

1 MINUTES OF THE BUCHANAN COUNTY
2 PLANNING & ZONING COMMISSION

3 JULY 13, 2022

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

10 Board members Wayne Barnett, Fred Corkins, Scotty
11 Sharp, Glen Frakes, Shirley Day, Rodney Fry, Pat
12 McLear, Alfred Purcell, Steve Reardon, and Jim Whitson,
13 Chairman, were present for roll call and a quorum was
14 present.

15 Also present were Legal Counsel, Chad Gaddie;
16 Presiding Commissioner, Lee Sawyer; Eastern District
17 Commissioner, Scott Burnham; Planning & Zoning
18 Inspector, Ryan Pummell, and Planning & Zoning
19 Specialist, Kristy Theas.

20 The minutes from the May 11, 2022, meeting were
21 previously submitted to the board members. Chairman
22 Whitson asked for any additions or corrections.
23 Hearing none, the minutes were approved as submitted.

24 **AGENDA**

25 Chairman Whitson called Agenda Item #1.

ITEM #1 - A request by OXG MIP, LLC, 17616 SE State
Route MM, Dearborn, MO, to obtain a Conditional Use
Permit to continue storing and manufacturing medical
marijuana. They currently operate under a State
License and A-1 District.

Lenny Hill, 11090 Walkup Road, Agency,
Missouri, appeared and addressed the Board. The
following proceedings were had:

MR. HILL: Good evening. My name is Lenny
Hill. I live at 11090 Walkup Road, Agency, Missouri
64401. I stand before you tonight and ask for your
support in this -- this issuance of a conditional use

1 permit in continuing the operation as a manufacturing
2 and storage facility in the agriculture arena and
licensed and approved by the State of Missouri.

3 I stand before you also as a retired 34-year
4 law enforcement official. I moved up to this community
5 five years ago, came in having that in my background.
6 I've also had the opportunity to work down at this
facility as a security manager, and I represent a lot
of the folks that are sitting down in the black shirts
back here as their security manager and tell you that
this is a good organization.

7 It's a good group of people. I seen a lot of
8 things in my history and judge the character of people
9 that I associate with as well as support. And I tell
10 you tonight as I stand before you, these people are
11 good people. They're hard working. We have veterans
12 that work with us down here, disabled veterans. We
have members of local law enforcement that report down
there. We also employ three additional Buchanan County
sheriff's department in side employment down there as
part of our security, and I can tell you that every one
of these folks take their job seriously. There's not a
leaker in the bunch.

13 They -- We have -- Just to give you just a
14 quick pulse on what our expectations are on our
15 employees is -- because we manufacture medical
16 marijuana, we have two plaques that are above the
17 commode in the men's and women's bathroom down there,
18 and on the plaque it says, "There's one standard and
19 that standard is excellence. We will not meet that
20 standard but exceed it", and that's in everything that
we do.

21 If given an opportunity to come down and visit
22 us, we welcome all of you to come in. You should see
23 the excellence under which these people work at, and by
24 the very first opening and shaking a person's hand,
25 you'll hear them respond: Yes, sir, no, sir, and how
can I be of assistance? And that's in everything they
do.

26 If you happen to notice, we ran out of chairs
27 early in the room tonight, and we had a couple two or
28 three of these folks get up on their own volition come
29 in there and help bring them chairs out. That's the
standards of excellence. It's in the small things.

30 And we try to be a good neighbor. We try to
31 be a good neighbor to our folks that live in that
32 community. We try to be quiet. Try not to make any
33 excessive noise. If you look at our entry going in and
34 out of the facility, there's no burn-out rubber places.
35 We don't put up with that.

1 So we also try to make sure that we're not
2 being obnoxious to our community and our members. We
3 try to adhere to everything that we do and be
4 responsive to their needs; and if we have problems, we
5 try to address them as quickly as possible.

6 So thank you for this time and thank you for
7 the opportunity to speak. I'll take any questions that
8 you might have.

9 CHAIRMAN WHITSON: Any questions for this
10 gentleman?

11 MR. CORKINS: How many employees?

12 MR. HILL: We have 30, and over 50 percent of
13 them live in Buchanan County and over 75 percent of
14 them live north of the river in the northern counties
15 north of Kansas City.

