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2 MINUTES OF THE BUCHANAN COUNTY  
3 PLANNING & ZONING COMMISSION

4  
5  
6 MAY 11, 2022

7  
8 Chairman Jim Whitson called the Buchanan County  
9 Planning & Zoning Commission meeting to order at 7:00  
10 p.m. in the Thomas J. Mann III Room #223. This room is  
11 located on the 2nd floor of the Buchanan County  
12 Courthouse, 411 Jules Street, St. Joseph, Missouri  
13 64501.

14  
15 Board members Fred Corkins, Scotty Sharp, Glen  
16 Frakes, Rodney Fry, Pat McLearn, Alfred Purcell, Steve  
17 Reardon, and Jim Whitson, Chairman, were present for  
18 roll call and a quorum was present.

19  
20 Also present were Chad Gaddie, Lee Sawyer, and  
21 Kristy Theas.

22  
23 Chad Gaddie addressed the Board about making a good  
24 record of the meetings.

25  
26 The minutes were presented from the April 13, 2022,  
27 meeting. Chairman Whitson asked if there were any  
28 additions or corrections. Hearing none, the minutes  
29 were approved as submitted.

30  
31  
32 **AGENDA**

33  
34 Chairman Whitson called Agenda Item #1.

35  
36 **ITEM #1** - A request by Joel Steele, 6071 SW Old North  
37 Road, DeKalb, Missouri 64440, to obtain a Conditional  
38 Use Permit to construct one (1) Single Family Dwelling  
39 on a 4.10 m/l acre parcel located on SW Old North Road,  
40 DeKalb, Missouri, all located in Section 5, Township  
41 55, Range 36 of Buchanan County, Missouri.

42  
43 Joel Steele appeared and addressed the Board.  
44 The following proceedings were had:

45  
46 CHAIRMAN WHITSON: Anyone here wish to speak  
47 to this? Joel?

48 MS. THEAS: Joel? Come up here to the podium.

49 CHAIRMAN WHITSON: Come up to the microphone.

1 We'll need your name and address for the record even  
2 though we know you.  
3 MS. THEAS: Speak into the microphone.  
4 CHAIRMAN WHITSON: Speak into the microphone.  
5 MR. STEELE: Okay. My name's Joel Steele,  
6 6071 Southwest Old North Road, DeKalb, Missouri.  
7 CHAIRMAN WHITSON: Just tell us what you're  
8 wanting to rezone this for.  
9 MR. STEELE: For my daughter to build a house.  
10 CHAIRMAN WHITSON: Is it going to be  
11 stick-built or --  
12 MR. STEELE: Yeah.  
13 CHAIRMAN WHITSON: Do you know about how big  
14 it's going to be?  
15 MR. STEELE: No, but I told her that it was 15  
16 cents per square linear foot. I think they said 2,000  
17 feet maybe, or it might be a little less than that  
18 but... They're wanting to put up a barn house, chalets  
19 or whatever you call it. That's what my son is  
20 building, too, but I didn't have the ground for him.  
21 I've surveyed the land. I've already got the --  
22 CHAIRMAN WHITSON: You've got the soil sample,  
23 I see, and everything done.  
24 MR. STEELE: Yeah, somebody checked it for the  
25 sewer system and all that kind of stuff. The water  
line's there and the power is going in here pretty  
quick.  
CHAIRMAN WHITSON: Any other questions from  
the Commission?  
MR. REARDON: Is there a reason this little  
triangle was not included? It looks like it's kind of  
orphaned there on the south side of it or the south --  
on the -- I suppose this is part of your land here.  
MR. STEELE: Right.  
MR. REARDON: Is that triangle kind of  
orphaned there?  
MR. STEELE: No, this is the part of what was  
in grass and trees because it's by a stream. So -- I'm  
trying to figure out what you're looking at. Oh,  
this piece?  
MR. REARDON: Mm-hmm.  
MR. STEELE: No, this is a fill. A stream  
goes into this.  
MR. REARDON: Okay.  
MR. STEELE: It's right by a stream. That's  
what we were trying first, but we couldn't get up on  
the road because it was too steep.  
MR. REARDON: Okay.  
CHAIRMAN WHITSON: Any other questions?  
MR. FRY: Is it east of your house, Joel, or

1 west of your house? There's two different areas  
marked.

