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Planning & Zoning Meeting  
June 22, 2023

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Jefferson County, Missouri

JEFFERSON COUNTY, MISSOURI  
PLANNING AND ZONING COMMISSION  
MEETING AND PUBLIC HEARING

June 22, 2023

6:30 P.M.

Jennifer M. Jett, CCR  
MISSOURI CCR NUMBER: 634

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E X H I B I T S

Exhibits	Description	Identified
Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 11
Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 11
Exhibit C	Planning Division Staff Report and Respective Case File	Page 11

[Exhibits retained by Counsel.]

1                   JEFFERSON COUNTY PLANNING AND ZONING  
2                   COMMISSION MEETING AND PUBLIC HEARING, June 22, 2023,  
3                   between the hours of 6:30 in the evening and 7:13 in  
4                   the evening of that day, at the Jefferson County  
5                   Administration Center, 729 Maple Street, Hillsboro,  
6                   Missouri 63050, before Jennifer M. Jett, MO-CCR.

7                                   A P P E A R A N C E S

8                   PLANNING AND ZONING COMMISSION:

9                   Larry Adkins  
10                  Jessie Scherrer  
11                  Greg Bowers  
12                  Johnathan Sparks  
13                  Mike Huskey

14                  PLANNING DIVISION STAFF:

15                  Dennis J. Kehm, Jr.  
16                  Josh Jump  
17                  Rachel Krispin  
18                  Elaine Roesch

19                  COUNTY COUNSELOR:

20                  Jason Cordes  
21                  Jalesia "Jasha" Kuenzel

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1           IT IS HEREBY STIPULATED AND AGREED by and  
2 between the parties, that this meeting may be taken in  
3 shorthand by Jennifer M. Jett, a Certified Court  
4 Reporter, and afterwards transcribed into typewriting.

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6           COMMISSIONER BOWERS: Ladies and gentlemen,  
7 this evening's activities represent a public hearing  
8 before the Planning and Zoning Commission. This  
9 public hearing is designed to allow citizens and other  
10 interested parties to provide the Commission and,  
11 ultimately, the County Council with information,  
12 comments, testimony, and evidence to assist the  
13 Commission in making a more-informed decision relative  
14 to applications before it and for making  
15 recommendation to the council on these applications.

16           Each individual wishing to address the  
17 Commission on a specific application must complete an  
18 oath form. These forms are located in the front of  
19 the room. It is important that the speaker place the  
20 agenda item number on this form so that an accurate  
21 record -- record can be maintained. You're also  
22 required to print your name and address and sign this  
23 form.

24           When the chairman asks if anyone in  
25 attendance wishing to speak on a specific application,

1 those wishing to provide comments are required to come  
2 forward, provide their name and address, and address  
3 their comments to the Planning and Zoning Commission.  
4 It is important to remember that the members of the  
5 Planning and Zoning Commission will make a decision on  
6 each application and you should direct all comments to  
7 the Commission. Responding to the audience both  
8 wastes time and may reduce the impact of your  
9 statement.

10           Members of the Planning and Zoning  
11 Commission may question any speaker. This Commission  
12 will not tolerate verbal outbursts or disruptions from  
13 the audience, nor will this Commission tolerate verbal  
14 or abusive attacks directed at county staff.

15           The structure of this meeting is as  
16 follows:

17           The chairman will introduce each project by  
18 name and number and then will direct the staff of the  
19 Planning Division to present the application. The  
20 staff representative will then present a brief  
21 overview of the application. The Commission may  
22 question the staff relative to the project.

23           The chairman will then call the petitioner,  
24 the party that submitted the application. The  
25 petitioner may call additional individuals, generally

1 supporting consultants, and is allowed a five-minute  
2 uninterrupted period of presentation of facts  
3 surrounding the application. After completion of the  
4 presentation of the application, the members of the  
5 Commission may ask questions of the petitioner  
6 relative to the application. There is no time limit  
7 for the questions.

8           After all questions of the Commission have  
9 been heard, the chairman will then ask for any  
10 citizens wishing to address the Commission who are in  
11 favor of the application. There will be a total of  
12 five minutes allocated for public comment in favor of  
13 the application. The Commission may ask questions of  
14 any speaker. The time used for the speakers to answer  
15 the questions will not be subtracted from the five  
16 minutes.

17           After all questions of the Commission have  
18 been heard, the chairman will ask for any citizens  
19 wishing to address the Commission who are opposed to  
20 this application. There will be a total of  
21 fifteen minutes allocated for public comment in  
22 opposition to the application. No speaker will speak  
23 more -- can speak more than three minutes. The  
24 Commission may question any speaker. The time used  
25 for the speakers to answer our questions will not be

1 subtracted from the fifteen minutes.

2           Because time is limited, we strongly  
3 recommend that speakers be prepared and know the facts  
4 regarding the application. We recommend that you  
5 avoid repetition. If you are part of a larger group,  
6 we suggest that you designate a spokesperson to  
7 provide comments for the group. The speaker may  
8 acknowledge that he or she represents a larger group.  
9 This will be the sole public hearing before a public  
10 body regarding the application.

11           The petitioner will then have five minutes  
12 to respond to issues raised during the comment period.  
13 The Commission may further question the petitioner.  
14 Time used to respond to questions from the Commission  
15 will not count against the time allocation.

16           After the closure of the comment period,  
17 the Commission will then deliberate on the  
18 application. The Commission may direct additional  
19 questions to the staff or it may direct -- proceed  
20 directly to consider the application. Decisions of  
21 the Planning and Zoning Commission will be forwarded  
22 to the County Council for final action. Final action  
23 of the County Council will generally take the form of  
24 an ordinance approving the application or a resolution  
25 denying the application. In most instances, there



1 will be no further public hearing before the County  
2 Council.

3 I call this meeting to order.

4 Madam Secretary, would you please take  
5 roll?

6 MS. ROESCH: Danny Tuggle.

7 Greg Bowers.

8 COMMISSIONER BOWERS: Here.

9 MS. ROESCH: Johnathan Sparks.

10 COMMISSIONER SPARKS: Here.

11 MS. ROESCH: Larry Adkins.

12 COMMISSIONER ADKINS: Here.

13 MS. ROESCH: Chris Hastings.

14 Jessie Scherrer.

15 COMMISSIONER SCHERRER: Here.

16 MS. ROESCH: Tim Dugan.

17 Mike Huskey.

18 COMMISSIONER HUSKEY: Here.

19 MS. ROESCH: We have a quorum.

20 COMMISSIONER BOWERS: Thank you.

21 Are there any changes to the agenda?

22 If not, I'll entertain a motion.

23 COMMISSIONER SCHERRER: I make a motion

24 that we approve the agenda as printed.

25 COMMISSIONER HUSKEY: Second.

1           COMMISSIONER BOWERS: I have a motion made  
2 by Commissioner Scherrer to approve the agenda;  
3 seconded by Commissioner Huskey.

4           All those in favor, say aye.

5           COMMISSION: Aye.

6           COMMISSIONER BOWERS: Opposed?

7           Passes unanimous.

8           Are there any changes to the minutes?

9           COMMISSIONER SCHERRER: I believe there is  
10 one, Chairman, down towards the bottom where it says  
11 motion for approval is carried five to zero with one  
12 abstention (sic); I believe that should be six to  
13 zero with one abstention. Is that correct?

14          COMMISSIONER BOWERS: That is correct.

15          Please make -- please make the note.

16          COMMISSIONER SCHERRER: I make a motion  
17 that the approval of the minutes for June 8, 2023, be  
18 approved with the correction.

19          COMMISSIONER ADKINS: Second.

20          COMMISSIONER BOWERS: I have a motion to  
21 approve the minutes with the correction by  
22 Commissioner Scherrer; seconded by Commissioner  
23 Adkins.

24          All those in favor, say aye.

25          COMMISSION: Aye.

1 COMMISSIONER BOWERS: Opposed?

2 Passes unanimous.

3 Swearing in of the witnesses.

4 MR. KEHM: Good evening, everyone. Once  
5 again, thank you for coming to the meeting tonight.

6 As I mentioned earlier, if you are going to  
7 be speaking, your testimony actually becomes a part of  
8 the record of the case that you're going to be  
9 speaking on; therefore, your testimony needs to be  
10 sworn. Rather than swear people in like you might see  
11 on TV or in court one at time, we do it all at once to  
12 speed up a little bit.

13 So if you are going to speak tonight,  
14 you're thinking about speaking, you have any idea that  
15 you might want to speak on any of the -- on either of  
16 the two cases, please go ahead and stand up right now,  
17 raise your right hand and the secretary here will  
18 swear you in.

19 [Witnesses sworn by Secretary Roesch.]

20 MR. KEHM: Thank you very much. Have a  
21 seat, if you don't mind. Again, when you do come up,  
22 the chair will recognize you. Hand your speaker slip  
23 to one of these two gentlemen or folks, right here.  
24 Approach the podium, state your name, state your  
25 address, state that you have been sworn in, and then

1 you can begin your remarks to the Commission.

2 COMMISSIONER BOWERS: Thank you, sir.

3 Introduction of evidence.

4 MR. KEHM: Members of the Planning and  
5 Zoning Commission, the county would ask that the  
6 following exhibits be entered into the record for the  
7 two cases to be heard by you this evening. Those  
8 exhibits are Exhibit A, the Official Master Plan of  
9 Jefferson County, Missouri, adopted on August the 6th,  
10 2003, and made effective on April the 2nd, 2008.  
11 Exhibit B, the Code of Ordinances of Jefferson County,  
12 specifically Chapter 400, that would be the Unified  
13 Development Order, and that was adopted on April the  
14 2nd, 2008, and has been amended a number of times  
15 since then. And, finally, Exhibit C, which consists  
16 of the Planning Division staff reports with their  
17 respective case files for the two cases to be heard by  
18 you tonight.

19 COMMISSIONER BOWERS: Thank you, sir.

20 I will entertain a motion to introduce the  
21 evidence.

22 COMMISSIONER ADKINS: Motion to approve the  
23 evidence.

24 COMMISSIONER SCHERRER: I second it.

25 COMMISSIONER BOWERS: I have a motion made

1 by Commissioner Adkins to introduce the evidence;  
2 seconded by Commissioner Scherrer.

3 All those in favor, say aye.

4 COMMISSION: Aye.

5 COMMISSIONER BOWERS: Opposed?

6 Passes unanimous.

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1           COMMISSIONER BOWERS: Under new business,  
2 Considerations: P -- PC23015, request for a revised  
3 development plan for Piros Signs located at 1818 Old  
4 State Road -- Road M, Barnhart, in Imperial Township.

5           And, Ms. Krispin.

6           MS. KRISPIN: Thank you.

7           This is PC23015. The petitioner is  
8 requesting approval of a revised development plan for  
9 Piros Signs.

10           The subject property is located at 1818  
11 State Road M in Barnhart. The property is roughly  
12 4.85 acres in size and is zoned planned commercial. A  
13 portion of the property is located within the floodway  
14 and floodplain and no stream orders traverse the  
15 property.

16           This is a look at the zoning map. The  
17 subject property is outlined in black, zoned planned  
18 commercial. To the north there is large lot  
19 residential and planned mixed residential. That's the  
20 site of the Stoney Pines Apartments that is being  
21 developed right now. To the east is planned  
22 commercial; that is Karsch's Grocery Store. And then  
23 across M, PUD and CC2 and then to the west is  
24 single-family residential R40.

25           This is a look at the topography map. The

1 red is the floodway and the blue and gold are the 100-  
2 and 500-year floodplains.

3 Here are photos of the subject property.  
4 The bottom two show in the rear of the existing  
5 building. And then this is parking alongside the  
6 existing building and then the front that fronts on  
7 Old State Road M.

8 This is the submitted revised development  
9 plan so here is the existing building to remain which  
10 is 16,000 square feet, right here. There is a  
11 proposed 12,000 square foot expansion to the building  
12 to the rear; that is labeled as Expansion No. 1. And  
13 then there are, also, future phases called out. There  
14 is, roughly, a 12,000 square foot parking structure in  
15 the kind of northeast or, I'm sorry, northwest corner  
16 of the property; an additional 12,000 square foot  
17 expansion to the front of the existing building as  
18 well as a new parking lot to the rear of the first  
19 expansion of the building; and then the existing  
20 parking on the side of the building to remain.

