel which we  
can hear at different times from sunup to sunset. I  
would hate to be those guys and have to appeal. And  
now they want to build a venue on a ten-acre plot of  
land north of Highway 6 at 110th Road.

          I guess my main complaint is the zoning  
board -- the zoning order is supposedly supposed to  
follow this board, this whatever you want to call it,  
the contract of the zoning order board, the zoning  
order, and it states that the intent, on Section  
210.1 -- you guys have got sheets there -- that it's  
supposed to be geared toward agricultural or related

1 activities, and "any rezoning of these lands into other  
2 uses must be carefully reviewed and rezoned only from  
actual necessity."

3 I don't think a venue, a wedding venue, is an  
4 actual orient -- agricultural oriented activity and is,  
you know, the best use of that land. Besides all the  
noise and the traffic that it's also going to generate.

5 VICE CHAIRPERSON DAY: Any questions from the  
board?

(No response.)

6 VICE CHAIRPERSON DAY: Thank you. Anyone  
else?

7 MR. CARY CORNELIUS: Cary Cornelius. I live  
8 at 9060 State Route 6 in Easton, Missouri. My concern  
is that this is -- this has always been agriculture  
9 use. Normal ag practices are not really compatible to  
a venue such as this. Rain, combining, anhydrous, we  
10 are up against weather conditions and we have to work  
when the weather permits us to do that. I have -- I  
11 lease 128 acres across the road from this, and I just  
don't feel that we need obstacles such as this to go  
12 with the practices that we have before us. I think we  
are giving this somewhat of -- there's somewhat of a  
13 commercial environment that goes with what we're doing  
here or trying to do, and based on what I've said here,  
that is my opposition to this. Thank you.

14 VICE CHAIRPERSON DAY: Thank you. Board, any  
questions?

(No response.)

15 VICE CHAIRPERSON DAY: Anybody else?

16 MR. CORKINS: I have a question for Kristy.  
He already has a conditional use permit to build a  
17 house. If this passes, does that go away?

18 MS. THEAS: Yeah.

MR. CORKINS: What -- What happens now?

19 MS. THEAS: Yeah, it will be null and void and  
then it'll -- this will replace that.

20 MR. FRAKES: And if this don't pass, it still  
goes away, doesn't it?

MS. THEAS: Yeah, because --

21 MR. FRAKES: 'Cause they haven't done anything  
within a year.

22 MS. THEAS: Yeah, within a year.

MR. CORKINS: Okay. That's all.

23 VICE CHAIRPERSON DAY: Okay. Sorry. Thank  
you.

24 MS. KLEIN: My name is Angela Klein. I live  
25 at 4453 Northeast 110th Road. I'm probably about two  
miles -- well, two miles straight down the road, was  
not aware that this was going on. I thought it was

1 going to be a -- supposedly I thought it was going to  
2 be a home build, but now I hear it's a party venue to  
3 be constructed. And this is really a quiet road for  
4 the most part. I'm the 5th generation to have lived on  
5 this road, and when I grew up, I knew everybody from  
6 start to finish completely around the area. And that's  
7 no longer can be said because of everything that's  
8 happened over the last few years.

9 We have -- We had at one point five trash  
10 trucks racing down our road. We've had four-wheelers  
11 race down our road. We have Fed Ex, we have UPS once a  
12 day. So we have a lot of excessive traffic.

13 (Microphone turned off.)

14 MS. KLEIN: As it is now, we have a lot of  
15 excessive traffic. I think this venue, when -- if they  
16 have a little too much to drink, they're going to go  
17 straight down in front of my home at probably a high  
18 rate of speed to avoid getting out on 6 and going  
19 around the back way. I have some concerns about that.  
20 Because our 35-mile-an-hour speed limit has been stolen  
21 several times. Our small-children sign has been stolen  
22 several times. So they have a slow sign in front of  
23 their home, and I do address that when I go past. I  
24 know when I pull up to Highway 6, I roll my window  
25 down, and I have to listen and count to 10.