16 MR. FRAKES: How many square feet?

17 MR. HILL: We have 10,000 square feet down
18 there.

19 MR. FRAKES: What percentage is storage and
20 what percentage is manufacturing?

21 MR. HILL: That I do not know, but I can tell
22 you we manufacture and we also have storage in there.
23 I don't know what that percentage is, I truly don't
24 know, but I can get you that answer and get back to
25 you.

 CHAIRMAN WHITSON: Any other questions?

 MR. BARNETT: On their drive going in, is that
your land that's drive going in?

 MR. HILL: Yes, it is.

 MR. BARNETT: So do you -- you own all the
land around it?

 MR. HILL: Just the -- just the drive going up
to our facility, and everything that's sitting inside
that fence is ours. We have a -- For the folks that
have not been down there, we have an eight-foot
security fence with three barbed outriggers. This is a
business, a business facility. You must be
preannounced before you come out to see the facility or
to have any access to it.

 We are posted under State guidelines. State
guidelines require that we have no-trespassing signs up
for every hundred feet. We have all of our signs up
within 95 feet of that requirement. There's no cash on
the facility. This is not a retail outlet. This is
only a business to business.

 MR. BARNETT: So you're asking for a special
use permit in what is outlined in our drawing?

 MR. HILL: That is correct.

 MR. BARNETT: But what about your drive to,
though, even though you own the land? Shouldn't that

1 be involved in that?

2 MR. HILL: That I don't know. But I will tell
3 you that that property that comes off of MM Highway to
4 our front gate is ours and that's -- I've never thought
5 of having that as a part of it, but yes, that should be
6 part of the special use permit, but specifically we're
7 asking for that which is inside that fence.

8 MR. BARNETT: Inside the fence?

9 MR. HILL: Inside the fence.

10 MS. DAY: So it is -- you own property, not
11 just an easement?

12 MR. HILL: I believe it's an easement just
13 getting to it off of that -- that road. It's not --
14 not anything more than that. We only have two acres in
15 there total and that's all it is. Everything that's
16 being asked of is inside that fence line.

17 MS. DAY: Okay.

18 CHAIRMAN WHITSON: Any other questions?

19 MR. HILL: Thank you.

20 CHAIRMAN WHITSON: Thank you. Anyone else
21 wish to speak in favor of this?

22 (No response.)

23 CHAIRMAN WHITSON: Anyone wish to speak
24 opposed to it?

25 WOMAN FROM AUDIENCE: I have some questions.

26 CHAIRMAN WHITSON: If you'd come forward and
27 give your name and address for the record, please.

28 MS. LAWRENCE: My name is Rose Marie Lawrence.
29 I live at 17609 Southeast MM Highway, which is right
30 across the street from the plant.

31 My first question is why did we not have a
32 meeting like this before they were given their -- their
33 approval to be on the place?

34 MR. McLEAR: Can you speak up? We can't hear
35 you back here.

36 MS. LAWRENCE: I said why were they not -- why
37 didn't we have a meeting like this before they built
38 the facility?

39 CHAIRMAN WHITSON: Well, we -- we had kind of
40 a fact-finding meeting. Or they was here at one of our
41 meetings, and the thought at that time was they were
42 not going to manufacture, they were going to grow and
43 that would fit into the A-1 agricultural, but it's a
44 manufacturing plant so they needed to get the -- the
45 conditional use for that.

46 MS. LAWRENCE: Does the conditional use -- Are
47 they going to do anything than what they've done in the
48 last year over there?

49 CHAIRMAN WHITSON: It will just be for what
50 they're doing right now.

1 MS. LAWRENCE: Okay. And one of the gentlemen
2 over here asked how much was storage and how much was
3 manufacturing. I think the rule is 85/15, so that
4 would be something I'd be concerned about is whether
5 they're following that guideline.

6 CHAIRMAN WHITSON: Anything else?

7 MS. LAWRENCE: No.

8 MR. McLEAR: Could you -- 85 percent --

9 MS. LAWRENCE: -- storage and 15 percent
10 manufacturing.

11 MR. McLEAR: Well, I've been there and that's
12 not the case.

13 MS. LAWRENCE: Well, that's what I was told.
14 I think I talked to Mr. Burnham way back when, and
15 that's what I was told was the percentage for it to be
16 zoned A-1.

17 COMMISSIONER BURNHAM: I don't think there's
18 any -- to my knowledge, there isn't any specific
19 requirement of percentage. Correct me if I'm wrong,
20 Chad, but I don't believe there's a percentage that's
21 required.