2 MR. STEELE: There's only one.  
MR. FRY: But is it east of your house?

3 MR. STEELE: If you look out -- Let's see. If  
4 you look out south and west -- it's in that savanna  
grass hill where we always had cattle.  
MR. FRY: Okay.

5 MR. STEELE: Tried to kind of put it a little  
bit out of our sight so we could have our privacy.

6 MR. FRY: There's two different places marked  
on it. I see where you're -- yeah.

7 MR. STEELE: The first one we had to redo.  
CHAIRMAN WHITSON: Any other questions?

8 (No response.)  
CHAIRMAN WHITSON: Thank you, Joel. Is anyone  
9 here in opposition of this request?  
(No response.)

10 CHAIRMAN WHITSON: Thank you.  
MR. STEELE: That guy stuck his hands up in  
11 the air. Do you have a question?

12 MR. GADDIE: No, no.  
CHAIRMAN WHITSON: Hearing no questions, no  
13 other questions, no opposition, I'll call the hearing  
closed and call for roll.

14 MS. THEAS: Fred Corkins?  
MR. CORKINS: Yes, best use.  
MS. THEAS: Scotty Sharp?

15 MR. SHARP: Yes, good use.  
MS. THEAS: Glen Frakes?

16 MR. FRAKES: Yes, family member.  
MS. THEAS: Rodney Fry?

17 MR. FRY: Yes, best use.  
MS. THEAS: Pat McLear?

18 MR. McLEAR: Family member.  
MS. THEAS: Al Purcell?

19 MR. PURCELL: Yes, family member.  
MS. THEAS: Steve Reardon?

20 MR. REARDON: Yes, family member.  
MS. THEAS: And Jim Whitson?

21 CHAIRMAN WHITSON: Yes, best use. Okay, Joel,  
that did pass. We'll be in touch with what you need to  
22 do next.

23 MR. STEELE: Okay. Thank you.

24 Chairman Whitson called Agenda Item #2.

25 **Item #2:** A request by Richard Schoen at 8341 Northeast  
Hurlingen Road, St. Joseph, to obtain a Conditional Use  
Permit to construct one (1) Single Family Dwelling on a

1 2.1 m/1 acre parcel located on Northeast Hurlingen  
2 Road.

3 Rich and Brenda Schoen appeared and addressed the  
4 Board. The following proceedings were had:

5 CHAIRMAN WHITSON: Anybody here representing  
6 this request?

7 RICH SCHOEN: I'm having her come up with me  
8 because I don't hear too well.

9 CHAIRMAN WHITSON: State your name and address  
10 for the record, please.

11 BRENDA SCHOEN: My name is Brenda Schoen. I  
12 live at 17651 Highway 169, Cosby, Missouri.

13 CHAIRMAN WHITSON: Can you kind of explain  
14 what you're wanting to do here?

15 BRENDA SCHOEN: I grew up out there, and we  
16 had my mom's home we were working on and a patch of  
17 land that right -- you know, attached to it, and I  
18 never thought about my husband making plans to build.  
19 And we haven't started yet, and we haven't really  
20 decided where we're going to build, but while we were  
21 out there working on my mom's house, my grandkids come  
22 out. They were playing. I taught them how to ride  
23 their bike right there in front of my mom's house, you  
24 know, one day, and I realized how much I loved it out  
25 there. So --

MR. SCHOEN: So we'd like to build our  
retirement home there.

CHAIRMAN WHITSON: So this home is for you?

MRS. SCHOEN: Yes.

CHAIRMAN WHITSON: Would it be a stick-built  
home?

MR. SCHOEN: Yes.

CHAIRMAN WHITSON: Approximately how big?

MR. SCHOEN: About 30, 3,100 square feet.

CHAIRMAN WHITSON: Any questions from the  
Commission?

MR. REARDON: On the photo is shows "Pit  
observed." Do you know what that "Pit observed" is?

MR. CORKINS: That's the soil kit for the soil  
test.

MRS. SCHOEN: Yes, for the septic.

MR. CORKINS: That's where he did the soil  
test.

MR. REARDON: Oh, okay. I'd never seen him  
put that on there before. Okay. So that's where it  
will being located, I guess.

CHAIRMAN WHITSON: Any other questions from  
the Commission?