Now, how many of those people that are going  
to go to that venue are going to do the same thing?  
Because that's a low spot there, and you have to listen  
for the cars coming up headed west on 6; and then  
sometimes when I'm coming east to turn onto my road to  
go home on 6 getting to 110, you know, you have to  
watch that hill because they're popping that hill doing  
65 miles an hour. So I find it amusing that the  
Highway Department said that they didn't think that was  
an issue.

And in the 30 years that we've lived on our  
farm, in our area surrounding us there's already been  
20 plus new homes built on small acreages. Only two of  
those exceeded 20 acres. So my concern is the influx  
of people coming into our area. You know, this is a  
quiet farming community, and I just hate to see a party  
venue going in now. How am I supposed to get out if  
you've got a hundred people getting ready to get out on  
6 coming out of their driveway 40 feet wide? I mean,  
you know, in the 30 years we've dealt with  
four-wheelers racing on our road, and is this going to  
just add to that, now we're going to have more cars?

So I'm against it. I'm sorry, you know, but  
that's my feelings. I was not approached, I guess,  
because we live just far enough away. Same with the

1 boarding kennel that's just over the hill from us that  
2 we get to listen to the dogs yap 24/7. I was not  
3 approached about that, but they, you know, they've got  
4 that over there. And there's other venues going in  
5 around us. I just don't think we need another venue  
6 right on top of us. I'm sorry, that's how I feel.

7 VICE CHAIRPERSON DAY: Thank you. Thank you.  
8 Anyone else?

9 Does the Board have any questions? I'm sorry.  
10 (No response.)

11 VICE CHAIRPERSON DAY: Okay. Anyone else?  
12 Your name and address, please.

13 MR. MIKE RUTTER: My name is Mike Rutter. I  
14 live at 11401 NE State Route 6, which is -- our family  
15 owns the property just east of this --

16 VICE CHAIRPERSON DAY: Okay.

17 MR. RUTTER: -- venue.

18 VICE CHAIRPERSON DAY: Okay.

19 MR. RUTTER: Cornelius. My father-in-law,  
20 Brad Cornelius, and my mother-in-law, Lyndall, just  
21 passed away this past week so --

22 VICE CHAIRPERSON DAY: I'm sorry. Sorry.

23 MR. RUTTER: But, anyway, I'm not in favor of  
24 this for a couple of reasons that have already been  
25 mentioned. One is that this is primarily an  
agricultural area, and the zoning requirements are  
there to protect the farming and agricultural use of  
the properties in the area.

Regarding our property, there's several  
ditches that run right through that area that are  
pretty deep and right across the road. I would have  
safety concerns for those people exiting with this in  
the road and ending up in the ditch. So that's my -- I  
do appreciate people who want to be an entrepreneur and  
have a business so -- but they don't have to be --  
that's why they have building requirements.

VICE CHAIRPERSON DAY: Thank you.

MR. RUTTER: Thank you.

VICE CHAIRPERSON DAY: Thank you. Any  
questions from the board?

(No response.)

VICE CHAIRPERSON DAY: Anyone else?

MR. LYNN ANDERSON: Can I make an additional  
comment? Is that allowed?

VICE CHAIRPERSON DAY: Help yourself.

MR. ANDERSON: Lynn Anderson, 2866 NE 110  
Road. So pertaining to your question, Mr. Corkins,  
about it's a house that was applied for and then  
switching to a venue kind of whatever -- and we talked  
about this -- and it kind of rubs me that you're going

1 to build it and then leave. I don't know how else to  
2 say it.