22 MR. GADDIE: Yeah, that's accurate. There's
23 no specific number that -- and even 25 --

24 MS. LAWRENCE: We were told for it to be A-1
25 ag, that it had to be mostly --

MR. GADDIE: Yeah, I know that I'm not aware
of anywhere in our code that it talks about a specific
number of any kind.

MR. McLEAR: Well, I was told specific
numbers, and the numbers were 90 and 10.

MR. GADDIE: Yeah, I -- there's not a specific
number anywhere in there.

CHAIRMAN WHITSON: Any other questions?

(No response.)

CHAIRMAN WHITSON: Thank you. Anyone else
wish to speak in opposition? Come forward and give
your name and address, please.

MR. COLLINS: Hello, I'm Michael Collins,
17701 Southeast Highway MM. Well, they said the number
of how many vehicles, how many people worked there, so
the driveway is directly in front of my house. It's
gravel. Most cases they drive in pretty good. Some
cases they spin all the way up the driveway. But
really, I mean, it is what it is. But the smell is
pretty potent on certain days, I guess the days they
cook and whatever. I mean, I don't know what they're
doing when -- when the smell gets that way. The wind
always comes from the west, and it gets in our barns,
it gets in, you know, in the yard.

I -- So there's 30 vehicles in in a.m. Some

1 go to lunch, some -- then go home somewhere later. And
2 I want everybody to have a job. And I wish they'd have
3 built it in a commercial place because it's a
4 commercial business. It's not -- it's not a place that
5 should be in the front of two people's houses after
6 they spent all the money to build it, one over 45 years
7 and me going on ten. With no warning. Just bulldozers
8 and surprise.

9 So I find it disrespectful. I mean, I would
10 have -- would have liked to have at least known what
11 was going on. But, I mean, it looks like it's a real
12 good business. I have a business of my own, me and my
13 wife, just across the road. We're dog trainers. It's
14 been there for over 45 years.

15 So -- I mean, I guess I'm just saying that I
16 want everybody to have a good job, but it's just, it
17 doesn't belong there. I mean, really -- I've already
18 been told I'm wasting time, so I mean, I just wanted
19 you to know how I feel.

20 CHAIRMAN WHITSON: Thank you.

21 MR. COLLINS: But I'm sure everybody's good
22 people.

23 CHAIRMAN WHITSON: It will be so noted in the
24 record.

25 MR. COLLINS: Thank you.

CHAIRMAN WHITSON: Any questions of this
gentleman?

MR. BARNETT: Well, I have a question on your
smell. What kind of a smell are you getting from
there?

MR. COLLINS: Marijuana smell.

MR. BARNETT: Marijuana smell.

MR. COLLINS: Yeah. I smelled that on some of
the employees when I walked in. But, I mean, that's
okay. I don't have nothing against it. The way my
health's going, I may need some. And that's just, I'm
being serious about it.

MR. BARNETT: Yeah, yeah.

MR. COLLINS: I ain't got a problem with that,
but when you open your door and a little bit comes in
your house because the wind's blowing west --

MR. BARNETT: Maybe you'll be walking better
the next time. Open the window, open the window.

MR. COLLINS: A lot money spent for that.
It's some expensive pot.

MR. BARNETT: Oh, yeah.

CHAIRMAN WHITSON: Any other questions?

(No response.)

CHAIRMAN WHITSON: Thank you. Anyone else
wish to speak?

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(No response.)

CHAIRMAN WHITSON: Any questions from the commission?

(No response.)

CHAIRMAN WHITSON: Hearing no questions, seeing no other opposition, I'll call the hearing closed and calling for roll.

MS. THEAS: Wayne Barnett?

MR. BARNETT: Appropriate use.

CHAIRMAN WHITSON: Is that a yes?

MR. BARNETT: Yes.

MS. THEAS: Fred Corkins?

MR. CORKINS: Yes, appropriate use.

MS. THEAS: Scotty Sharp?

MR. SHARP: Yes, appropriate use.

MS. THEAS: Glen Frakes?

MR. FRAKES: Abstain.

MS. THEAS: Shirley Day?

MR. FRAKES: That's you.

MS. DAY: I know. I know. Abstain.

MS. THEAS: Rodney Fry?

MR. FRY: No.

MS. THEAS: Pat McLear?

MR. MCLEAR: No. And the reason is it's an industrial plant on agricultural land. We have two business parks, the taxpayers paid for them, in Buchanan County and they destroyed nice farms. Now we're moving out in the county and we don't even have these filled? How much did those two business parks cost the taxpayers?