21 And I also will point out there were no  
22 modifications requested with this revised development  
23 plan.

24 So for the analysis, the commercial  
25 development has existed for numerous years without any

1 known issues. The applicant is seeking to expand upon  
2 the commercial operation. The site is situated  
3 between a MoDOT maintained roadway as well as a county  
4 maintained roadway providing an appropriate location  
5 for commercial development. The proposed use of a  
6 sign manufacturer and revised development plan are in  
7 accordance with the Jefferson County Master Plan.

8           The proposed building labeled Expansion  
9 No. 1, which is directly rear of the existing  
10 building, so, additionally, future parking areas are  
11 in the rear of the property as well as the western  
12 portion of the property. Where there is undeveloped  
13 land adjoining the subject property, high-impact  
14 screening will be required on the western property  
15 line where the subject property adjoins residentially  
16 zoned property.

17           In addition, there are no buffers labeled  
18 on the development plan; however, a 20-foot buffer  
19 must be maintained around the property except along  
20 those property lines abutting nonresidential zoning  
21 where a 10-foot buffer must be maintained.

22           There are proposed future phases as well.  
23 These include a future parking phase, I'm sorry,  
24 parking structure, parking lot, and an expansion to  
25 the existing building labeled Expansion No. 2. It is



1 unclear as to the order of these phases or if they are  
2 all part of the Phase 2. The proposed parking lot  
3 contains 28 vehicle parking spaces. It is unclear if  
4 the existing and proposed parking will meet the  
5 appropriate number of spaces when Expansion No. 2  
6 would be built, if approved. So because there were no  
7 modifications requested, parking must meet the UDO  
8 requirements for all phases.

9           Lastly, the development plan does not  
10 impede the normal and orderly development and  
11 improvement of the surrounding property given that the  
12 property is already developed and the applicant is  
13 seeking to expand upon the commercial use. Approval  
14 of the proposed development would allow for a  
15 development consistent with the stated intent of the  
16 planned commercial zone district.

17           And for your consideration tonight, there  
18 is a request for a revised development plan approval  
19 for Piros Signs.

20           And I'll be happy to answer any questions.

21           COMMISSIONER BOWERS: Is there any  
22 questions of staff?

23           COMMISSIONER SPARKS: I had one.

24           COMMISSIONER BOWERS: Okay. Go ahead.

25           COMMISSIONER SPARKS: I have just one quick

1 question. When you guys were on-site, were they --  
2 were they currently compliant with ADA regulations for  
3 their parking?

4 Did they have one space already?

5 I didn't see any.

6 MS. KRISPIN: To be honest, I did not look.

7 COMMISSIONER SPARKS: Okay.

8 MS. KRISPIN: So I'm not sure. That might  
9 be a question for the applicant if they have --

10 COMMISSIONER SPARKS: Okay.

11 MS. KRISPIN: -- any ADA compliant.

12 COMMISSIONER SPARKS: Thank you.

13 COMMISSIONER BOWERS: So and per the report  
14 then you're saying the proposed parking will meet if  
15 all expansions are completed?

16 MS. KRISPIN: No, so not exactly what I was  
17 saying. The future parking structure, I don't know  
18 how many spaces are in there and with a conglomeration  
19 of all of the proposed expansions I'm not sure with  
20 that structure if all the parking will meet. So when  
21 we get those details, if approved, they'll have to  
22 meet the requirements of the UDO.

23 COMMISSIONER BOWERS: Thank you.

24 Any other questions of staff?

25 Is the petitioner present?

1           Please come forward. State your name, your  
2 address and that you have been sworn. And just as a  
3 reminder, you will have five minutes.

4           MR. BACON: Okay. My name is Steve Bacon.  
5 I'm an architect. We worked on the drawings directly  
6 with the -- with the owners of Piros Signs. My  
7 address is 100 A Bailey Road in Crystal City,  
8 Missouri, and I have been sworn in.

9           COMMISSIONER BOWERS: Thank you, sir.

10          MR. BACON: The -- the -- the requested  
11 revision to the -- to the planned development is a  
12 result of Piros Signs having grown quite a bit, taking  
13 on lots more work. Their particular business is very  
14 area intensive for the amount of work they do.  
15 They're creating signs that requires lots of storage  
16 space, equipment, manufacturing. And -- and they were  
17 hoping to figure out or at least understand for the  
18 future what is the maximum they could expand on their  
19 site in the event things continue to improve business  
20 wise for them as they have.

21          So this effort was just -- was -- was an  
22 attempt to -- within the rules without needing a bunch  
23 of modifications to help them get a handle on how much  
24 space, production space they could create. And to the  
25 degree there's any confusion about what -- what

1 happens when, I apologize for that. But it's also  
2 true that -- that there's not a hard schedule for any  
3 of this. This was something as a master plan we  
4 wanted to get in place so that they knew they could  
5 undertake any part of it whenever they were ready to.

6           It appears the most likely expansion would  
7 be what's shown on AS-2 and is labeled "Expansion 1."  
8 That would be a -- a manufacturing and storage area  
9 that -- that would not require additional staff. And  
10 so, for that reason, we proposed to that -- that  
11 structure just to be added without any changes to the  
12 -- to the parking plan itself.

13           The future parking structure at the  
14 northwest corner, that is intended to be covered  
15 parking area for their field vehicles. They have --  
16 they have lots and lots of trucks servicing and  
17 installing equipment and -- and it would be a great  
18 benefit to them to at least have them covered to keep  
19 them out of the weather. So that structure is  
20 intended to cover their -- their work vehicles and not  
21 accommodate anything in the way of parking.

22           And then -- then the final expansion that  
23 -- that would be considered or the separate third  
24 Expansion 2, if that were ever undertaken, that would  
25 take place where all of the existing parking is now

1 and that's the reason for showing the new parking at  
2 the rear or south. That parking would be taken --  
3 would be constructed along with Expansion 2 when all  
4 of the rest of the parking is displaced.

5 The -- the normal ratios of -- of parking  
6 places per square foot for their particular industry  
7 seem a little like they could be adjusted some. And  
8 so as far as the ultimate parking plan, we've -- we've  
9 tried to allow for more parking than they have now but  
10 it would probably require a -- a -- some -- some  
11 review with the department to come up with a parking  
12 plan that would satisfy both parties, both the -- the  
13 owners and -- and the county.

14 We tried to keep everything out of the  
15 floodway. We do recognize there's some construction  
16 within the floodplain and understand that anything  
17 done in those areas would require coordination with  
18 those rules as well.

19 Any questions?

20 COMMISSIONER BOWERS: Is there -- is there  
21 any questions for this witness?

22 Any questions?

23 Thank you, sir. We may call you back.

24 MR. BACON: Thank you.

25 COMMISSIONER BOWERS: Is there anyone

1 wishing to speak in favor of this application?

2 Anyone wishing to speak in favor?

3 Anyone wishing to speak in opposition?

4 Anyone wishing to speak in opposition?

5 Is there anything else you'd like to add?

6 MR. BACON: Just -- just so that you know,  
7 a representative of the owners Chris Brand is in  
8 attendance. He hasn't spoken but he is here and he is  
9 anxious to see what'll happen.

10 COMMISSIONER BOWERS: Discussion among  
11 commissioners?

12 If not, I'll entertain a motion.

13 COMMISSIONER SCHERRER: This -- this is a  
14 zone change, not a development plan or site plan?

15 I mean, this is just a zone change;  
16 correct?

17 MS. KRISPIN: It's a revised development  
18 plan. So and, technically, it's going from planned  
19 commercial to planned commercial but it's the revised  
20 development plan that's being heard.

21 COMMISSIONER BOWERS: Any other discussion?  
22 I'll entertain a motion.

23 COMMISSIONER SCHERRER: I'll make a motion  
24 that PC23015 be approved.

25 COMMISSIONER SPARKS: Second.

1                   COMMISSIONER BOWERS: I have a motion made  
2 by Commissioner Scherrer and it was seconded by  
3 Commissioner -- Commissioner Sparks to approve  
4 PC23015.

5                   All those in favor, say aye.

6                   COMMISSION: Aye.

7                   COMMISSIONER BOWERS: Opposed?

8                   Passes unanimous.

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1           COMMISSIONER BOWERS: Next item: CU23017,  
2 a request for a conditional use permit for a parcel  
3 located at 800 Montebello Camp Road, Imperial, in  
4 Windsor Township and Council District No. 4 for a  
5 group home of persons with disabilities, hospice, or  
6 special care in a single-family residential R20 zone  
7 district and a single-family R40 zone district.

8           And then, Mr. Jump.

9           MR. JUMP: Thank you.

10           This is Application CU23017. The  
11 petitioner's request is a conditional use permit for a  
12 group home for persons with disabilities, hospice, or  
13 special care in a split-zone single-family residential  
14 R20 and R40 single-family residential.

15           A little bit -- little bit about the  
16 subject property: It's currently zoned R20 and R40.  
17 It is in Council District 4. It's in the primary  
18 growth area. The suburban development plan is about  
19 16.6 acres in size. The road that it accesses,  
20 Montebello Camp Road, dead-ends at the property.

21           And then a little bit about this prop --  
22 this property has a little bit of history both in  
23 previously coming before this board in 2018 and then  
24 as well as further history. It was owned at one point  
25 by the Apostles of the Sacred Heart and it was used as



1 a boarding house for nuns. There was a large,  
2 vacated, two-story residential structure that sat on  
3 the property. Plan was approved in 2018 for a  
4 conditional use permit to use the existing structure  
5 for a group home. This project was going to be run by  
6 a group called "The Covering House" who have operated  
7 in the county for some time.

8           The subject property is surrounded by  
9 residential zone districts to the north, south and  
10 west. The eastern boundary bound line adjoins  
11 properties owned by American Milling along the  
12 Mississippi River.

13           A little bit more about the property: The  
14 property is relatively flat in the develop --  
15 developable area but has some pretty steep topography  
16 as you go towards the American Milling property.  
17 There's also a railroad that adjoins it as well.  
18 There are no floodplain or stream order issues. There  
19 is some existing vegetation and there -- but there are  
20 unvegetated areas where the previous development had  
21 occurred when the Apostles of Sacred Heart owned it.

22           And in additional comments: There was a  
23 plan and conditional use permit approved by both the  
24 Planning and Zoning Commission and County Council in  
25 2018 to use the existing structure for a group home.

1           This is the zoning map. This is the piece  
2 of property in question. The railroad. This is the  
3 property owned by American Milling and the river's  
4 over here. And then this is all of the property back  
5 towards 67. This is all zoned single-family  
6 residential. This is the Montebello Camp Road that  
7 kind of comes into the property and 67's out this way  
8 after you get onto Montebello Road. So it's -- it's  
9 kind of tucked back away from a lot of things.

10           This is the topography map. As you can  
11 kind of see, the -- the developable area, if you will,  
12 is sort of relatively flat in comparison to where it  
13 starts to really drop off towards the railroad and the  
14 American Millings property.

15           So a little bit of background: The plan in  
16 2018 was to use the existing structure for the  
17 proposed use. The 2018 plan was approved by both  
18 Planning and Zoning and the County Council. Historic  
19 use of the property before the 2018 plan, it included  
20 the home for nuns and a childcare facility which also  
21 was approved on a CUP in 2008.

22           This is the submitted plan. I'm going to  
23 kind of go through what's on both of these real quick,  
24 a quick rundown. So on your left is sort of a diagram  
25 of the internal layout. And then on your right is the

1 sort of overall site plan. It's a big site so it's  
2 kind of hard to see but we'll kind of go through some  
3 features of this. So to the west here is the parking  
4 for the proposed development. There's 29 parking  
5 spaces included, including two ADA spaces. There is,  
6 also, an approved 20-foot drive aisle coming into the  
7 property, a maintenance shed out here away from the  
8 rest of the facility, and then the -- the facility  
9 itself.

10 So this is the facility itself. The  
11 internal layout includes just over -- 17,237 square  
12 feet and it includes the following: Ten bedrooms and  
13 then shared resident common spaces as well as several  
14 offices and support staff functions. So the bedrooms  
15 are kind of limited to these two wings and then you've  
16 got your sort of office support and then a common area  
17 kind of here in the middle as well as, you know,  
18 kitchen, stuff like that, facilities to be used as  
19 well.