3 MR. BEAU CLINTON: No, we're buying our own  
4 land and we'll never leave.

5 MR. ANDERSON: You're going to buy a house  
6 somewhere else.

7 MR. BEAU CLINTON: It will be very close to  
8 where we -- honestly, the idea is to buy it from Mom.

9 MR. ANDERSON: Oh, okay. Well, I know in our  
10 Sunday conversation you was going to buy a house  
11 somewhere else.

12 MR. BEAU CLINTON: No, that's not what I said.  
13 That's not true.

14 MR. ANDERSON: So, okay.

15 MS. CLINTON: It's going to be some related  
16 very close by or something like that.

17 MR. ANDERSON: Okay. Then that clarifies  
18 that. Thank you.

19 VICE CHAIRPERSON DAY: Thank you. Any other  
20 comments, questions?

21 MS. CLINTON: Can I come back up?

22 MS. THEAS: Yes.

23 VICE CHAIRPERSON DAY: Yes, absolutely. Thank  
24 you.

25 MS. CLINTON: Okay. Taylor Clinton, 1302 NE  
110 Road.

THE REPORTER: It's not on.

MS. THEAS: It's not on.

MS. CLINTON: I'll talk loud.

VICE CHAIRPERSON DAY: And slow down, if you  
would, please. Thank you.

MS. CLINTON: Okay. So 1302 NE 110 Road,  
Easton, MO 64443. So one of the things that I did want  
to make sure that we addressed as far as the driving  
situation and obviously, like, that alcohol could be  
involved at some of the events. I have reached out to  
all of the driving services here in town that would be  
able to reach our venue, so I verified that an Uber can  
come out. St. Joe Cab Company said they would all be  
able to reach the venue, and that is something that we  
would feel very, like, passionate about, putting  
signage up at our bar and the venue, making sure that  
people are aware of that, as well as working with  
shuttle companies that would be able to come out to the  
venue. I know there's a couple here in town that do  
that, and so that is something that we would want to  
put in place and definitely recommend to people when  
they are looking.

And then as far as, like, the ditches and  
everything, I did talk with the county, and they would

1 be the one in charge of the driveway that would  
2 actually come out and do our land, like, do our  
3 homework and construct the driveway into the parking  
4 lot. So I just wanted to make sure that that was  
mentioned as well is that that is something that would  
be taken care of by the county to make sure that it's  
safe.

5 VICE CHAIRPERSON DAY: Thank you. Thank you.  
Any other questions, comments?

6 UNIDENTIFIED SPEAKER: I just have a question.

7 VICE CHAIRPERSON DAY: Come up.

8 MS. ANDERSON: I'm sorry. Rhonda Anderson,  
2866 Northeast 110th Road, Easton, Missouri 64443.

9 VICE CHAIRPERSON DAY: And slow down just a  
little bit.

10 MS. ANDERSON: Okay. And one of the concerns,  
I guess, that was not talked about, for myself, is we  
11 have cattle, and sometimes the cattle get out, and our  
neighbors are really good about contacting us and  
12 saying, hey, your cattle are out, and we go take care  
of the issue when there's -- If things do come up, I  
13 don't feel like we could address that and we would  
probably have to call the law enforcement, and you know  
14 that law enforcement takes time to get out there, and  
that is one of the concerns I have is about law  
enforcement in that area if there's problems that come  
up, and people going down the road, just like Angie had  
said about people driving.

15 But, like I said, the neighbors can contact  
us, and it can be dealt with. I don't feel like we  
16 will be able to handle it that way. We'd have to call  
the law enforcement if this is approved.

17 VICE CHAIRPERSON DAY: Okay. Okay.

18 UNIDENTIFIED SPEAKER: I just have a question.

19 VICE CHAIRPERSON DAY: You need to come to the  
microphone, please, and state your name and your  
address.

20 MS. KATHY BAUER: Okay. I just had a  
question.

21 VICE CHAIRPERSON DAY: That's okay.

22 MS. BAUER: Kathy Bauer, 10860 Northeast State  
Route 6.

23 VICE CHAIRPERSON DAY: Okay.

24 MS. BAUER: So my question is, when you don't  
give away 20 acres, so you're giving away less than 20  
25 acres, you're selling less than 20 acres, I understood  
it from a previous sale like that, that you can give  
away less for a family member to build a home, but I  
didn't realize you could give or sell less than 20  
acres for -- Does it have to be a familial

1 relationship?