MS. THEAS: Al Purcell?

MR. PURCELL: Yes, best use.

MS. THEAS: Steve Reardon?

MR. REARDON: Yes, it's appropriate use.

MS. THEAS: Jim Whitson?

CHAIRMAN WHITSON: Yes, best use. Okay, that did pass. There is a 30-day appeal period, but it did pass.

Chairman Whitson called Agenda Item #2.

ITEM #2 - A request by Justin Clinton, 1302 NE 110 Road, Easton, Missouri, to obtain a Conditional Use Permit to build a single-family dwelling on an 11-acre tract of land.

MR. CLINTON: Hello, everyone. My name is Beau Clinton. I live at 1302 Northeast 110th Road. The wife and I are here tonight to get a permit to build a single-family building on some family land.

1 I've personally grown up out there since the early
2 '90s. I remember talking with my grandpa well before
3 he passed that -- he said that's where we should
4 definitely be for the remainder of our lives. He lived
5 out his life there and I would like to do the same. I
6 don't know what else to say.

7 CHAIRMAN WHITSON: How big a house are -- Are
8 you a stick-built house? What kind of house?

9 MR. CLINTON: It will be either a barndominium
10 or a stick built. The wife and I still haven't decided
11 yet, but no greater than 2,000 square feet.

12 MR. BARNETT: Will it be one level or two
13 level?

14 MR. CLINTON: Most likely one.

15 MR. BARNETT: One level.

16 MR. CLINTON: Yes.

17 MR. BARNETT: So is the septic on your land,
18 on the two acres?

19 MR. CLINTON: Uh, on the --

20 MR. BARNETT: How many acres you getting?

21 MR. CLINTON: We have, we have a plot of 11.

22 MR. BARNETT: You got 11?

23 MR. CLINTON: The majority of which is timber.
24 There is a little lot, I would say probably four to
25 five acres, and that's where we're going to put the --
put the house.

MR. BARNETT: I saw the stakes out there, so
is it in --

MR. CLINTON: That's my driving range. I set
up a little driving range.

MR. BARNETT: Yeah, you got to have something
to do. Okay.

MR. CLINTON: So, yeah, it has nothing do with
the house.

MR. BARNETT: Okay.

MS. DAY: I'm guessing that's golf.

MR. BARNETT: Yeah.

MS. DAY: Driving range.

MR. CLINTON: Yeah, it's worked out for me
so --

MS. DAY: Okay. Okay.

MR. CLINTON: We do a few things like Mom
does, but we like to go hiking with our dogs and stuff,
so we have little hiking trails. Basically we don't --
want to have to go on vacation. We're trying to create
a little vacation right where we live.

MR. BARNETT: Okay, that's good.

THE COURT: Any other questions? Are there
any questions from the commission?

MR. CORKINS: You've already had the soil test

1 done?
2 MR. CLINTON: Yes, sir. Yes.
3 MR. FRAKES: And that will be used for the
4 house, besides farm ground?
5 MR. CLINTON: So right now we're -- we just
6 have some wildflowers and stuff growing. We don't --
7 MR. FRAKES: But what has it been used for?
8 MR. CLINTON: It was -- We had corn and soy.
9 We leased it out there for a little bit.
10 MR. PUMMELL: Just out of curiosity, was the
11 soil test good or do you know if it was a -- a --
12 MR. CLINTON: Yeah, so it wasn't a standard
13 sewer or sewer system.
14 MR. PUMMELL: Right.
15 MR. CLINTON: Or septic system.
16 MR. PUMMELL: It was unconventional.
17 MR. CLINTON: Right, so the way he described
18 it to me was it had to be tiered, can't be anything
19 lower than 18 inches of ground. You have to build a
20 mound and have it tiered away.
21 MR. PUMMELL: Okay. So you have an -- you're
22 going to either have an engineering system or you're
23 going to have a lagoon, one or the other.
24 MR. CLINTON: Yeah, most likely not a lagoon
25 but engineering system.
MR. PUMMELL: Okay. That's -- I know I probably have it in here. It's just I look at it a lot.
MR. CLINTON: And I have it, too, if you'd like to review it.
MR. PUMMELL: Please. If you've got it handy.
MR. CLINTON: Certainly do.
MR. PUMMELL: And I'll be the one who comes and inspects it.
MR. CLINTON: That's perfect.
CHAIRMAN WHITSON: Any other questions?
MS. DAY: What is the total area of the farm? Is it 11?
MR. CLINTON: 11 total acres, but tilled I would say four to five-ish, because there's a creek that runs so -- Do you have it in front of you?
MS. DAY: Yeah.
MR. CLINTON: So there's roughly -- there's like a little strip and there's a creek and then there's tillable that was farm ground. And then the majority of it to the further right -- as you can't necessarily see, you can't see on the image -- is all timber. And so we -- I have a skid steer, and I cleared out some hiking trails in there for us, too.
MRS. DAY: So where is your drive coming into