1                   MR. FRAKES: The home that you're in now, are  
you going to sell it, I'm assuming, to build --

2                   MRS. SCHOEN: I don't want to sell it. I love  
that place, too, and so --

3                   MR. FRAKES: But it says in our packet that  
you're going to sell it.

4                   MRS. SCHOEN: Well, we're back and forth with  
that.

5                   MR. FRAKES: What --

6                   MR. SCHOEN: Are you talking about the house  
we're living in right now?

7                   MR. FRAKES: Yeah.

8                   MRS. SCHOEN: We're back and forth on that  
because --

9                   MR. CORKINS: Do you live in this house right  
beside it?

10                  MRS. SCHOEN: No.

11                  MR. SCHOEN: We don't live in that place.

12                  MR. CORKINS: Okay.

13                  MRS. SCHOEN: We're living on 17651 Highway  
169.

14                  MR. CORKINS: Okay.

15                  MRS. SCHOEN: And we're trying to decide, do  
we need to sell it to be able to build, do we want to  
hang on to it and rent it out? We're just back and  
forth, because our grandkids and my son's wife and  
everybody wants to keep this house, you know, so --

16                  MR. CORKINS: So who's living in this house?

17                  MRS. SCHOEN: Which one?

18                  MR. CORKINS: The one right beside where  
you're wanting to build?

19                  MR. SCHOEN: Nobody's there.

20                  MRS. SCHOEN: My mom passed away.

21                  MR. CORKINS: Okay, no one's there.

22                  MRS. SCHOEN: We're working on it. Yes.

23                  MR. CORKINS: Okay. All right. Thank you.

24                  MR. FRAKES: You don't know whether you're  
going to sell it or not?

25                  MRS. SCHOEN: No. Does it make a difference?

                  UNIDENTIFIED SPEAKER: No.

                  MR. REARDON: Your mother's house you will  
sell?

                  MR. SCHOEN: Yes.

                  MR. REARDON: The mother's house next to it  
they will sell.

                  MR. SCHOEN: Yeah.

                  MRS. SCHOEN: Yes.

                  MR. FRAKES: Yeah, I understand that, right  
next to what they're going to build. Or where they're  
going to build.

1 MRS. SCHOEN: We're going to build next to  
where my mom's house is.  
2 MR. REARDON: Yeah.  
MR. FRAKES: Yeah.  
3 MR. CORKINS: Okay.  
CHAIRMAN WHITSON: Any other questions?  
4 (No response.)  
CHAIRMAN WHITSON: Anyone here in opposition  
5 to this request?  
(No response.)  
6 CHAIRMAN WHITSON: Hearing no opposition and  
hearing no other questions, I'll call the hearing  
7 closed. Call for roll.  
MS. THEAS: Fred Corkins?  
8 MR. CORKINS: Yes, family use.  
MS. THEAS: Scotty Sharp?  
9 MR. CORKINS: Yes, family use.  
MS. THEAS: Glen Frakes?  
10 MR. FRAKES: Yes, best use.  
MS. THEAS: Rodney Fry?  
11 MR. FRY: Yes, best use.  
MS. THEAS: Pat McLear?  
12 MR. McLEAR: Yes, best use.  
MS. THEAS: Alfred Purcell?  
13 MR. PURCELL: Yes, best use.  
MS. THEAS: Steve Reardon?  
14 MR. REARDON: Yes, best use.  
MS. THEAS: And Jim Whitson?  
15 CHAIRMAN WHITSON: Yes, best use. So that did  
pass. We will be in touch with you on what you need to  
16 do next.  
MR. SCHOEN: Thank you.  
17 MRS. SCHOEN: Thank you.

18 Chairman Whitson called Agenda Item #3.

19 **ITEM #3:** A request by Susan Fisher at 10700 SE State  
Route H, Agency, to obtain a Conditional Use Permit and  
20 use an existing outbuilding to breed and train show  
dogs on a 28.3 acre parcel of land. This will be a  
21 home occupation.