2 VICE CHAIRPERSON DAY: No, it does not have to  
3 be. They have to apply, just as they have, for a  
4 conditional use permit, regardless of the association  
5 with the landowner or seller or whatever the case may  
6 be. They still have to apply for a conditional use,  
7 and that's what they are doing. Anything less than the  
8 zoning ordinance recommends or requires has to be  
9 brought in front of the board as a conditional use  
10 permit.

11 MS. BAUER: Okay. So then they -- so it  
12 can -- anybody could sell off ten acres, and that  
13 person could come before the board for a commercial  
14 business?

15 VICE CHAIRPERSON DAY: Yes, they can apply.  
16 They can apply. Whether or not it is approved or not  
17 approved depends on the application and the association  
18 and the board.

19 MS. BAUER: So I guess I would say that my  
20 husband and I would be against this just for the fact  
21 that it's setting a precedent for commercial, more  
22 commercial businesses to move into our agricultural  
23 community that many farmers have invested a lot in the  
24 land to make their livelihood off the crops, and they  
25 will be affected by people close by. Whether they  
think they won't or not, if you're combining on the  
night of the event, there is big lights, there's -- I  
mean, we can see the lights. It doesn't bother us, but  
we can see them, and we're just across the road from  
their property, across 6 Highway. I mean, there is  
some impact to the farmer. It's not just a couple  
neighbors that are impacted, but it will impact a wider  
scope and livelihood than those folks. I just wanted  
to add that.

26 VICE CHAIRPERSON DAY: Thank you. Thank you.  
27 Anything additional?

28 UNIDENTIFIED SPEAKER: I just have a question.

29 VICE CHAIRPERSON DAY: Okay.

30 MS. PAVLISON: My name is Mary Beth Pavlison.  
31 I live at 9999 Reardon Road, Easton, Missouri 64443.  
32 I'm not going to be a Debbie Downer, but let's say this  
33 venture goes for ten years and then it's not going.  
34 What becomes of it? Is it another Kmart or Ag Center  
35 or will something have to be done with it? And I don't  
36 know that there's an answer, but it's just a thought  
37 that I'm sitting here listening to this going, I don't  
38 wish anybody not to succeed, but it is a question, and  
39 it's always a gamble.

40 VICE CHAIRPERSON DAY: And I absolutely do not  
41 have an answer.

1 MS. THEAS: I do.  
VICE CHAIRPERSON DAY: Okay.

2 MS. THEAS: So if they built it and they sold  
3 it in ten years, it can't be purchased by Kmart. First  
4 of all, it would have to be rezoned as commercial for  
5 that, for those types of reasons. The conditional use,  
6 if they did anything different than an event center,  
7 they would have to come back in front of this board.  
8 Whoever they sold it to.

9 MS. PAVLISON: What I'm really saying is that  
10 now you have a building with a parking lot, more  
11 concrete that -- you know, I don't wish them ill, but  
12 it just, it makes me nervous to say -- it is -- if it  
13 isn't successful, then we have a Kmart lot like you do  
14 up there.

15 MS. THEAS: Oh, I see what you're saying.

16 MS. PAVLISON: You know, sad, but an empty  
17 building with concrete.

18 MS. THEAS: Okay.

19 MS. PAVLISON: That's all I'm saying. It's a  
20 concern.

21 UNIDENTIFIED SPEAKER: I only have one more  
22 concern. If we do have --

23 VICE CHAIRPERSON DAY: No, you need to come  
24 up, I'm sorry. State your name.

25 MS. KLEIN: Yes. My name is Angela Klein.

VICE CHAIRPERSON DAY: Address?