1 there?
2 MR. CLINTON: It will be off 110 Road right
3 past that creek.
4 MS. DAY: Okay.
5 MR. CLINTON: In between the timber line and
6 the creek.
7 MS. DAY: Okay. So what are you going to do
8 with the rest of the 11 acres?
9 MR. CLINTON: We'll just -- So the four-five
10 will have the house sitting on it, and the rest is just
11 timber, so we have little hiking trails. That's all it
12 is.
13 MS. DAY: Okay. So I'm -- I'm not for sure
14 when to propose it, but I propose that it not be able
15 to be split again.
16 MR. McLEAR: Second.
17 MR. CLINTON: Yeah.
18 MS. DAY: If this is approved, I would
19 propose --
20 CHAIRMAN WHITSON: We will entertain that in a
21 minute.
22 MS. DAY: Okay.
23 MR. CLINTON: And I just did this for my mom.
24 My mom lives right there, and so that little silver
25 there on the back side, I thought it was strange I
owned that, so I just gave that tract to her.
MR. FRAKES: The majority of this 11 acres is
timber?
MR. CLINTON: Yeah, I'd say --
MRS. CLINTON: It's half.
MR. CLINTON: It's half and -- I'd say close
to 50/50. I really don't know for sure. But the
majority of it is -- it is -- it is timber, sorry.
CHAIRMAN WHITSON: Other questions?
(No response.)
CHAIRMAN WHITSON: Anyone here in opposition
to this request?
(No response.)
CHAIRMAN WHITSON: Now, Shirley, if you would
like --
MS. DAY: I would like to entertain that we
restrict the ability to separate it again so that 11
acres could not be split and two acres sold off --
MR. CLINTON: I have no plans.
MS. DAY: -- for another house and two acres
sold off for another house and split that 11 acres.
MR. CLINTON: -- no plans to do that
whatsoever.
THE COURT: Is that a motion?

1 MRS. DAY: That's a motion.
CHAIRMAN WHITSON: Okay. Do I have a second?
2 Second?

3 MR. CORKINS: I'll second it.
CHAIRMAN WHITSON: Any other comments? If
4 not, I'll call the hearing closed. Right now we're
5 just going to vote on the condition that the property
6 can be split -- cannot be split anymore farther.
7 Everybody understand what we're voting on? Roll call,
8 please.

9 MS. THEAS: Wayne Barnett?
MR. BARNETT: Yes.
10 MS. THEAS: Fred Corkins?
MR. CORKINS: Yes.
11 MS. THEAS: Scotty Sharp?
MR. SHARP: Yes.
12 MS. THEAS: Glen Frakes?
MR. FRAKES: Yes.
13 MS. THEAS: Shirley Day?
MS. DAY: Yes.
14 MS. THEAS: Rodney Fry?
MR. FRY: Yes.
15 MS. THEAS: Pat McLearn?
MR. McLEAR: Yes.
16 MS. THEAS: Al Purcell?
MR. PURCELL: Yes.
17 MS. THEAS: Steve Reardon?
MR. REARDON: No.
18 MS. THEAS: Johnaphine Fenton? Oh, I'm sorry.
Jim Whitson?

19 CHAIRMAN WHITSON: Yes. Okay, that did pass.
20 So now we will vote on the whole conditional use with
21 the condition that it cannot be split any further.
22 Everybody understand what we're voting on? Call for
23 roll.

24 MS. THEAS: Wayne Barnett?
MR. BARNETT: Yes.
25 CHAIRMAN WHITSON: Reason.
MR. BARNETT: Best use.
MS. THEAS: Fred Corkins?
MR. CORKINS: Yes, family use.
MS. THEAS: Scotty Sharp?
MR. SHARP: Yes, family use.
MS. THEAS: Glen Frakes?
MR. FRAKES: Yes, family.
MS. THEAS: Shirley Day?
MS. DAY: Yes, family.
MS. THEAS: Rodney Fry?
MR. FRY: Yes, family.
MS. THEAS: Pat McLearn?