20 So our analysis: The subject property is  
21 split-zoned R20 single-family residential and R40  
22 single-family residential and is 16.6 acres in size.  
23 There was formerly a residential structure and two  
24 accessory structures previously located on the  
25 property. Most of the remaining portions of the

1 property are wooded. The property was previously  
2 owned by the Apostles of the Sacred since 1969 and has  
3 been used as a retreat center, a daycare center and as  
4 a boarding house at various times since then.

5           The Covering House brought forward a  
6 petition in 2018 to utilize the previous structures;  
7 however, in the narrative submitted, the cost of  
8 renovating the existing buildings was cost  
9 prohibitive. The new project seeks to have a more  
10 residential feel to the property and its style from  
11 the elevation is included. Staff has incorporated  
12 conditions so that would remain. The main structure  
13 in the proposal is slightly larger but the overall  
14 footprint including the auxiliary buildings in the  
15 2018 petition is actually smaller than what was  
16 proposed in 2018.

17           The property is intended to be used as a  
18 residence and treatment center for exploited youth  
19 through the organization known as The Covering House.  
20 More specifically, The Covering House is proposing to  
21 use the property as a location for exploited children  
22 and youth to partake in a yearlong treatment program.  
23 During the treatment program, the children and youth  
24 will be home-schooled on the property.

25           The new proposal does intend to move --

1 does intend to move away from the existing structure,  
2 layout, and parking. The scope of the project is, in  
3 essence, unchanged from what was approved in 2018. It  
4 is not anticipated that there will be any changes to  
5 traffic conditions in (sic) from the subject property  
6 and its previous uses adding little to no effect to  
7 surrounding property owners.

8           The Covering House organization has been  
9 operating for nearly a decade and the proposed  
10 location at 800 Montebello Camp Road would be the  
11 second location in Jefferson County for the  
12 organization. The proposal and request of the  
13 conditional use permit by The Covering House is being  
14 pursued in an effort to address a need within the  
15 county and the region.

16           The next set I'm going to show you some of  
17 these elevations. This is the new sort of structures  
18 that are proposed. It's kind of a sprawling,  
19 ranch-style structure. And we've incorporated some  
20 conditions in there that this is kind of what it needs  
21 to stick with. I mean, obviously, materials, things  
22 like that might change but this sort of style and  
23 design fits well within the neighborhood and the  
24 surrounding properties.

25           This -- so these -- we're going to go

1 through some photos real quick. These first photos  
2 that you're going to see are the photos from the 2018  
3 petition where they were going to use the old -- the  
4 big house on the property and convert it into the -- a  
5 group home. As you can kind of see from the photos,  
6 this was kind of starting to get sort of rundown a  
7 little bit and just showing its age a little bit, I  
8 guess. So I think the cost to do that got too out of  
9 control and then they switched to this new design that  
10 you saw on the previous slides. So I wanted to give  
11 you some kind of representation of what was there  
12 previously and what was looked at in 2018.

13           These next slides are from the current  
14 site. The first slide is the road coming in and,  
15 also, this bottom one here, as well, is the road going  
16 into the property. This is going out. This is  
17 Montebello Camp Road. This is after it dead-ends on  
18 the property. These two -- it's sort of overgrown  
19 right now, undeveloped. I believe they've torn the  
20 two buildings down. We couldn't get on the site,  
21 though, that day; it was gated. But from talking to  
22 the petitioner, and they might be able to clarify  
23 that, I believe they've torn a lot of the structures  
24 down so far.

25           And then your last slide is sort of your

1 surrounding neighborhood. These are single-family  
2 residential homes on fairly good sized lots and your  
3 sort of roads coming in and out to give you some idea  
4 of the -- the surrounding of the property.

5 And then for your consideration this  
6 evening, it's a conditional use permit for a group  
7 home for persons with disabilities, hospice, or  
8 special care and a split-zone district R20  
9 single-family residential and R40 single-family  
10 residential.

11 And I'll be happy to take any questions.

12 COMMISSIONER BOWERS: Thank you. Are there  
13 any questions of staff?

14 Any questions of staff?

15 Is the petitioner present?

16 Please come forward. Please state your  
17 name, your address, and that you have been sworn.

18 MR. GLIDEWELL: Dan Glidewell.

19 COMMISSIONER BOWERS: And as a reminder,  
20 you will have five minutes.

21 MR. GLIDEWELL: Great. Dan Glidewell, I --  
22 we're the general contractor working with the client  
23 and our address is 2060 Craigshire Road, St. Louis,  
24 Missouri, 63146. And I have been sworn in.

25 COMMISSIONER BOWERS: Thank you.

1           MR. GLIDEWELL: So thank you for the time  
2 tonight. This is a great project for a great group.  
3 The existing building, when we were brought in to look  
4 at this, the original plan was to renovate the  
5 structure but, upon getting into it further, it's on a  
6 crawl space, on an old stone foundation, no floors are  
7 level. The plan called for adding stair towers to get  
8 to the second floor, an elevator shaft, lots of things  
9 that were just very cost prohibitive and not a good  
10 expense of their money.

11           We found there were cisterns underneath the  
12 building so it was -- it was really falling apart and  
13 in poor structure. So there was also an existing pool  
14 house there and pool that hadn't been serviced in  
15 years and that was all caving in on itself. So all of  
16 the structures and an existing garage that was coming  
17 down all have been taken down and graded.

18           So with the new project we're looking at  
19 doing, it's much more energy efficient for the client  
20 to operate. It fits on the property a lot better.  
21 The existing two-story structure sat right on top of  
22 that hill. This is more off to the north, settled  
23 more back into the woods so you're really not going to  
24 see it from the street as much. We're a good distance  
25 away, like it was discussed, Montebello Camp Road ends



1 at their property. So this on 16 acres and it's  
2 tucked back in the woods.

3 It's going to have stone. It's going to  
4 have siding. Everything done first rate in a much  
5 more economical for the client. Part of it, the front  
6 part of the X is going to be a slab on grade. The  
7 back part is going to have a basement underneath it  
8 for storage to put all of their mechanical equipment  
9 and everything down there for the client and for  
10 future storage for them. So we've included the site  
11 plan from Govero which is -- showed the existing  
12 structures, what's come down, and how we look to  
13 construct the new structure for our client.

14 COMMISSIONER BOWERS: Anything else?

15 MR. GLIDEWELL: No, sir. Happy to answer  
16 any questions.

17 COMMISSIONER BOWERS: Any questions for  
18 this witness?

19 Any questions?

20 We may call you back, sir.

21 MR. GLIDEWELL: Thank you.

22 COMMISSIONER BOWERS: Is there anyone  
23 wishing to speak in favor of this petition?

24 Anyone wishing to speak in favor of this  
25 petition?

1           Anyone wishing to speak in opposition?

2           Anyone wishing to speak in opposition?

3           Would you like to say anything else?

4           MR. GLIDEWELL: I'm good. If there's any  
5 questions.

6           COMMISSIONER BOWERS: Discussion among  
7 commissioners?

8           If not, I'll entertain a motion.

9           COMMISSIONER SCHERRER: I make a motion  
10 that CU23017 be approved.

11          COMMISSIONER SPARKS: Second.

12          COMMISSIONER BOWERS: I have a motion made  
13 by Commissioner Scherrer to approve P or CU23017;  
14 seconded by Commissioner Sparks.

15          All those in favor, say aye.

16          COMMISSION: Aye.

17          COMMISSIONER BOWERS: Opposed?

18          Passes unanimous.

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1           COMMISSIONER BOWERS: Next item: Office --  
2 election of officers.

3           I will entertain nominations for chair and  
4 co-chair.

5           I will make a motion that Jessie Scherrer  
6 be appointed chair of the Planning and Zoning  
7 Commission.

8           COMMISSIONER HUSKEY: Second.

9           COMMISSIONER BOWERS: Discussion?

10          I have a motion made by Commissioner  
11 Bowers; seconded by Commissioner Huskey to approve  
12 Commissioner Scherrer as the next chairman of the  
13 Planning and Zoning Commission.

14          All those in favor, say aye.

15          COMMISSION: Aye.

16          COMMISSIONER BOWERS: Opposed?

17          Passes unanimous.

18          COMMISSIONER SCHERRER: Gee, how lucky.

19          MS. ROESCH: What was that?

20          COMMISSIONER BOWERS: I'll entertain a  
21 motion for co-chair.

22          COMMISSIONER SCHERRER: I make a motion  
23 that Commissioner Bowers be vice chair or co-chair.

24          COMMISSIONER ADKINS: Second.

25          COMMISSIONER BOWERS: Discussion?

1           There's a motion made by Commissioner  
2 Scherrer that Commissioner Bowers be appointed to  
3 co-chair; seconded by Commissioner Adkins.

4           All those in favor, say aye.

5           COMMISSION: Aye.

6           COMMISSIONER BOWERS: Opposed?

7           Pass unanimous.

8           Commissioner Bowers is now the co-chair of  
9 the Planning and Zoning Commission.

10          MR. CORDES: Vice chair.

11          COMMISSIONER BOWERS: Vice chair.

12          COMMISSIONER SCHERRER: At the next  
13 meeting.

14          COMMISSIONER BOWERS: At the next meeting.  
15 Vice chair, that sounds better than co-chair.

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1           COMMISSIONER BOWERS: Request -- reports to  
2 the Commission.

3           You're not in charge yet.

4           COMMISSIONER SCHERRER: I'm just telling  
5 you we're not going to share the same chair.

6           COMMISSIONER BOWERS: Reports to the  
7 Commission.

8           MR. KEHM: It feels like we're getting the  
9 band back together, fellas, so that's great.

10           The next meeting is July 13th. We do have  
11 items on that agenda.

12           Do we have anything for the second July  
13 meeting as of yet?

14           MR. JUMP: Yes.

15           MS. ROESCH: Yes.

16           MR. KEHM: Yes, so we will be -- we will  
17 have both July meetings.

18           So welcome back, Mr. Scherrer.

19           That's all I have for you tonight.

20           COMMISSIONER BOWERS: Thank you.

21           Are there any citizens wishing to be heard?

22           Any citizens wishing to be heard?

23           Please come forward. Thank you.

24           MS. SCHWARTZ POST: Good evening. My name  
25 is Emily Schwartz Post and I am the Staff Vice

1 President for Public Policy at the Homebuilders  
2 Association. We are a trade association made up of  
3 nearly 600 members who work in all facets of the  
4 residential homebuilding industry. I have been asked  
5 to speak tonight by our membership regarding the time  
6 allocation for applicants who appear before the  
7 Planning and Zoning Commission.

8 To my knowledge, there is not a  
9 jurisdiction in the St. Louis region that limits the  
10 presentation time given to petitioners; however, here  
11 in Jefferson County, as you're aware, your current  
12 process allows a petitioner five minutes to speak. In  
13 this time -- five-minute time frame, a petitioner must  
14 explain their application; and if any expert  
15 witnesses, such as consultants to explain storm water  
16 or traffic or other key pieces of the project are  
17 needed for testimony, those witness must also speak  
18 during that same time minute, time frame --  
19 five-minute time frame allocated for petitioner's  
20 presentation. It can be very difficult, I'm told, at  
21 times for an applicant to provide all the important,  
22 relevant, and necessary information about a project  
23 because that is sometimes quite a short amount of  
24 time.

25 The HBA would like to respectfully request

1 that the Planning and Zoning Commission consider  
2 increasing the time allocated for a petitioner's  
3 presentation to ten minutes. We believe this  
4 additional time will be a benefit to not only the  
5 applicant themselves but, also, to all of you so you  
6 can get all the details you need in order to make an  
7 informed decision.

8 We believe this additional time will also  
9 be of benefit to the public because with additional  
10 time for the petitioner to present all the facts and  
11 merits of their project, questions members of the  
12 public may have will be answered and concerns members  
13 of the public have may be eliminated or at least  
14 alleviated. We think this will likely cut down on the  
15 amount of time needed for additional public comment  
16 about a specific application.

17 And I would like to point out that not  
18 every applicant will use a full ten minutes for their  
19 presentation but for projects that may be more  
20 complex, having the ability to speak for additional  
21 time will help greatly.

22 The HBA believes that five minutes for  
23 members of the public to speak in support is still  
24 sufficient but for opposition, the HBA would recommend  
25 increasing the allocated time from fifteen minutes to

1 twenty minutes since a petitioner will be given five  
2 extra minutes to make their presentation. And then  
3 the HBA believe five -- believes five minutes should  
4 still suffi -- suffice for the petitioner to rebut or  
5 respond to issues raised during the public comment  
6 period. If members of the Commission have questions,  
7 however, the HBA would like to ask that a petitioner  
8 be given all the time needed to respond to those of  
9 you who may have questions.