MS. KLEIN: 4453 Northeast 110th Road. As a  
child, and I can remember when we had a flood out there  
that washed that bridge out, washed the bridge out on  
Davis Road, and we were -- and I lived with my  
grandparents for several -- several weeks until the  
county could get in and fix it. That water ran through  
there, and if they put a septic tank in, what happens?  
Okay? So, I mean, there's a lot of things to take into  
consideration about that. So, you know --

VICE CHAIRPERSON DAY: Yes.

MS. KLEIN: -- there's runoff that occurs, that  
will occur there, and if they put a parking lot in,  
that's going to mean even more runoff, you know, into  
that creek bed. So, you know, that's something to  
consider.

VICE CHAIRPERSON DAY: Absolutely, and natural  
disasters happen every day everywhere.

MS. KLEIN: That creek runs right along there.

VICE CHAIRPERSON DAY: Right.

MS. KLEIN: I know what it did when I was a  
girl.

VICE CHAIRPERSON DAY: Right.

MS. KLEIN: I just wanted to reiterate that --



1 VICE CHAIRPERSON DAY: Thank you.  
MS. KLEIN: -- should be taken into  
2 consideration --  
VICE CHAIRPERSON DAY: Absolutely. Thank you.  
3 MS. KLEIN: -- as a -- you know, as to what's  
going to happen so --  
4 VICE CHAIRPERSON DAY: Thank you.  
UNIDENTIFIED SPEAKER: One more.  
5 VICE CHAIRPERSON DAY: Is it something  
additional? I mean, we've been doing this for, like --  
6 MR. KLEIN: Yeah.  
VICE CHAIRPERSON DAY: -- 35 minutes now.  
7 MR. KLEIN: It will just be about a minute.  
VICE CHAIRPERSON DAY: Okay. Name and  
8 address.  
MR. KLEIN: John Klein, 4453 NE 110th Road,  
9 Easton, Missouri. I fault -- I don't fault you guys  
for -- when I first heard that they were going to build  
10 a house, you know, I really wasn't for it because it's  
just another house on another five-acre lot taking away  
11 more farmland. But once I heard it was going to be a,  
like, a party venue or a wedding venue, I'm going, you  
12 know, that's -- that's kind of even over the line.  
It's supposed to be an agricultural area. You know, we  
13 see more and more of those five- to ten-acre lots being  
sold, like on Davis Road right over the hill, and you  
14 hear the dogs and you hear the bikes and -- motor  
bikes, four-wheelers, and a guy's got his own little  
15 private target range over there. It's just more noise  
and more -- I just don't care for it. Sorry.  
16 VICE CHAIRPERSON DAY: Very good. Thank you.  
Okay. Everything being said, does the board have any  
17 questions for anyone?  
MR. CORNELIUS: Just to clarify, Kristy, the  
18 conditional use would go with the land if it was sold?  
MS. THEAS: It would. But it --  
19 MS. BACHMAN: Well, you can -- you can make it  
that if the land is ever sold, that it does not go with  
20 it. And so, say you sell the business. That -- the  
condition is they're going to have to come back in  
21 front of the board and renew that conditional use  
permit. It's not guaranteed. So you guys can put that  
22 in there.  
MS. THEAS: Yeah --  
23 MR. CORNELIUS: Absolutely.  
MS. THEAS: -- you can have the condition  
24 that it follows them.  
MR. BACHMAN: Right, that it's just for them  
25 on this property. Okay? It doesn't have to follow the  
land.