1 MR. McLEAR: No, farm ground.
MS. THEAS: Al Purcell?
2 MR. PURCELL: Yes, best use.
MS. THEAS: Steve Reardon?
3 MR. REARDON: Yes, family.
MS. THEAS: Jim Whitson?
4 COMMISSIONER WHITSON: Yes, best use. Okay,
that did pass. We will be in touch with what you need
5 to do now.

6 MR. CLINTON: Okay. Thank you, guys.
Appreciate your time.

7 CHAIRMAN WHITSON: Thank you.

8 Chairman Whitson called Agenda Item #3.

9 **ITEM #3** - To Review and Approve the Comprehensive Plan
for Buchanan County.

10 Is there anything new that -- on this that --
COMMISSIONER SAWYER: It's exactly the same as
the last one you saw and the last one we talked about.
11 We really didn't get any additional information from
the public. We had that kind of period. There were
12 just a couple little grammatical things, but it didn't
change anything at all. So the last one you saw is
13 exactly what we're asking you to accept.

14 CHAIRMAN WHITSON: Is there any comment?
(No response.)

15 CHAIRMAN WHITSON: Okay. We will vote to
approve the comprehensive plan. Call for roll, please.

16 MS. THEAS: Wayne Barnett?

17 MR. BARNETT: Yes.

18 MS. THEAS: Fred Corkins?

19 MR. CORKINS: Yes.

20 MS. THEAS: Scotty Sharp?

21 MR. SHARP: Yes.

22 MS. THEAS: Glen Frakes?

23 MR. FRAKES: Yes.

24 MS. THEAS: Shirley Day?

25 MS. DAY: Yes.

MS. THEAS: Rodney Fry?

MR. FRY: Yes.

MS. THEAS: Pat McLearn?

MR. McLEAR: No.

MS. THEAS: Al Purcell?

MR. PURCELL: Yes.

MS. THEAS: Steve Reardon?

MR. REARDON: Yes.

MS. THEAS: Jim Whitson?

CHAIRMAN WHITSON: Yes. Okay, that did pass
so we do have a new comprehensive plan. Anything else

1 for the Commission tonight?

2 MR. FRAKES: Yes. Where you guys at on the
3 solar panels or have you looked at it? We kind of
4 dumped that over on you.

5 COMMISSIONER SAWYER: Right. We actually just
6 got a draft from Black & Veatch for -- and honestly,
7 literally today so I honestly haven't had a chance -- I
8 haven't had a chance --

9 COMMISSIONER BURNHAM: This afternoon about 2
10 o'clock.

11 COMMISSIONER SAWYER: I have not looked at it.
12 We're working with the same lady. Dusty --

13 MR. GADDIE: -- Summers.

14 COMMISSIONER SAWYER: Summers that worked with
15 us before. The gentleman that we worked with before,
16 he actually retired, but there's another guy that's
17 kind of working it. She's sort of heading it up. So
18 literally we just looked at it.

19 The other thing that we want to do, and we
20 just talked about this yesterday, is that we also want
21 to talk to our state representatives at the senate and
22 house area just because it came up in discussion at the
23 last legislative session. Nothing happened. But we'd
24 also like to kind of at least get an idea of what they
25 think might be happening, because across the state
other counties are in a very similar situation.
They're not really sure what to do. It's not set up
quite the same. It's not set up consistently on sort
of how they would be taxed and all those kinds of
things. So we feel like it's a good -- at least we got
a draft and we'll start looking at it, but it's a great
question and one that we've been -- we've been thinking
about.

CHAIRMAN WHITSON: Anything else? Will we
have a meeting next month or do you know yet?

MS. THEAS: Monday's the cutoff date, and I
have nothing on the agenda.

CHAIRMAN WHITSON: Okay. Then I'll entertain
a motion to adjourn.

MR. FRAKES: So move to adjourn.

CHAIRMAN WHITSON: All in favor?

(Unanimous aye.)

(No opposed.)

CHAIRMAN WHITSON: Thanks for coming.

COMMISSIONER SAWYER: Thanks everybody.

(Hearing concluded.)

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C E R T I F I C A T E

STATE OF MISSOURI)
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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 19th Day of July, 2022.



KAREN J. LYMAN, CCR #395