10 Thank you for considering this request.  
11 Please know that the HBA understands how valuable your  
12 time is. We are not trying to extend your meetings  
13 but we do want to make sure you have all the  
14 information you need to make your decisions about each  
15 application. And members of the HBA would be happy to  
16 further discuss with you at any time. Thank you.

17 COMMISSIONER BOWERS: Thank you.

18 Are there any questions for this witness?

19 MS. SCHWARTZ POST: I brought copies of my  
20 comments that I could hand out if you all wanted them.

21 COMMISSIONER BOWERS: Are you wanting to  
22 enter those into -- do they need to be entered into  
23 evidence?

24 MR. KEHM: They're not evidence --

25 COMMISSIONER BOWERS: Okay.



1 MR. KEHM: -- since we're not in the  
2 evidence portion. Thank you.

3 COMMISSIONER BOWERS: All right.

4 MS. SCHWARTZ POST: Thank you.

5 COMMISSIONER BOWERS: Any questions?  
6 Thank you.

7 COMMISSIONER SCHERRER: Not really a  
8 question but just a comment. Our current structure  
9 allows for five minutes for the petitioner; five  
10 minutes for supporting witnesses or with -- or  
11 citizens that are in favor; and then fifteen minutes  
12 of uninterrupted time for people that are opposed, no  
13 one person can speak for more than three minutes; and  
14 then five minutes for the petitioner to come back to  
15 rebuttal against what was brought up. So to say that  
16 they only get five minutes is not totally accurate.

17 MS. SCHWARTZ POST: Because they get the  
18 five minutes at the end, you're saying?

19 COMMISSIONER SCHERRER: No, because they  
20 get an additional five minutes for engineers,  
21 architects, or supporting -- or citizens that are in  
22 favor of the project.

23 MS. SCHWARTZ POST: Oh, okay. I -- I was  
24 not aware and I think that some of my members may not  
25 be aware of that as well. I mean, I think, as you

1 know, sometimes you get big residential projects that  
2 come in and I'm just -- I've heard from members over  
3 the years that sometimes trying to get all of the  
4 information before you all can be difficult with --  
5 with the short amount of time.

6 So on the bottom of my comments there, I  
7 have just like a little grid of what my understanding  
8 was of your process currently and then what we're  
9 asking for, so, and I -- I appreciate any  
10 consideration you all would be willing to give, so.

11 COMMISSIONER BOWERS: Any other questions  
12 or comments for this witness?

13 Thank you.

14 MR. KEHM: Well, what I would suggest is  
15 I'll draft that up so we can see what that looks like  
16 in our -- in our bylaws and I'll give you that at the  
17 next meeting. We can't put it on the agenda for the  
18 next meeting 'cause that's already been advertised,  
19 but at least everybody could have it in front of them,  
20 see how it looks in our actual bylaws, and then you  
21 all can decide whether you want that on January -- or,  
22 I'm sorry, January, sheesh, on the July -- the second  
23 July meeting, whatever date that is, I want to say  
24 it's the 27th.

25 COMMISSIONER BOWERS: Okay.

1           MR. KEHM: But I'll -- I'll have that. And  
2 we can even put it in your packets for the next  
3 meeting so you've got it if we discuss it at the end  
4 of the meeting.

5           COMMISSIONER BOWERS: And then we'll have  
6 the agenda item and we can just discuss it then?

7           MR. KEHM: We won't be able to get it on an  
8 agenda --

9                           (Overlapping conversation.)

10          COMMISSIONER BOWERS: When -- when we're  
11 able to --

12          MR. KEHM: -- but -- but at the end of your  
13 meeting under reports to the Commission, I can  
14 certainly bring it up and ask what you're pleasure  
15 is --

16          COMMISSIONER BOWERS: Okay.

17          MR. KEHM: -- with -- with an eye towards  
18 maybe putting an amendment on the bylaws on the second  
19 July meeting.

20          COMMISSIONER BOWERS: Okay. Any other  
21 questions with that?

22          COMMISSIONER SCHERRER: Not a question but  
23 my dates may be a little bit clouded but we, recently,  
24 changed this, I think within the last year, and  
25 adopted what we have now.

1 MR. CORDES: May of '22 is when the last  
2 revision was done.

3 COMMISSIONER SCHERRER: Okay. So my math  
4 and science is a little off.

5 MR. CORDES: Well, you were close.

6 MR. KEHM: You were close.

7 MR. CORDES: Yeah, it's eighteen months.

8 COMMISSIONER SCHERRER: Let me revise it,  
9 within the eighteen months. So could you give us that  
10 information, too, as what it was before and then what  
11 we changed to as it currently is now?

12 MR. KEHM: Oh, what it was prior to the  
13 last change?

14 COMMISSIONER SCHERRER: Yeah, when you put  
15 that package together, could you include all that?

16 Am I asking too much?

17 MR. KEHM: I will -- I will see. You're  
18 asking me to go to the vault, the history vault which  
19 is usually like located like up here (indicating) and  
20 nowhere else, so.

21 MR. CORDES: I've got the -- I've got a  
22 copy of the January '22 bylaws, which was the -- the  
23 time before that, so --

24 COMMISSIONER SCHERRER: Okay. All right.

25 MR. CORDES: -- yeah, if there's any

1 question.

2 MR. KEHM: I -- I do know that one thing  
3 that we have -- that we did change, though, was on the  
4 five minutes in favor, we did limit that to -- we  
5 restricted that, that it could not include  
6 representatives of the petitioner.

7 MR. CORDES: Correct, expressly.  
8 Expressly.

9 COMMISSIONER SCHERRER: Then I was -- then  
10 I was incorrect about that in my previous comments.

11 COMMISSIONER BOWERS: Oh, oh, okay. So  
12 what you're saying is the -- the five minutes for --  
13 for people to speak in favor cannot be coordinating  
14 witnesses and things like that?

15 MR. KEHM: That's right, it's --

16 COMMISSIONER BOWERS: Okay.

17 MR. KEHM: -- it's strictly citizens,  
18 neighbors, whoever it is.

19 COMMISSIONER BOWERS: Okay. All right.

20 COMMISSIONER SCHERRER: I apologize. I was  
21 incorrect about that.

22 MS. SCHWARTZ POST: That's okay. I wasn't  
23 sure either once you brought it up, maybe I don't  
24 understand, so.

25 COMMISSIONER BOWERS: Thank you.

1 Any other comments?

2 I'll entertain a motion to adjourn.

3 COMMISSIONER SCHERRER: So moved.

4 COMMISSIONER ADKINS: Second.

5 COMMISSIONER BOWERS: I have a motion made  
6 by Commissioner Scheer, seconded by Commissioner  
7 Adkins, all those -- to adjourn.

8 All those in favor, say aye.

9 COMMISSION: Aye.

10 COMMISSIONER BOWERS: Opposed?

11 Passes unanimous. Meeting is adjourned.

12 [Adjourned 7:13 p.m.]

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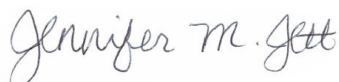
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C E R T I F I C A T E

I, JENNIFER M. JETT, a Certified Court Reporter, in and for the State of Missouri, do hereby certify that I was present at the time and place hereinbefore set forth; that said proceedings were had as appears herein; and that this is a true and accurate record of said proceedings.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name on this 26th day of June, 2023.



JENNIFER M. JETT, CCR  
MISSOURI CCR NUMBER: 634

June 22, 2023  
Jefferson County Planning and Zoning Meeting

<b>A</b>	<b>adjoining</b> 15:13	<b>American</b> 24:11,16 25:3,14	10:24	<b>auxiliary</b> 27:14
<b>ability</b> 38:20	<b>adjoins</b> 15:15	<b>amount</b> 18:14	<b>appropriate</b> 15:4 16:5	<b>avoid</b> 7:5
<b>able</b> 29:22 42:7,11	<b>adjourn</b> 45:2 45:7	37:23	<b>approval</b> 9:11,17 13:8 16:13 16:18	<b>aware</b> 37:11 40:24,25
<b>abstention</b> 9:12,13	<b>adjourned</b> 45:11,12	38:15 41:5	13:8 16:13 16:18	<b>aye</b> 9:4,5,24 9:25 12:3 12:4 22:5 22:6 33:15 33:16 34:14,15 35:4,5 45:8,9
<b>abusive</b> 5:14	<b>adjusted</b> 20:7	<b>analysis</b> 14:24 26:20	<b>approve</b> 8:24 9:2,21 11:22 22:3 33:13 34:11	
<b>abutting</b> 15:20	<b>Adkins</b> 3:8 8:11,12 9:19,23 11:22 12:1 34:24 35:3 45:4,7	<b>answer</b> 6:14 6:25 16:20 32:15	<b>approved</b> 9:18 16:6 17:21 21:24 24:3 24:23 25:17,21 26:6 28:3 33:10	<b>B</b>
<b>accesses</b> 23:19	<b>Administ...</b> 3:3	<b>answered</b> 38:12	<b>apart</b> 31:12	<b>B</b> 2:1,5 11:11
<b>accessory</b> 26:24	<b>adopted</b> 11:9 11:13 42:25	<b>anticipated</b> 28:4	<b>Apartments</b> 13:20	<b>back</b> 20:23 25:4,9 31:23 32:2 32:7,20 36:9,18 40:14
<b>accommodate</b> 19:21	<b>advertised</b> 41:18	<b>apologize</b> 19:1 44:20	<b>apologize</b> 19:1 44:20	<b>background</b> 25:15
<b>accurate</b> 4:20 40:16 46:8	<b>age</b> 29:7	<b>Apostles</b> 23:25 24:21 27:2	<b>apostles</b> 23:25 24:21 27:2	<b>Bacon</b> 18:4,4 18:10 20:24 21:6
<b>acknowledge</b> 7:8	<b>agenda</b> 4:20 8:21,24 9:2 36:11 41:17 42:6 42:8	<b>appear</b> 37:6	<b>apologize</b> 19:1 44:20	<b>Bailey</b> 18:7
<b>acres</b> 13:12 23:19 26:22 32:1	<b>AGREED</b> 4:1	<b>appears</b> 19:6 46:7	<b>apologize</b> 19:1 44:20	<b>band</b> 36:9
<b>action</b> 7:22 7:22	<b>ahead</b> 10:16 16:24	<b>applicant</b> 15:1 16:12 17:9 37:21 38:5,18	<b>apologize</b> 19:1 44:20	<b>Barnhart</b> 13:4,11
<b>activities</b> 4:7	<b>aisle</b> 26:6	<b>applicants</b> 37:6	<b>apologize</b> 19:1 44:20	<b>basement</b> 32:7
<b>actual</b> 41:20	<b>alleviated</b> 38:14	<b>application</b> 4:17,25 5:6,19,21 5:24 6:3,4 6:6,11,13 6:20,22 7:4,10,18 7:20,24,25 21:1 23:10 37:14 38:16 39:15	<b>apologize</b> 19:1 44:20	<b>bedrooms</b> 26:12,14
<b>ADA</b> 17:2,11 26:5	<b>allocated</b> 6:12,21 37:19 38:2 38:25	<b>appointed</b> 34:6 35:2	<b>apologize</b> 19:1 44:20	<b>believe</b> 9:9 9:12 29:19 29:23 38:3 38:8 39:3
<b>add</b> 21:5	<b>allocation</b> 7:15 37:6	<b>appreciate</b> 41:9	<b>apologize</b> 19:1 44:20	<b>believes</b> 38:22 39:3
<b>added</b> 19:11	<b>allow</b> 4:9 16:14 20:9	<b>Approach</b>	<b>apologize</b> 19:1 44:20	<b>benefit</b> 19:18 38:4 38:9
<b>adding</b> 28:6 31:7	<b>allowed</b> 6:1		<b>apologize</b> 19:1 44:20	<b>better</b> 31:20 35:15
<b>addition</b> 15:17	<b>allows</b> 37:12 40:9		<b>apologize</b> 19:1 44:20	<b>big</b> 26:1 29:4 41:1
<b>additional</b> 5:25 7:18 14:16 19:9 24:22 38:4 38:8,9,15 38:20 40:20	<b>alongside</b> 14:5		<b>apologize</b> 19:1 44:20	<b>bit</b> 10:12 18:12 23:15,15 23:21,22
<b>addition...</b> 15:10	<b>amended</b> 11:14		<b>apologize</b> 19:1 44:20	
<b>address</b> 4:16 4:22 5:2,2 6:10,19 10:25 18:2 18:7 28:14 30:17,23	<b>amendment</b> 42:18		<b>apologize</b> 19:1 44:20	