1                   MR. CORKINS: But the continual use permit is  
only for a venue?

2                   MS. THEAS: Correct,  
                  MR. CORKINS: Okay.

3                   MR. BACHMAN: In fact, I don't see any reason  
4 why you couldn't say -- You don't have to be, you know,  
5 compliant with the plans they've laid out for you, if  
6 you guys want something more specific. It's  
7 conditional. It's conditional because you can put  
8 conditions on it. So --

9                   VICE CHAIRPERSON DAY: In front of the board  
right now is a request by Juston Beau and Taylor  
10 Clinton, 1520 NE 110 Road, Easton 64443, to obtain a  
11 conditional use permit to construct a barn for a  
12 wedding venue, all located in Section 1, which you have  
in front of you, Township 57, Range 4. Excuse me,  
Range 34.

13                   MR. BARNETT: I have another question. Darn  
it.

14                   VICE CHAIRPERSON DAY: Another question.  
15                   MR. BARNETT: Yes, I do.  
16                   VICE CHAIRPERSON DAY: You do. Go right  
17 ahead.

18                   MR. BARNETT: Josh?

19                   MR. BACHMAN: Yes.

20                   MR. BARNETT: Okay. So the conditional use  
21 given to them can be -- we can make it with the land or  
22 with the venue.

23                   MR. BACHMAN: Sure.

24                   MR. BARNETT: Okay. So if you go with the  
venue, a conditional use with the venue, then someone  
else can come in and purchase that land and not have to  
come before the board?

25                   MR. BACHMAN: Well, no, what I'm saying, you  
could -- basically if you're comfortable with what the  
Clintons are doing and the business that they are  
proposing, you could make it -- you could make the  
conditional use that it's only for them and for the  
business that is proposed here. If they wanted to --  
if they wanted to, say, open up an automobile  
dealership or if they wanted to sell it to somebody  
else, that's not what the conditional use is for and it  
doesn't fly.

                  MR. BARNETT: Do we have to vote on that?  
That it is for that only --

                  MR. BACHMAN: Yes.

                  MR. BARNETT: -- and not for their conditional  
use?

                  MR. BACHMAN: You can decide that's the  
condition you want, and that would be part of the --

1 part of the permit that you'd be voting on, conditional  
use permit.

2 VICE CHAIRPERSON DAY: So someone would have  
to initiate that, that that's a condition --

3 MR. BACHMAN: Uh-huh.

4 VICE CHAIRPERSON DAY: That would have to be  
voted on as part of this.

5 MR. BACHMAN: Correct, yes.

6 VICE CHAIRPERSON DAY: And then we would vote  
upon the entire thing, that being a condition.

7 MR. BACHMAN: Correct, right.

8 VICE CHAIRPERSON DAY: Okay.

9 MR. BACHMAN: And then if I may just throw out  
a couple of things here, and I imagine a lot of the  
board members are aware of this, but just so there's no  
confusion. From a legal standpoint, you know, the  
factors that the board considers here are laid out in  
705 of the zoning order.

10 You know, some folks have expressed concern  
that this isn't a good location for an event venue  
because there is agriculture going on around it, that  
it's not good for socializing. You know, the factors  
that the board is considering, it's not whether or not  
it's necessarily a good business idea but what effect  
it would have on other folks. So it's up to them to  
decide if, you know, having dust on their -- dust on  
their guests is a worthwhile, you know, business thing  
or not. But your factors you're considering are how  
it's affecting other folks, not whether or not you  
personally would want to go to an event out in an  
agricultural area.

17 And then the second thing that I believe was  
brought up -- well, I didn't get his name down here --  
but as far as the intent of what an agricultural area  
is, you know, that's why we have the conditional use  
permit. You know, we're not rezoning this, and it's a  
conditional use permit, so we're very much within the  
realm of the zoning order here, and that's why we're  
all here together, you know, to figure this out.  
Everybody's going to have a voice in it, decide if this  
is an acceptable use. But it's not being rezoned or  
anything along those lines. I just want to clarify  
those two things for everyone.

23 VICE CHAIRPERSON DAY: Okay, so if a member of  
the board wants to initiate a condition of, okay,  
that --

24 MR. BARNETT: I have a question for Scott.

COMMISSIONER BURNHAM: What's that?