22 Emily Sweet and Susan Fisher appeared and  
addressed the Board. The following proceedings were  
23 had:

24 CHAIRMAN WHITSON: Anyone here representing  
this request?

25 MS. SWEET: My name's Emily Sweet. I live at  
10700 State Route H Southeast, Agency, Missouri 64401.

1 I am Susan's daughter and her business partner.  
2 CHAIRMAN WHITSON: How many dogs do you think  
you would -- What would be your most -- How many dogs  
3 would be there at the most time?  
4 MS. SWEET: We have space for ten. We keep in  
mind that the dogs live with us and they function as  
5 part of our household, so we're going to go off of what  
we can manage for our household.  
6 CHAIRMAN WHITSON: Plenty of off-street  
parking and everything?  
7 MS. SWEET: Yeah, there's no parking on H  
Highway at all.  
8 CHAIRMAN WHITSON: Yeah.  
9 MS. SWEET: We have a long driveway there.  
CHAIRMAN WHITSON: No shoulders there at all.  
10 MS. SWEET: None whatsoever.  
11 CHAIRMAN WHITSON: I assume you're licensed  
and everything with the State, or will be?  
12 MS. SWEET: We had a state inspection, and the  
only thing that they advised us to do was put a fire  
13 extinguisher in, but we're not required to have a  
license because they are not performing dogs, they're  
14 show dogs.  
MR. McLEAR: You don't have any intention of  
15 having more than ten?  
MS. SWEET: Correct. We have space for ten.  
16 MR. McLEAR: So you don't have any expectation  
of adding more to that; right?  
17 MS. SWEET: Not at this time.  
MR. McLEAR: Okay. So you wouldn't mind if we  
18 put a ceiling of ten; right?  
MS. SWEET: Yeah.  
19 MR. FRAKES: Put a condition on it.  
MR. McLEAR: Yeah.  
20 MS. SWEET: And if we change our mind, we'll  
come back to you.  
21 MR. McLEAR: No, I'm not trying to squeeze you  
at ten. If you want 15, that would be all right.  
22 MS. SWEET: No, we have space for ten right  
now, and since they live with us, we want to make sure  
23 that they are living appropriately with us as well. So  
that's our plan for now. If we change our mind, we  
24 will bring it back up again.  
MR. McLEAR: Now, there will be other dogs  
25 come in for training; right?  
MS. SWEET: But they won't stay there. So the  
ones that -- So we have a plan for if you want a puppy  
to be trained for, like, a therapy dog, a service dog,  
an agility dog, we can keep it for -- depends on how  
many weeks, and then it will go home to you.

1 MR. McLEAR: How many days is that normally?  
2 MS. SWEET: So dogs cannot go home in the  
3 state of Missouri before eight weeks of age, and so it  
4 depends on what kind of training you would like for  
5 them. Basic obedience can be anywhere from three weeks  
6 to six weeks. If you want them to do agility training,  
7 that could take some more time past six weeks. A  
8 therapy dog would be a little bit different depending  
9 on what the needs would be. So, like, right now we  
10 have, we're helping train a service dog, but the  
11 service dog is living in the person's home, not in  
12 ours.

13 MR. McLEAR: Okay, if you are going to take  
14 these dogs in, are they included in the ten or are they  
15 extra?

16 MS. SWEET: So the only ones that are included  
17 in the ten are breeding dogs, male and female,  
18 specifically for breeding.

19 MR. FRAKES: But the ones, the ten --  
20 CHAIRMAN WHITSON: And the other ten would be  
21 coming and going.

22 MS. SWEET: Yeah.

23 CHAIRMAN WHITSON: The obedience dogs.

24 MR. FRAKES: But there'll be times there'll be  
25 more than ten.

26 CHAIRMAN WHITSON: But they won't be there  
27 full time.

28 MS. SWEET: They won't be there full time.  
29 They won't be living there.

30 MR. McLEAR: Well, if they're going to be  
31 there three to five weeks, and you've got already the  
32 ten dogs, now you're going to have 11.

33 MR. FRAKES: Or 15.

34 MS. SWEET: Correct.

35 MR. McLEAR: Or -- I'm not -- we're not  
36 picking on you.

37 MR. CORKINS: Somebody's going to bring the  
38 dogs and then take the dogs home each day.

39 MS. SWEET: It depends on what they want to  
40 do.

41 MR. CORKINS: Right.

42 MS. SWEET: So right now we have two that are  
43 trained agility dogs and two that are in training, so  
44 we have four right now. I guess that would depend on  
45 if it would just be ten that live there at any time or  
46 if coming and going is an issue that we need to  
47 address, how are we going to do that?