24:13	40:15	42:14	11:11	4:6 8:8,10
25:15 29:7	44:23	<b>Certified</b>	<b>come</b> 5:1	8:12,15,18
29:7 42:23	<b>buffer</b> 15:18	4:3 46:3	10:21 18:1	8:20,23,25
<b>black</b> 13:17	15:21	<b>certify</b> 46:5	20:11	9:1,2,3,6
<b>blue</b> 14:1	<b>buffers</b>	<b>chair</b> 10:22	30:16	9:9,14,16
<b>board</b> 23:23	15:17	34:3,6,23	32:12	9:19,20,22
<b>boarding</b>	<b>building</b>	35:10,11	36:23	9:22 10:1
24:1 27:4	14:5,6,9	35:15 36:5	40:14 41:2	11:2,19,22
<b>body</b> 7:10	14:11,17	<b>chairman</b>	<b>comes</b> 25:7	11:24,25
<b>bottom</b> 9:10	14:19,20	4:24 5:17	<b>coming</b> 10:5	12:1,2,5
14:4 29:15	15:8,10,25	5:23 6:9	23:23 26:6	13:1 16:21
41:6	31:3,12	6:18 9:10	29:14 30:3	16:23,24
<b>bound</b> 24:10	<b>buildings</b>	34:12	31:16	16:25 17:7
<b>boundary</b>	27:8,14	<b>change</b> 21:14	<b>comment</b> 6:12	17:10,12
24:10	29:20	21:15	6:21 7:12	17:13,23
<b>Bowers</b> 3:9	<b>built</b> 16:6	28:22	7:16 38:15	18:9 20:20
4:6 8:7,8	<b>bunch</b> 18:22	43:13 44:3	39:5 40:8	20:25
8:20 9:1,6	<b>business</b>	<b>changed</b>	<b>comments</b>	21:10,13
9:14,20	13:1 18:13	42:24	4:12 5:1,3	21:21,23
10:1 11:2	18:19	43:11	5:6 7:7	21:25 22:1
11:19,25	<b>bylaws</b> 41:16	<b>changes</b> 8:21	24:22	22:2,3,3,7
12:5 13:1	41:20	9:8 19:11	39:20 41:6	23:1 30:12
16:21,24	42:18	28:4	41:12	30:19,25
17:13,23	43:22	<b>Chapter</b> 2:6	44:10 45:1	32:14,17
18:9 20:20		11:12	<b>commercial</b>	32:22 33:6
20:25	<b>C</b>	<b>charge</b> 36:3	13:12,18	33:9,11,12
21:10,21	<b>C</b> 2:7 3:5	<b>childcare</b>	13:22	33:13,14
22:1,7	11:15 46:1	25:20	14:24 15:2	33:17 34:1
23:1 30:12	46:1	<b>children</b>	15:5 16:13	34:8,9,10
30:19,25	<b>call</b> 5:23,25	27:21,23	16:16	34:11,12
32:14,17	8:3 20:23	<b>Chris</b> 8:13	21:19,19	34:16,18
32:22 33:6	32:20	21:7	<b>Commission</b>	34:20,22
33:12,17	<b>called</b> 14:13	<b>cisterns</b>	1:3 3:1,7	34:23,24
34:1,9,11	24:6 31:7	31:11	4:8,10,13	34:25 35:1
34:16,20	<b>Camp</b> 23:3,20	<b>citizens</b> 4:9	4:17 5:3,5	35:2,3,6,8
34:23,25	25:6 28:10	6:10,18	5:7,11,11	35:11,12
35:2,6,8	29:17	36:21,22	5:13,21	35:14 36:1
35:11,14	31:25	40:11,21	6:5,8,10	36:4,6,20
36:1,6,20	<b>care</b> 23:6,13	44:17	6:13,17,19	39:17,21
39:17,21	30:8	<b>City</b> 18:7	6:24 7:13	39:25 40:3
39:25 40:3	<b>carried</b> 9:11	<b>clarify</b>	7:14,17,18	40:5,7,19
40:5 41:11	<b>case</b> 2:8	29:22	7:21 9:5	41:11,25
41:25 42:5	10:8 11:17	<b>client</b> 30:22	9:25 11:1	42:5,10,16
42:10,16	<b>cases</b> 10:16	31:19 32:5	11:5 12:4	42:20,22
42:20	11:7,17	32:9,13	22:6 24:24	43:3,8,14
44:11,16	<b>cause</b> 41:18	<b>close</b> 43:5,6	33:16 34:7	43:24 44:9
44:19,25	<b>caving</b> 31:15	<b>closure</b> 7:16	34:13,15	44:11,16
45:5,10	<b>CC2</b> 13:23	<b>clouded</b>	35:5,9	44:19,20
<b>Brand</b> 21:7	<b>CCR</b> 1:19,19	42:23	36:2,7	44:25 45:3
<b>brief</b> 5:20	46:14,15	<b>co-chair</b>	37:7 38:1	45:4,5,6,6
<b>bring</b> 42:14	<b>center</b> 3:3	34:4,21,23	39:6 42:13	45:10
<b>brought</b> 27:5	27:3,3,18	35:3,8,15	45:9	<b>commissi...</b>
31:3 39:19	<b>certainly</b>	<b>Code</b> 2:5	<b>Commissi...</b>	21:11 33:7

<b>common</b> 26:13 26:16	18:19	19:14,18	29:9	5:12
<b>comparison</b> 25:12	<b>contractor</b> 30:22	<b>Covering</b> 24:6 27:5 27:19,20 28:8,13	<b>designate</b> 7:6	<b>distance</b> 31:24
<b>complete</b> 4:17	<b>control</b> 29:9	<b>Craigshire</b> 30:23	<b>designed</b> 4:9	<b>district</b> 16:16 23:4 23:7,7,17 30:8
<b>completed</b> 17:15	<b>conversa...</b> 42:9	<b>create</b> 18:24	<b>details</b> 17:21 38:6	<b>develop</b> 24:14
<b>completion</b> 6:3	<b>convert</b> 29:4	<b>creating</b> 18:15	<b>developable</b> 24:15 25:11	<b>districts</b> 24:9
<b>complex</b> 38:20	<b>coordina...</b> 44:13	<b>Crystal</b> 18:7	<b>developed</b> 13:21 16:12	<b>Division</b> 2:7 3:12 5:19 11:16
<b>compliant</b> 17:2,11	<b>coordina...</b> 20:17	<b>CU23017</b> 23:1 23:10 33:10,13	<b>development</b> 2:6 11:13 13:3,8 14:8,22,25 15:5,6,18 16:9,10,14 16:15,18 18:11 21:14,17 21:20 23:18 24:20 26:4	<b>doing</b> 31:19 <b>draft</b> 41:15 <b>drawings</b> 18:5 <b>drive</b> 26:6 <b>drop</b> 25:13 <b>Dugan</b> 8:16
<b>concerns</b> 38:12	<b>copies</b> 39:19	<b>CUP</b> 25:21	<b>currently</b> 17:2 23:16 41:8 43:11	<hr/> <b>E</b> <hr/>
<b>conditional</b> 23:2,11 24:4,23 28:13 30:6	<b>copy</b> 43:22	<b>current</b> 29:13 37:11 40:8	<b>cut</b> 38:14	<b>E 2:1</b> 3:5,5 46:1,1
<b>conditions</b> 27:12 28:5 28:20	<b>Cordes</b> 3:17 35:10 43:1 43:5,7,21 43:25 44:7	<b>currently</b> 17:2 23:16 41:8 43:11	<hr/> <b>D</b> <hr/>	<b>earlier</b> 10:6 <b>east</b> 13:21 <b>eastern</b> 24:10 <b>economical</b> 32:5 <b>effect</b> 28:6 <b>effective</b> 11:10 <b>efficient</b> 31:19 <b>effort</b> 18:21 28:14 <b>eighteen</b> 43:7,9 <b>either</b> 10:15 44:23 <b>Elaine</b> 3:14 <b>election</b> 34:2 <b>elevation</b> 27:11 <b>elevations</b> 28:17 <b>elevator</b> 31:8 <b>eliminated</b> 38:13 <b>Emily</b> 36:25 <b>ends</b> 31:25
<b>confusion</b> 18:25	<b>correct</b> 9:13 9:14 21:16 44:7	<b>cut</b> 38:14		
<b>conglome...</b> 17:18	<b>correction</b> 9:18,21	<b>Dan</b> 30:18,21		
<b>consider</b> 7:20 38:1	<b>cost</b> 27:7,8 29:8 31:9	<b>Danny</b> 8:6		
<b>consider...</b> 16:17 30:5 41:10	<b>corner</b> 14:15 19:14	<b>date</b> 41:23		
<b>Consider...</b> 13:2	<b>correct</b> 9:13 9:14 21:16 44:7	<b>dates</b> 42:23		
<b>considered</b> 19:23	<b>correction</b> 9:18,21	<b>day</b> 3:2 29:21 46:11		
<b>considering</b> 39:10	<b>cost</b> 27:7,8 29:8 31:9	<b>daycare</b> 27:3		
<b>consistent</b> 16:15	<b>council</b> 4:11 4:15 7:22 7:23 8:2 23:4,17 24:24 25:18	<b>dead-ends</b> 23:20 29:17		
<b>consists</b> 11:15	<b>Counsel</b> 2:12	<b>decade</b> 28:9		
<b>construct</b> 32:13	<b>COUNSELOR</b> 3:16	<b>decide</b> 41:21		
<b>constructed</b> 20:3	<b>count</b> 7:15	<b>decision</b> 4:13 5:5 38:7		
<b>construc...</b> 20:15	<b>county</b> 1:2 2:4,5 3:1 3:2,16 4:11 5:14 7:22,23 8:1 11:5,9 11:11 15:3 15:7 20:13 24:7,24 25:18 28:11,15 37:11	<b>decisions</b> 7:20 39:14		
<b>consultants</b> 6:1 37:15	<b>court</b> 4:3 10:11 46:3	<b>degree</b> 18:25		
<b>contains</b> 16:3	<b>cover</b> 19:20	<b>deliberate</b> 7:17		
<b>continue</b>	<b>covered</b>	<b>Dennis</b> 3:13		
		<b>denying</b> 7:25		
		<b>department</b> 20:11		
		<b>Description</b> 2:3		
		<b>design</b> 28:23		
			<b>displaced</b> 20:4	
			<b>disruptions</b>	