25 VICE CHAIRPERSON DAY: You're just full of  
questions tonight, aren't you, Dear?

1 MR. BARNETT: Are you going to chip seal that  
road?  
2 COMMISSIONER BURNHAM: I believe it is chip  
sealed now.  
3 MR. BARNETT: No.  
4 MS. CLINTON: The seal is being redone right  
now and Andrew (phonetic) told me it would be done by  
September 1st.  
5 COMMISSIONER BURNHAM: Yeah, we're in the  
middle of our process. It's on the list for this year.  
6 MR. BARNETT: It's tore up.  
COMMISSIONER BURNHAM: Yeah.  
7 MR. BARNETT: I just didn't know if you was  
going to go ahead and chip seal it.  
8 COMMISSIONER BURNHAM: Yeah. We'll be  
resurfacing that sometime -- I don't know where it  
9 falls in the rotation -- but sometime probably between  
now and September 1st --  
10 MR. BARNETT: Okay.  
COMMISSIONER BURNHAM: -- or thereabouts.  
11 VICE CHAIRPERSON DAY: Any other questions,  
concerns from the board?  
12 (No response.)  
VICE CHAIRPERSON DAY: Okay. It appears that  
13 we are voting for -- on the initial request. So,  
Kristy, if you would, please.  
14 MS. THEAS: Sure. And then just state your  
answer and a reason, please.  
15 Cody Cornelius?  
MR. CORNELIUS: No, not best fit.  
16 MS. THEAS: Wayne Barnett?  
MR. BARNETT: No, I think it could be  
17 detrimental to the area.  
MS. THEAS: Shirley Day?  
18 VICE CHAIRPERSON DAY: No, not agriculture.  
MS. THEAS: Fred Corkins?  
19 MR. CORKINS: No, non-agriculture.  
MS. THEAS: Scotty Sharp?  
20 MR. SHARP: No, non-agricultural.  
MS. THEAS: Glen Frakes?  
21 MR. FRAKES: No, non-agricultural.  
MS. THEAS: And Rodney Fry.  
22 MR. FRY: No, not agricultural.  
VICE CHAIRPERSON DAY: Okay. We do have a  
23 quorum and that -- correct? And that did not pass.  
You have a period of time to appeal.  
24 MS. THEAS: 30 days.  
VICE CHAIRPERSON DAY: You can contact Kristy  
25 to do so. Thank you.  
Next on the agenda.

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MS. THEAS: Is the solar discussion for solar farms.

VICE CHAIRPERSON DAY: If you're not interested in solar farms, the door's that way.

And, quite honestly, all we're doing on solar farms this evening -- on solar farms, is just talking about where we are and what might be happening down the road. So not a whole lot of interesting stuff going on here tonight, I fear.

**ITEM #2:** Open Discussion for Solar Ordinance and application for Buchanan County

Discussion was held regarding solar farms, reading the draft ordinance prepared by Black & Veatch, the information distributed by Mike Korte, and submitting any questions to Kristy Theas, who will forward them on to Dusti Miller at Black & Veatch.

Ms. Miller said she would like Black & Veatch to come to the September meeting to have an open discussion and answer any question and concerns about changes the board wants to make to the draft ordinance.

Discussion was had with Josh Bachman regarding having criteria in place for solar farms and what some of the criteria might be.

Mr. Bachman will be having a Zoom call with Black & Veatch in August.

VICE CHAIRPERSON DAY: Can I hear a motion to adjourn the meeting?

MR. CORKINS: So moved.

VICE CHAIRPERSON DAY: Second it?

MR. CORNELIUS: Second.

VICE CHAIRPERSON DAY: All in favor?  
(Unanimous aye.)

VICE CHAIRPERSON DAY: Meeting's adjourned.  
(Meeting adjourned at 7:57 p.m.)REPORTER'S

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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 4th day of August, 2023.



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Karen J. Lyman, CCR #395