48 MR. McLEAR: I think we need a ceiling.

49 CHAIRMAN WHITSON: Well, we could -- are  
50 they -- I'm just throwing this out here. You can put,

1 like, ten full-time dogs and five occasionals.  
MR. McLEAR: Part-time dogs.  
2 CHAIRMAN WHITSON: In order to train them.  
Part-time dogs, yeah.  
3 MR. McLEAR: Well, they're not exactly part  
time if you're leaving them there.  
4 MS. SWEET: They won't live with us  
permanently.  
5 MR. McLEAR: Well, I realize that, but they're  
still on your property.  
6 MS. SWEET: Yeah.  
MR. FRAKES: They still bark.  
7 MS. SWEET: I'm sorry, what did you say?  
MR. FRAKES: They still bark.  
8 MS. SWEET: That's true.  
MR. FRAKES: Whether it's ten or 15.  
9 MR. McLEAR: What I'm worried about -- and it  
happens everywhere across the country, you read about  
10 it -- next thing we know you got 40.  
MS. SWEET: I understand. Yeah.  
11 MR. McLEAR: I doubt that you'd do that but --  
MS. SWEET: Yeah, I don't want 40 dogs.  
12 MR. McLEAR: But there have been a lot of  
people that have.  
13 MR. PURCELL: Susan, what's your capacity to  
train --  
14 MS. SWEET: I'm Emily. My mom is Susan. I'm  
speaking for her, sorry.  
15 MR. PURCELL: I'm sorry.  
MS. SWEET: You're okay.  
16 MR. PURCELL: What's your total capacity to  
train service dogs, show dogs? What would be your full  
17 capacity for training --  
MS. SWEET: I would say --  
18 MR. PURCELL: -- at one time?  
SUSAN FISHER: Maybe five.  
19 MS. SWEET: Five maybe, yeah.  
MS. FISHER: Maybe six. The state of  
20 Missouri --  
CHAIRMAN WHITSON: Sorry, if you're going to  
21 speak, you need to come forward and give your name and  
address for the record, please.  
22 SUSAN FISHER: Susan Fisher. I live at 10700  
State Route H Southeast, Agency, Missouri. The state  
23 of Missouri only allows you to have ten breeding  
females on property without having a commercial  
24 license. So when she came and inspected, I asked -- I  
asked her to come and inspect our facility even though  
25 they're not required to.  
We have capacity to hold ten breeding dogs,

1 which would be ten females. We have -- We have --  
2 Under the overhang is where our puppy room is, and that  
3 can hold up to three litters of puppies. But we're not  
4 going to have that many. So if we had a ceiling of 15,  
5 I think we would be fine. That would be training dogs  
6 that come in and out, but we would not have more than  
7 ten breeding dogs.

8 MR. PURCELL: So your business plan is you  
9 would have breeding?

10 MS. FISHER: Mm-hmm.

11 MR. PURCELL: And then also training, and the  
12 training would be both show dogs and service dogs?

13 MS. FISHER: That's right.

14 MS. SWEET: Correct.

15 MR. PURCELL: So you have two -- two branches  
16 of your business plan.

17 MS. FISHER: Correct.

18 MR. PURCELL: And the breeding, in the  
19 breeding you have ten female breeding dogs, and they  
20 would have litters, and the litter would be anywhere  
21 from --

22 MS. FISHER: The litter is usually around  
23 eight puppies, and they stay for eight weeks.

24 MR. PURCELL: And so the eight puppies would  
25 stay eight weeks.

MS. FISHER: Mm-hmm.

MR. PURCELL: And so it's possible to have the  
ten breeding dogs along with litters.

MS. SWEET: That is possible.

MR. PURCELL: And the litters would be there  
for eight weeks and then they would --

MS. FISHER: Yeah.

MR. PURCELL: So you potentially could have --

MS. SWEET: With a ton of puppies in the  
litter, yes.

MS. FISHER: And we have -- We have different  
capacity for the puppies because they are separate from  
the breeding dogs. We have two buildings. We have an  
old greenhouse that we converted, and then we have  
underneath our overhang for the puppies. So we have  
more capacity for the puppies, but we weren't thinking  
about the capacity of the puppies because they are not  
permanent residents. They're there eight weeks and  
they leave. They may stay and train or people may  
bring the dogs out and we train them and then they  
leave with their dogs. So we wouldn't have --

CHAIRMAN WHITSON: Do you think 15 adult dogs  
would be enough to --

MS. FISHER: Yes.

CHAIRMAN WHITSON: -- cover in-and-out and

1 full-time dogs?  
Any other questions from the Commission?