<b>energy</b> 31:19	<b>expansion</b>	26:12	<b>form</b> 4:18,20	<b>Glidewell</b>
<b>engineers</b>	14:11,12	<b>fellas</b> 36:9	4:23 7:23	30:18,18
40:20	14:17,19	<b>field</b> 19:15	<b>formerly</b>	30:21,21
<b>enter</b> 39:22	15:8,24,25	<b>fifteen</b> 6:21	26:23	31:1 32:15
<b>entered</b> 11:6	16:5 19:6	7:1 38:25	<b>forms</b> 4:18	32:21 33:4
39:22	19:7,22,24	40:11	<b>forth</b> 46:6	<b>go</b> 10:16
<b>entertain</b>	20:3	<b>figure</b> 18:17	<b>forward</b> 5:2	16:24
8:22 11:20	<b>expansions</b>	<b>File</b> 2:8	18:1 27:5	24:16
21:12,22	17:15,19	<b>files</b> 11:17	30:16	25:23 26:2
33:8 34:3	<b>expense</b>	<b>final</b> 7:22	36:23	28:25
34:20 45:2	31:10	7:22 19:22	<b>forwarded</b>	43:18
<b>equipment</b>	<b>expert</b> 37:14	<b>finally</b>	7:21	<b>going</b> 10:6,8
18:16	<b>explain</b>	11:15	<b>found</b> 31:11	10:13
19:17 32:8	37:14,15	<b>first</b> 14:18	<b>foundation</b>	21:18 24:5
<b>essence</b> 28:3	<b>exploited</b>	29:1,14	31:6	25:22
<b>evening</b> 3:2	27:18,21	32:4	<b>frame</b> 37:13	28:16,25
3:2 10:4	<b>expressly</b>	<b>fits</b> 28:23	37:18,19	29:2,3,15
11:7 30:6	44:7,8	31:20	<b>front</b> 4:18	29:16
36:24	<b>extend</b> 39:12	<b>five</b> 6:12,15	14:6,17	31:23 32:3
<b>evening's</b>	<b>extra</b> 39:2	7:11 9:11	32:5 41:19	32:3,6,7
4:7	<b>eye</b> 42:17	18:3 30:20	<b>fronts</b> 14:6	36:5
<b>event</b> 18:19		37:12	<b>full</b> 38:18	<b>gold</b> 14:1
<b>everybody</b>	<b>F</b>	38:22 39:1	<b>functions</b>	<b>good</b> 10:4
41:19	<b>F</b> 46:1	39:3,3	26:14	30:2 31:9
<b>evidence</b>	<b>facets</b> 37:3	40:9,9,14	<b>further</b> 7:13	31:24 33:4
4:12 11:3	<b>facilities</b>	40:16,18	8:1 23:24	36:24
11:21,23	26:18	40:20 44:4	31:5 39:16	<b>Govero</b> 32:11
12:1 39:23	<b>facility</b>	44:12	<b>future</b> 14:13	<b>grade</b> 32:6
39:24 40:2	25:20 26:8	<b>five-minute</b>	15:10,22	<b>graded</b> 31:17
<b>exactly</b>	26:8,10	6:1 37:13	15:23	<b>great</b> 19:17
17:16	<b>facts</b> 6:2	37:19	17:17	30:21 31:2
<b>Exhibit</b> 2:4	7:3 38:10	<b>flat</b> 24:14	18:18	31:2 36:9
2:5,7 11:8	<b>fairly</b> 30:2	25:12	19:13	<b>greatly</b>
11:11,15	<b>falling</b>	<b>floodplain</b>	32:10	38:21
<b>exhibits</b> 2:3	31:12	13:14		<b>Greg</b> 3:9 8:7
2:12 11:6	<b>far</b> 20:8	20:16	<b>G</b>	<b>grid</b> 41:7
11:8	29:24	24:18	<b>garage</b> 31:16	<b>Grocery</b>
<b>existed</b>	<b>favor</b> 6:11	<b>floodplains</b>	<b>gated</b> 29:21	13:22
14:25	6:12 9:4	14:2	<b>Gee</b> 34:18	<b>group</b> 7:5,7
<b>existing</b>	9:24 12:3	<b>floodway</b>	<b>general</b>	7:8 23:5
14:4,6,9	21:1,2	13:13 14:1	30:22	23:12 24:5
14:17,19	22:5 32:23	20:15	<b>generally</b>	24:6,25
15:9,25	32:24	<b>floor</b> 31:8	5:25 7:23	29:5 30:6
16:4 19:25	33:15	<b>floors</b> 31:6	<b>gentlemen</b>	31:2
24:4,19,25	34:14 35:4	<b>folks</b> 10:23	4:6 10:23	<b>grown</b> 18:12
25:16 27:8	40:11,22	<b>following</b>	<b>getting</b> 31:5	<b>growth</b> 23:18
28:1 31:3	44:4,13	11:6 26:12	36:8	<b>guess</b> 29:8
31:13,16	45:8	<b>follows</b> 5:16	<b>give</b> 29:10	<b>guys</b> 17:1
31:21	<b>features</b>	<b>foot</b> 14:11	30:3 41:10	
32:11	26:3	14:14,16	41:16 43:9	<b>H</b>
<b>expand</b> 15:1	<b>feel</b> 27:10	20:6	<b>given</b> 16:11	<b>H</b> 2:1
16:13	<b>feels</b> 36:8	<b>footprint</b>	37:10 39:1	<b>hand</b> 10:17
18:18	<b>feet</b> 14:10	27:14	39:8	10:22

39:20	<b>honest</b> 17:6	<b>individuals</b>	37:11	17:17 21:6
<b>handle</b> 18:23	<b>hoping</b> 18:17	5:25	46:22	26:17
<b>happen</b> 21:9	<b>hospice</b> 23:5	<b>industry</b>	<b>Jennifer</b>	39:11 41:1
<b>happens</b> 19:1	23:12 30:7	20:6 37:4	1:19 3:3	44:2
<b>happy</b> 16:20	<b>hours</b> 3:2	<b>information</b>	4:3 46:3	<b>knowledge</b>
30:11	<b>house</b> 24:1,6	4:11 37:22	46:14	37:8
32:15	27:4,5,19	39:14 41:4	<b>Jessie</b> 3:8	<b>known</b> 15:1
39:15	27:20 28:8	43:10	8:14 34:5	27:19
<b>hard</b> 19:2	28:13 29:4	<b>informed</b>	<b>Jett</b> 1:19	<b>Krispin</b> 3:14
26:2	31:14	38:7	3:3 4:3	13:5,6
<b>Hastings</b>	<b>Huskey</b> 3:10	<b>installing</b>	46:3,14	17:6,8,11
8:13	8:17,18,25	19:17	<b>Johnathan</b>	17:16
<b>HBA</b> 37:25	9:3 34:8	<b>instances</b>	3:9 8:9	21:17
38:22,24	34:11	7:25	<b>Josh</b> 3:13	<b>Kuenzel</b> 3:18
39:3,7,11		<b>intend</b> 27:25	<b>Jr</b> 3:13	
39:15	<b>I</b>	28:1	<b>July</b> 36:10	<b>L</b>
<b>heard</b> 6:9,18	<b>idea</b> 10:14	<b>intended</b>	36:12,17	<b>labeled</b>
11:7,17	30:3	19:14,20	41:22,23	14:12 15:8
21:20	<b>Identified</b>	27:17	42:19	15:17,25
36:21,22	2:3	<b>intensive</b>	<b>Jump</b> 3:13	19:7
41:2	<b>impact</b> 5:8	18:14	23:8,9	<b>Ladies</b> 4:6
<b>hearing</b> 1:4	<b>impede</b> 16:10	<b>intent</b> 16:15	36:14	<b>land</b> 15:13
3:1 4:7,9	<b>Imperial</b>	<b>interested</b>	<b>June</b> 1:10	<b>large</b> 13:18
7:9 8:1	13:4 23:3	4:10	3:1 9:17	24:1
<b>Heart</b> 23:25	<b>important</b>	<b>internal</b>	46:11,22	<b>larger</b> 7:5,8
24:21	4:19 5:4	25:25	<b>jurisdic...</b>	27:13
<b>help</b> 18:23	37:21	26:11	37:9	<b>Larry</b> 3:8
38:21	<b>improve</b>	<b>introduce</b>		8:11
<b>hereinbe...</b>	18:19	5:17 11:20	<b>K</b>	<b>Lastly</b> 16:9
46:6	<b>improvement</b>	12:1	<b>Karsch's</b>	<b>layout</b> 25:25
<b>hereunto</b>	16:11	<b>Introduc...</b>	13:22	26:11 28:2
46:10	<b>include</b>	11:3	<b>keep</b> 19:18	<b>left</b> 25:24
<b>high-impact</b>	15:23	<b>issues</b> 7:12	20:14	<b>level</b> 31:7
15:13	43:15 44:5	15:1 24:18	<b>Kehm</b> 3:13	<b>limit</b> 6:6
<b>hill</b> 31:22	<b>included</b>	39:5	10:4,20	44:4
<b>Hillsboro</b>	25:19 26:5	<b>item</b> 4:20	11:4 36:8	<b>limited</b> 7:2
3:3	27:11	23:1 34:1	36:16	26:15
<b>Historic</b>	32:10	42:6	39:24 40:1	<b>limits</b> 37:9
25:18	<b>includes</b>	<b>items</b> 36:11	41:14 42:1	<b>line</b> 15:15
<b>history</b>	26:11,12		42:7,12,17	24:10
23:22,24	<b>including</b>	<b>J</b>	43:6,12,17	<b>lines</b> 15:20
43:18	26:5 27:14	<b>J</b> 3:13	44:2,15,17	<b>little</b> 10:12
<b>home</b> 23:5,12	<b>incorpor...</b>	<b>Jalesia</b> 3:18	<b>key</b> 37:16	20:7 23:15
24:5,25	27:11	<b>January</b>	<b>kind</b> 14:15	23:15,21
25:20 29:5	28:19	41:21,22	25:7,9,11	23:22
30:7	<b>incorrect</b>	43:22	25:23 26:2	24:13
<b>home-sch...</b>	44:10,21	<b>Jasha</b> 3:18	26:2,15,17	25:15 28:6
27:24	<b>increasing</b>	<b>Jason</b> 3:17	28:18,20	29:7,7
<b>Homebuil...</b>	38:2,25	<b>Jefferson</b>	29:5,6,11	41:7 42:23
37:1	<b>indicating</b>	1:2 2:4,5	<b>kitchen</b>	43:4
<b>homebuil...</b>	43:19	3:1,2 11:9	26:18	<b>located</b> 4:18
37:4	<b>individual</b>	11:11 15:7	<b>knew</b> 19:4	13:3,10,13
<b>homes</b> 30:2	4:16	28:11	<b>know</b> 7:3	23:3 26:24

43:19	<b>maximum</b>	38:25 39:1	46:11	<b>occurred</b>
<b>location</b>	18:18	39:2,3	<b>narrative</b>	24:21
15:4 27:21	<b>mean</b> 21:15	40:9,10,11	27:7	<b>office</b> 26:16
28:10,11	28:21	40:13,14	<b>nearly</b> 28:9	34:1
<b>look</b> 13:16	40:25	40:16,18	37:3	<b>officers</b>
13:25 17:6	<b>mechanical</b>	40:20 44:4	<b>necessary</b>	34:2
31:3 32:12	32:8	44:12	37:22	<b>offices</b>
<b>looked</b> 29:12	<b>meet</b> 16:4,7	<b>Mississippi</b>	<b>need</b> 28:14	26:14
<b>looking</b>	17:14,20	24:12	38:6 39:14	<b>Official</b> 2:4
31:18	17:22	<b>Missouri</b> 1:2	39:22	11:8
<b>looks</b> 41:15	<b>meeting</b> 1:4	1:19 2:4	<b>needed</b> 37:17	<b>oh</b> 40:23
41:20	3:1 4:2	3:3 11:9	38:15 39:8	43:12
<b>lot</b> 13:18	5:15 8:3	18:8 30:24	<b>needing</b>	44:11,11
14:18	10:5 35:13	46:4,15	18:22	<b>okay</b> 16:24
15:24 16:2	35:14	<b>mixed</b> 13:19	<b>needs</b> 10:9	17:7,10
25:9 29:23	36:10,13	<b>MO-CCR</b> 3:3	28:20	18:4 39:25
31:20	41:17,18	<b>modifica...</b>	<b>neighbor...</b>	40:23
<b>lots</b> 18:13	41:23 42:3	14:22 16:7	28:23 30:1	41:25
18:15	42:4,13,19	18:23	<b>neighbors</b>	42:16,20
19:16,16	45:11	<b>MoDOT</b> 15:3	44:18	43:3,24
30:2 31:8	46:22	<b>money</b> 31:10	<b>new</b> 13:1	44:11,16
<b>Louis</b> 30:23	<b>meetings</b>	<b>Montebello</b>	14:18 20:1	44:19,22
37:9	36:17	23:3,20	27:9,25	<b>old</b> 13:3
<b>lucky</b> 34:18	39:12	25:6,8	28:17 29:9	14:7 29:3
	<b>members</b> 5:4	28:10	31:18	31:6
	5:10 6:4	29:17	32:13	<b>on-site</b> 17:1
<b>M</b>	11:4 37:3	31:25	<b>nominations</b>	<b>once</b> 10:4,11
<b>M</b> 1:19 3:3	38:11,12	<b>months</b> 43:7	34:3	44:23
4:3 13:4	38:23 39:6	43:9	<b>nonresid...</b>	<b>operate</b>
13:11,23	39:15	<b>more-inf...</b>	15:20	31:20
14:7 46:3	40:24 41:2	4:13	<b>normal</b> 16:10	<b>operated</b>
46:14	<b>membership</b>	<b>motion</b> 8:22	20:5	24:6
<b>Madam</b> 8:4	37:5	8:23 9:1	<b>north</b> 13:18	<b>operating</b>
<b>main</b> 27:12	<b>mentioned</b>	9:11,16,20	24:9 31:22	28:9
<b>maintained</b>	10:6	11:20,22	<b>northeast</b>	<b>operation</b>
4:21 15:3	<b>merits</b> 38:11	11:25	14:15	15:2
15:4,19,21	<b>middle</b> 26:17	21:12,22	<b>northwest</b>	<b>opposed</b> 6:19
<b>maintenance</b>	<b>Mike</b> 3:10	21:23 22:1	14:15	9:6 10:1
26:7	8:17	33:8,9,12	19:14	12:5 22:7
<b>making</b> 4:13	<b>Milling</b>	34:5,10,21	<b>note</b> 9:15	33:17
4:14	24:11,16	34:22 35:1	<b>number</b> 1:19	34:16 35:6
<b>manufact...</b>	25:3	45:2,5	4:20 5:18	40:12
15:6	<b>Millings</b>	<b>move</b> 27:25	11:14 16:5	45:10
<b>manufact...</b>	25:14	28:1	46:15	<b>opposition</b>
18:16 19:8	<b>mind</b> 10:21	<b>moved</b> 45:3	<b>numerous</b>	6:22 21:3
<b>map</b> 13:16,25	<b>minute</b> 37:18		14:25	21:4 33:1
25:1,10	<b>minutes</b> 6:12	<b>N</b>	<b>nuns</b> 24:1	33:2 38:24
<b>Maple</b> 3:3	6:16,21,23	<b>N</b> 3:5	25:20	<b>order</b> 2:6
<b>master</b> 2:4	7:1,11 9:8	<b>name</b> 4:22		8:3 11:13
11:8 15:7	9:17,21	5:2,18	<b>O</b>	16:1 24:18
19:3	18:3 30:20	10:24 18:1	<b>oath</b> 4:18	38:6
<b>materials</b>	37:12 38:3	18:4 30:17	<b>obviously</b>	<b>orderly</b>
28:21	38:18,22	36:24	28:21	16:10
<b>math</b> 43:3				