2 MR. PURCELL: I just want to clarify. So the  
3 max would -- I heard you say the max would be 15 adult,  
4 and there would be the ten breeding and then the other  
5 five service and show dogs?  
6 MS. FISHER: Mm-hmm.  
7 MR. PURCELL: And then the other part of your  
8 business plan is to breed. And so breeding, breeding,  
9 in essence, for an eight-week period, you could  
10 potentially have 20 puppies?  
11 MS. FISHER: We could.  
12 MS. SWEET: Possibility, yes.  
13 MR. PURCELL: So would that be the max is 20  
14 puppies for eight weeks?  
15 MS. FISHER: It's just eight weeks, yeah.  
16 MS. SWEET: It depends on how many are in each  
17 litter. Um -- yeah.  
18 MR. FRAKES: Do you know what the most  
19 capacity is you've had there at one time, the most  
20 dogs? Roughly?  
21 MS. SWEET: We had four females, and then we  
22 had one litter of puppies of eight.  
23 MR. McLEAR: I mean, the dogs won't have  
24 litters all at the same time.  
25 MR. FRAKES: Yeah, right, if you do that,  
that's 80 pups.  
MR. McLEAR: That's 80, yeah.  
CHAIRMAN WHITSON: They're going to be spaced  
out.  
MR. FRAKES: That's a whole brunch of them.  
MS. FISHER: The worst part is I don't think  
we could do it. The breeding dogs, too, are our show  
dogs, so they do dock diving and they do agility and  
then we breed them. But they're not like -- they  
don't, like, live in a cage all the -- They don't,  
like -- I don't know what you're -- They don't live in,  
like, a little kennel. They are part of our family and  
they do -- they do, like I said, agility and dock  
diving and they do therapy. They go to -- They're  
trained to go to nursing homes and things like that.  
So they're part of our family. Our dogs are not just  
in their --  
MS. SWEET: In a kennel.  
MS. FISHER: In a kennel, yeah.  
MR. FRAKES: Are they little dogs, big dogs  
or --  
MS. FISHER: We have Labradoodles.  
MS. SWEET: They're about 50 pounds. Yeah.  
CHAIRMAN WHITSON: Labradoodles?

1 MS. SWEET: Yeah.

2 MR. PURCELL: How many -- In terms of therapy  
3 and service, are they -- your business model, how many  
4 do you see going into service dogs and therapy dogs for  
5 the community or the region?

6 MS. FISHER: Well, right now we have three  
7 people waiting for service dog training, that want  
8 service dogs; and then the therapy, I don't know how  
9 many.

10 MS. SWEET: I can see a lot. There's a lot of  
11 people who don't know where to get -- They can get a  
12 dog but they don't know where to get the training for  
13 it, nor the process to go through it.

14 MR. PURCELL: And what basically would these  
15 training dogs, these service dogs, service dogs,  
16 therapy dogs, would they be utilized in our area?

17 MS. SWEET: Yeah.

18 MS. FISHER: We just donated a puppy to a girl  
19 who has --

20 MS. SWEET: She has cerebral palsy and she has  
21 cognitive deficits and physical deficits. She's two,  
22 and this dog is going to be calming for her and  
23 hopefully help her get up and moving and hopefully help  
24 her a lot with her life, but we donated that to her.  
25 She's one of my co-workers' daughters.

26 MR. PURCELL: Are you a certified trainer?

27 MS. SWEET: We're working towards it.

28 MS. FISHER: We have another train -- We have  
29 a trainer that we're training under.

30 MR. PURCELL: So you need accreditation and  
31 you need to be certified?

32 MS. FISHER: You don't necessarily need  
33 accreditation, per se; you just need to train under a  
34 trainer. Like, I'm almost done with my training for  
35 six months, and so I've been training under her for  
36 almost a year now, but I'm trying to get different  
37 types of dogs so I can deal with different types of  
38 situations.

39 CHAIRMAN WHITSON: Any other questions?

40 MR. FRAKES: Are we going to put a limit on  
41 the number of dogs they have or just blanket?

42 CHAIRMAN WHITSON: We can. Let me ask for,  
43 anybody opposed to this, in opposition of the request?  
44 (No response.)

45 CHAIRMAN WHITSON: Okay, now seeing no  
46 questions or anything, whatever you --

47 MR. FRAKES: Is 15 enough? I mean --

48 MS. SWEET: For adult dogs or are we talking  
49 dogs with puppies?

50 MR. FRAKES: Well, there you go. A dog's a

1 dog.

2 MS. FISHER: A dog's a dog, but puppies -- the  
3 puppies, you know, stay with their mom and they stay in  
4 a separate room. We have a -- a whelping room for  
5 them. It has to stay at 85 degrees. So they're there  
6 for a couple of weeks, in the whelping area. Then they  
7 move to the puppy room and so --

8 MS. SWEET: And they don't go outside until  
9 they get their parvo vaccines at eight weeks.

10 CHAIRMAN WHITSON: The puppies could be an  
11 issue, but they're kind of a short-term deal, I think.

12 MR. FRAKES: Yeah, the puppy dogs, yeah.

13 COMMISSIONER WHITSON: Because they're going  
14 to be gone in eight weeks. Or you hope -- Everybody  
15 hopes they aren't. You do, too.

16 MR. FRAKES: Yeah.

17 MS. SWEET: Yeah, but --

18 CHAIRMAN WHITSON: I'm going to be more  
19 concerned about the male dogs or the --

20 MR. McLEAR: The adult dogs.

21 CHAIRMAN WHITSON: The adult dogs --

22 MR. McLEAR: Yeah.

23 CHAIRMAN WHITSON: -- than the puppies really.

24 MR. FRAKES: Yeah.

25 MR. CORKINS: But if 15 is a good number for  
you guys --

MS. FISHER: Yes.

MR. CORKINS: Are we good with 15 adults?

MR. FRAKES: I am.

CHAIRMAN WHITSON: Is that in the form of a  
motion?

MR. CORKINS: Yes, that's a motion.

CHAIRMAN WHITSON: Do I have a second?

MR. McLEAR: Yes.

CHAIRMAN WHITSON: Any other -- We'll vote on  
the amendment first, then on the condition for 15 dogs,  
adult dogs. Call for roll.

MS. THEAS: Fred Corkins?

MS. SWEET: Yes.

MS. THEAS: Scotty Sharp?

MR. SHARP: Yes.

MS. THEAS: Glen Frakes?

MR. FRAKES: Yes.

MS. THEAS: Rodney Fry?

MR. FRY: Yes.

MS. THEAS: Pat McLearn?

MR. McLEAR: Yes.

MS. THEAS: Al Purcell?

MR. PURCELL: Yes.

MS. THEAS: Steve Reardon?

1 MR. REARDON: Yes.  
2 MS. THEAS: And Jim Whitson?  
3 CHAIRMAN WHITSON: Yes. Okay. The condition  
4 did pass, so we will now vote on the conditional use  
5 with the condition that it is limited to 15 male dogs.  
6 Everybody understand what we're voting on?  
7 MS. FISHER: Not 15 male dogs.  
8 CHAIRMAN WHITSON: Or 15 --  
9 MR. CORKINS: Adult dogs.  
10 MS. FISHER: 15 female dogs.  
11 CHAIRMAN WHITSON: Adult dogs. I was off by a  
12 mile for some reason. 15 adult dogs. Call for roll.  
13 MS. THEAS: Fred Corkins?  
14 MR. CORKINS: Yes, best use.  
15 MS. THEAS: Scotty Sharp?  
16 MR. SHARP: Yes, good use.  
17 MS. THEAS: Glen Frakes?  
18 MR. FRAKES: Yes, best use.  
19 MS. THEAS: Rodney Fry?  
20 MR. FRY: Yes, best use.  
21 MS. THEAS: Pat McLear?  
22 MR. McLEAR: Yes, best use.  
23 MS. THEAS: Al Purcell?  
24 MR. PURCELL: Yes, and I just would like to  
25 make an additional statement along with my vote. I  
think it's admirable that you're training dogs, service  
dogs and therapy dogs.  
MS. FISHER: Thank you. It's kind of our  
passion.  
MS. THEAS: Steve Reardon?  
MR. REARDON: Yes, best use.  
MS. THEAS: And Jim Whitson?  
CHAIRMAN WHITSON: Yes, best use. Okay, that  
did pass, so we will be in touch with you.  
MS. FISHER: Thank you.

Chairman Whitson reminded the Board they would  
be having a meeting on the Comprehensive Plan on June  
1, 2022, at 6:00 p.m.

Chairman Whitson called for a motion to  
adjourn.  
Fred Corkins moved to adjourn the meeting.  
(Meeting was adjourned.)

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C E R T I F I C A T E

STATE OF MISSOURI            )  
  )  
COUNTY OF BUCHANAN )

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

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

IN WITNESS WHEREOF, I have hereto set my hand and affixed my seal this 18th Day of May, 2022.

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KAREN J. LYMAN, CCR #395