<b>orders</b> 13:14	28:2	<b>petitioners</b>	9:15,15	<b>proceed</b> 7:19
<b>ordinance</b>	<b>part</b> 7:5	37:10	10:16 18:1	<b>proceedings</b>
7:24	10:7 16:2	<b>phase</b> 15:23	30:16,16	46:6,8
<b>Ordinances</b>	19:5 32:5	16:2	36:23	<b>process</b>
2:6 11:11	32:6,7	<b>phases</b> 14:13	39:11	37:12 41:8
<b>organiza...</b>	<b>partake</b>	15:22 16:1	<b>pleasure</b>	<b>production</b>
27:19 28:8	27:22	16:8	42:14	18:24
28:12	<b>particular</b>	<b>photos</b> 14:3	<b>podium</b> 10:24	<b>program</b>
<b>original</b>	18:13 20:6	29:1,1,2,5	<b>point</b> 14:21	27:22,23
31:4	<b>parties</b> 4:2	<b>piece</b> 25:1	23:24	<b>prohibitive</b>
<b>outbursts</b>	4:10 20:12	<b>pieces</b> 37:16	38:17	27:9 31:9
5:12	<b>party</b> 5:24	<b>Pines</b> 13:20	<b>Policy</b> 37:1	<b>project</b> 5:17
<b>outlined</b>	<b>Pass</b> 35:7	<b>Piros</b> 13:3,9	<b>pool</b> 31:13	5:22 24:5
13:17	<b>Passes</b> 9:7	16:19 18:6	31:14	27:9 28:2
<b>overall</b> 26:1	10:2 12:6	18:12	<b>poor</b> 31:13	31:2,18
27:13	22:8 33:18	<b>place</b> 4:19	<b>portion</b>	37:16,22
<b>overgrown</b>	34:17	19:4,25	13:13	38:11
29:18	45:11	46:5	15:12 40:2	40:22
<b>Overlapping</b>	<b>PC23015</b> 13:2	<b>places</b> 20:6	<b>portions</b>	<b>projects</b>
42:9	13:7 21:24	<b>plan</b> 2:4	26:25	38:19 41:1
<b>overview</b>	22:4	11:8 13:3	<b>Post</b> 36:24	<b>prop</b> 23:21
5:21	<b>people</b> 10:10	13:8 14:9	36:25	<b>properties</b>
<b>owned</b> 23:24	40:12	14:23 15:6	39:19 40:4	24:11
24:11,21	44:13	15:7,18	40:17,23	28:24
25:3 27:2	<b>period</b> 6:2	16:9,18	44:22	<b>property</b>
<b>owners</b> 18:6	7:12,16	19:3,12	<b>prepared</b> 7:3	13:10,11
20:13 21:7	39:6	20:8,12	<b>present</b> 5:19	13:13,15
28:7	<b>permit</b> 23:2	21:14,14	5:20 17:25	13:17 14:3
	23:11 24:4	21:18,20	30:15	14:16
	24:23	23:18 24:3	38:10 46:5	15:11,12
	28:13 30:6	24:23	<b>presenta...</b>	15:13,14
<b>P</b>	<b>person</b> 40:13	25:15,17	6:2,4	15:15,16
<b>P</b> 3:5,5 13:2	<b>persons</b> 23:5	25:19,22	37:10,20	15:19,20
33:13	23:12 30:7	26:1 31:4	38:3,19	16:11,12
<b>p.m</b> 1:11	<b>petition</b>	31:7 32:11	39:2	23:16,20
45:12	27:6,15	<b>planned</b>	<b>President</b>	23:22 24:3
<b>package</b>	29:3 32:23	13:12,17	37:1	24:8,13,14
43:15	32:25	13:19,21	<b>pretty</b> 24:15	24:16 25:2
<b>packets</b> 42:2	<b>petitioner</b>	16:16	<b>previous</b>	25:3,4,7
<b>Page</b> 2:4,5,7	5:23,25	18:11	24:20 27:6	25:14,19
<b>parcel</b> 23:2	6:5 7:11	21:18,19	28:6 29:10	26:7,20,25
<b>parking</b> 14:5	7:13 13:7	<b>Planning</b> 1:3	44:10	27:1,1,10
14:14,18	17:25	2:7 3:1,7	<b>previously</b>	27:17,21
14:20	29:22	3:12 4:8	23:23	27:24 28:5
15:10,23	30:15	5:3,5,10	26:24 27:1	28:7 29:4
15:24,24	37:12,13	5:19 7:21	29:12	29:16,18
16:2,3,4,7	38:10 39:1	11:4,16	<b>primary</b>	30:4 31:20
17:3,14,17	39:4,7	24:24	23:17	32:1
17:20	40:9,14	25:18 34:6	<b>print</b> 4:22	<b>proposal</b>
19:12,13	44:6	34:13 35:9	<b>printed</b> 8:24	27:13,25
19:15,21	<b>petition...</b>	37:7 38:1	<b>prior</b> 43:12	28:12
19:25 20:1	23:11	46:22	<b>probably</b>	<b>proposed</b>
20:2,4,5,8	37:19 38:2	<b>please</b> 8:4	20:10	14:11 15:5
20:9,11				
26:3,4				

15:8,22	42:21	<b>reduce</b> 5:8	39:10	13:8 14:8
16:2,4,14	<b>quick</b> 16:25	<b>regarding</b>	<b>requested</b>	14:22 15:6
17:14,19	25:23,24	7:4,10	14:22 16:7	16:18
19:10	29:1	37:5	18:10	21:17,19
25:17 26:4	<b>quite</b> 18:12	<b>region</b> 28:15	<b>requesting</b>	<b>revision</b>
27:16 28:9	37:23	37:9	13:8	18:11 43:2
28:18	<b>quorum</b> 8:19	<b>regulations</b>	<b>require</b> 19:9	<b>right</b> 10:16
<b>proposing</b>		17:2	20:10,17	10:17,23
27:20	<b>R</b>	<b>relative</b>	<b>required</b>	13:21
<b>provide</b> 4:10	<b>R</b> 3:5 46:1	4:13 5:22	4:22 5:1	14:10
5:1,2 7:7	<b>R20</b> 23:6,14	6:6	15:14	25:25
37:21	23:16	<b>relatively</b>	<b>requirem...</b>	29:19
<b>providing</b>	26:21 30:8	24:14	16:8 17:22	31:21 40:3
15:4	<b>R40</b> 13:24	25:12	<b>requires</b>	43:24
<b>public</b> 1:4	23:7,14,16	<b>relevant</b>	18:15	44:15,19
3:1 4:7,9	26:21 30:9	37:22	<b>residence</b>	<b>River</b> 24:12
6:12,21	<b>Rachel</b> 3:14	<b>remain</b> 14:9	27:18	<b>river's</b> 25:3
7:9,9 8:1	<b>railroad</b>	14:20	<b>resident</b>	<b>road</b> 13:4,4
37:1 38:9	24:17 25:2	27:12	26:13	13:11 14:7
38:12,13	25:13	<b>remaining</b>	<b>residential</b>	18:7 23:3
38:15,23	<b>raise</b> 10:17	26:25	13:19,19	23:19,20
39:5	<b>raised</b> 7:12	<b>remarks</b> 11:1	13:24 23:6	25:6,8
<b>PUD</b> 13:23	39:5	<b>remember</b> 5:4	23:13,14	28:10
<b>pursued</b>	<b>ranch-style</b>	<b>reminder</b>	24:2,9	29:14,15
28:14	28:19	18:3 30:19	25:6 26:21	29:17
<b>put</b> 32:8	<b>rate</b> 32:4	<b>renovate</b>	26:22,23	30:23
41:17 42:2	<b>ratios</b> 20:5	31:4	27:10 30:2	31:25
43:14	<b>ready</b> 19:5	<b>renovating</b>	30:9,10	<b>roads</b> 30:3
<b>putting</b>	<b>real</b> 25:23	27:8	37:4 41:1	<b>roadway</b> 15:3
42:18	29:1	<b>repetition</b>	<b>resident...</b>	15:4
	<b>really</b> 25:13	7:5	15:15	<b>Roesch</b> 3:14
<b>Q</b>	31:12,23	<b>report</b> 2:8	<b>resolution</b>	8:6,9,11
<b>question</b>	40:7	17:13	7:24	8:13,16,19
5:11,22	<b>rear</b> 14:4,12	<b>Reporter</b> 4:4	<b>respectf...</b>	10:19
6:24 7:13	14:18 15:9	46:4	37:25	34:19
17:1,9	15:11 20:2	<b>reports</b>	<b>respective</b>	36:15
25:2 40:8	<b>reason</b> 19:10	11:16 36:1	2:8 11:17	<b>roll</b> 8:5
42:22 44:1	20:1	36:6 42:13	<b>respond</b> 7:12	<b>room</b> 4:19
<b>questions</b>	<b>rebut</b> 39:4	<b>represent</b>	7:14 39:5	<b>roughly</b>
6:5,7,8,13	<b>rebuttal</b>	4:7	39:8	13:11
6:15,17,25	40:15	<b>represen...</b>	<b>Responding</b>	14:14
7:14,19	<b>recognize</b>	29:11	5:7	<b>rules</b> 18:22
16:20,22	10:22	<b>represen...</b>	<b>rest</b> 20:4	20:18
17:24	20:15	5:20 21:7	26:8	<b>run</b> 24:5
20:19,21	<b>recommend</b>	<b>represen...</b>	<b>restricted</b>	<b>rundown</b>
20:22	7:3,4	44:6	44:5	25:24 29:6
30:11,13	38:24	<b>represents</b>	<b>result</b> 18:12	
30:14	<b>recommen...</b>	7:8	<b>retained</b>	<b>S</b>
32:16,17	4:15	<b>request</b> 13:2	2:12	<b>S</b> 2:1 3:5
32:19 33:5	<b>record</b> 4:21	16:18 23:2	<b>retreat</b> 27:3	<b>Sacred</b> 23:25
38:11 39:6	4:21 10:8	23:11	<b>review</b> 20:11	24:21 27:2
39:9,18	11:6 46:8	28:12 36:1	<b>revise</b> 43:8	<b>sat</b> 24:2
40:5 41:11	<b>red</b> 14:1	37:25	<b>revised</b> 13:2	31:21

<b>satisfy</b>	10:19	32:15,20	32:23,24	<b>starts</b> 25:13
20:12	<b>see</b> 10:10	<b>site</b> 13:20	33:1,2	<b>state</b> 10:24
<b>saw</b> 29:10	17:5 21:9	15:2 18:19	37:5,12,17	10:24,25
<b>saying</b> 17:14	25:11 26:2	21:14 26:1	38:20,23	13:4,11
17:17	29:2,5	26:1 29:14	40:13	14:7 18:1
40:18	31:24	29:20	44:13	30:16 46:4
44:12	41:15,20	32:10	<b>speaker</b> 4:19	<b>stated</b> 16:15
<b>says</b> 9:10	43:17	<b>situated</b>	5:11 6:14	<b>statement</b>
<b>schedule</b>	<b>seeking</b> 15:1	15:2	6:22,24	5:9
19:2	16:13	<b>six</b> 9:12	7:7 10:22	<b>steep</b> 24:15
<b>Scheer</b> 45:6	<b>seeks</b> 27:9	<b>size</b> 13:12	<b>speakers</b>	<b>Steve</b> 18:4
<b>Scherrer</b> 3:8	<b>separate</b>	23:19	6:14,25	<b>stick</b> 28:21
8:14,15,23	19:23	26:22	7:3	<b>STIPULATED</b>
9:2,9,16	<b>serviced</b>	<b>sized</b> 30:2	<b>speaking</b>	4:1
9:22 11:24	31:14	<b>slab</b> 32:6	10:7,9,14	<b>stone</b> 31:6
12:2 21:13	<b>servicing</b>	<b>slide</b> 29:14	<b>special</b> 23:6	32:3
21:23 22:2	19:16	29:25	23:13 30:8	<b>Stoney</b> 13:20
33:9,13	<b>set</b> 28:16	<b>slides</b> 29:10	<b>specific</b>	<b>storage</b>
34:5,12,18	46:6	29:13	4:17,25	18:15 19:8
34:22 35:2	<b>settled</b>	<b>slightly</b>	38:16	32:8,10
35:12 36:4	31:22	27:13	<b>specific...</b>	<b>Store</b> 13:22
36:18 40:7	<b>shaft</b> 31:8	<b>slip</b> 10:22	11:12	<b>storm</b> 37:15
40:19	<b>share</b> 36:5	<b>smaller</b>	27:20	<b>stream</b> 13:14
42:22 43:3	<b>shared</b> 26:13	27:15	<b>speed</b> 10:12	24:18
43:8,14,24	<b>shed</b> 26:7	<b>sole</b> 7:9	<b>split-zone</b>	<b>street</b> 3:3
44:9,20	<b>sheesh</b> 41:22	<b>sorry</b> 14:15	23:13 30:8	31:24
45:3	<b>short</b> 37:23	15:23	<b>split-zoned</b>	<b>strictly</b>
<b>Schwartz</b>	41:5	41:22	26:21	44:17
36:24,25	<b>shorthand</b>	<b>sort</b> 25:12	<b>spoken</b> 21:8	<b>strongly</b> 7:2
39:19 40:4	4:3	25:24 26:1	<b>spokespe...</b>	<b>structure</b>
40:17,23	<b>show</b> 14:4	26:16	7:6	5:15 14:14
44:22	28:16	28:17,22	<b>sprawling</b>	15:24
<b>science</b> 43:4	<b>showed</b> 32:11	29:6,18,25	28:18	17:17,20
<b>scope</b> 28:2	<b>showing</b> 20:1	30:3	<b>square</b> 14:10	19:11,13
<b>screening</b>	29:7	<b>sounds</b> 35:15	14:11,14	19:19 24:2
15:14	<b>shown</b> 19:7	<b>south</b> 20:2	14:16 20:6	24:4,25
<b>seat</b> 10:21	<b>sic</b> 9:12	24:9	26:11	25:16
<b>second</b> 8:25	28:5	<b>space</b> 17:4	<b>St</b> 30:23	26:23
9:19 11:24	<b>side</b> 14:20	18:16,24	37:9	27:12 28:1
21:25	<b>siding</b> 32:4	18:24 31:6	<b>staff</b> 2:8	28:19 31:5
28:11 31:8	<b>sign</b> 4:22	<b>spaces</b> 16:3	3:12 5:14	31:13,21
33:11 34:8	15:6	16:5 17:18	5:18,20,22	32:13 40:8
34:24	<b>signs</b> 13:3,9	26:5,5,13	7:19 11:16	<b>structures</b>
36:12	16:19 18:6	<b>Sparks</b> 3:9	16:22	26:24 27:6
41:22	18:12,15	8:9,10	17:24 19:9	28:17
42:18 45:4	<b>single-f...</b>	16:23,25	26:14	29:23
<b>seconded</b> 9:3	13:24 23:6	17:7,10,12	27:11	31:16
9:22 12:2	23:7,13,14	21:25 22:3	30:13,14	32:12
22:2 33:14	25:5 26:21	33:11,14	36:25	<b>stuff</b> 26:18
34:11 35:3	26:22 30:1	<b>speak</b> 4:25	<b>stair</b> 31:7	<b>style</b> 27:10
45:6	30:9,9	6:22,23	<b>stand</b> 10:16	28:22
<b>secretary</b>	<b>sir</b> 11:2,19	10:13,15	<b>starting</b>	<b>subject</b>
8:4 10:17	18:9 20:23	21:1,2,3,4	29:6	13:10,17



14:3 15:13 15:15 23:16 24:8 26:20 28:5 <b>submitted</b> 5:24 14:8 25:22 27:7 <b>subscribed</b> 46:11 <b>subtracted</b> 6:15 7:1 <b>suburban</b> 23:18 <b>suffi</b> 39:4 <b>suffice</b> 39:4 <b>sufficient</b> 38:24 <b>suggest</b> 7:6 41:14 <b>support</b> 26:14,16 38:23 <b>supporting</b> 6:1 40:10 40:21 <b>sure</b> 17:8,19 39:13 44:23 <b>surrounded</b> 24:8 <b>surrounding</b> 6:3 16:11 28:7,24 30:1,4 <b>swear</b> 10:10 10:18 <b>Swearing</b> 10:3 <b>switched</b> 29:9 <b>sworn</b> 10:10 10:19,25 18:2,8 30:17,24	29:21 <b>technically</b> 21:18 <b>telling</b> 36:4 <b>ten</b> 26:12 38:3,18 <b>testimony</b> 4:12 10:7 10:9 37:17 46:10 <b>thank</b> 8:20 10:5,20 11:2,19 13:6 17:12 17:23 18:9 20:23,24 23:9 30:12 30:25 31:1 32:21 36:20,23 39:10,16 39:17 40:2 40:4,6 41:13 44:25 <b>thing</b> 44:2 <b>things</b> 18:19 25:9 28:21 31:8 44:14 <b>think</b> 29:8 38:14 40:24,25 42:24 <b>thinking</b> 10:14 <b>third</b> 19:23 <b>three</b> 6:23 40:13 <b>Tim</b> 8:16 <b>time</b> 5:8 6:6 6:14,24 7:2,14,15 10:11 24:7 31:1 37:5 37:10,13 37:13,18 37:18,19 37:24 38:2 38:4,8,10 38:15,21 38:25 39:8 39:12,16 40:12 41:5	43:23 46:5 <b>times</b> 11:14 27:4 37:21 <b>told</b> 37:20 <b>tolerate</b> 5:12,13 <b>tonight</b> 10:5 10:13 11:18 16:17 31:2 36:19 37:5 <b>top</b> 31:21 <b>topography</b> 13:25 24:15 25:10 <b>torn</b> 29:19 29:23 <b>total</b> 6:11 6:20 <b>totally</b> 40:16 <b>towers</b> 31:7 <b>Township</b> 13:4 23:4 <b>trade</b> 37:2 <b>traffic</b> 28:5 37:16 <b>transcribed</b> 4:4 <b>traverse</b> 13:14 <b>treatment</b> 27:18,22 27:23 <b>tried</b> 20:9 20:14 <b>trucks</b> 19:16 <b>true</b> 19:2 46:7 <b>trying</b> 39:12 41:3 <b>tucked</b> 25:9 32:2 <b>Tuggle</b> 8:6 <b>TV</b> 10:11 <b>twenty</b> 39:1 <b>two</b> 10:16,23 11:7,17 14:4 26:5 26:15,23 29:18,20 <b>two-story</b>	24:2 31:21 <b>typewriting</b> 4:4 <hr/> <b>U</b> <hr/> <b>UDO</b> 16:7 17:22 <b>ultimate</b> 20:8 <b>ultimately</b> 4:11 <b>unanimous</b> 9:7 10:2 12:6 22:8 33:18 34:17 35:7 45:11 <b>unchanged</b> 28:3 <b>unclear</b> 16:1 16:3 <b>underneath</b> 31:11 32:7 <b>understand</b> 18:17 20:16 44:24 <b>understa...</b> 41:7 <b>understands</b> 39:11 <b>undertake</b> 19:5 <b>undertaken</b> 19:24 <b>undeveloped</b> 15:12 29:19 <b>Unified</b> 2:6 11:12 <b>uninterr...</b> 6:2 40:12 <b>unvegetated</b> 24:20 <b>use</b> 15:5 16:13 23:2 23:11 24:4 24:4,23,25 25:16,17 25:19 27:21 28:13 29:3 30:6 38:18	<b>uses</b> 28:6 <b>usually</b> 43:19 <b>utilize</b> 27:6 <hr/> <b>V</b> <hr/> <b>vacated</b> 24:2 <b>valuable</b> 39:11 <b>various</b> 27:4 <b>vault</b> 43:18 43:18 <b>vegetation</b> 24:19 <b>vehicle</b> 16:3 <b>vehicles</b> 19:15,20 <b>verbal</b> 5:12 5:13 <b>vice</b> 34:23 35:10,11 35:15 36:25 <hr/> <b>W</b> <hr/> <b>want</b> 10:15 39:13 41:21,23 <b>wanted</b> 19:4 29:10 39:20 <b>wanting</b> 39:21 <b>wasn't</b> 44:22 <b>wastes</b> 5:8 <b>water</b> 37:15 <b>way</b> 19:21 25:7 <b>we'll</b> 26:2 42:5 <b>we're</b> 28:25 30:22 31:18,24 36:5,8 40:1 41:8 42:10 <b>we've</b> 20:8,8 28:19 32:10 <b>weather</b> 19:19 <b>welcome</b> 36:18
---	---	--	--	--

<b>west</b> 13:23 24:10 26:3	<b>z</b>	<b>2018</b> 23:23 24:3, 25 25:16, 17 25:19 27:6 27:15, 16 28:3 29:2 29:12	<b>9</b>
<b>western</b> 15:11, 14	<b>zero</b> 9:11, 13	<b>2023</b> 1:10 3:1 9:17 46:11, 22	
<b>WHEREOF</b> 46:10	<b>zone</b> 16:16 21:14, 15 23:6, 7 24:9	<b>2060</b> 30:23	
<b>willing</b> 41:10	<b>zoned</b> 13:12 13:17 15:16 23:16 25:5	<b>22</b> 1:10 3:1 43:1, 22 46:22	
<b>Windsor</b> 23:4	<b>zoning</b> 1:3 3:1, 7 4:8 5:3, 5, 10 7:21 11:5 13:16 15:20 24:24 25:1 25:18 34:6 34:13 35:9 37:7 38:1 46:22	<b>26th</b> 46:11 <b>27th</b> 41:24 <b>28</b> 16:3 <b>29</b> 26:4 <b>2nd</b> 11:10, 14	
<b>wings</b> 26:15	<b>0</b>	<b>3</b>	
<b>wise</b> 18:20	<b>1</b>	<b>4</b>	
<b>wishing</b> 4:16 4:25 5:1 6:10, 19 21:1, 2, 3, 4 32:23, 24 33:1, 2 36:21, 22	<b>1</b> 14:12 15:9 19:7	<b>4</b> 23:4, 17 <b>4.85</b> 13:12 <b>400</b> 2:6 11:12	
<b>witness</b> 20:21 32:18 37:17 39:18 41:12	<b>10-foot</b> 15:21	<b>5</b>	
<b>witnesses</b> 10:3, 19 37:15 40:10 44:14	<b>100</b> 18:7 <b>100-</b> 14:1 <b>11</b> 2:4, 5, 7 <b>12,000</b> 14:11 14:14, 16 <b>13th</b> 36:10 <b>16</b> 32:1 <b>16,000</b> 14:10 <b>16.6</b> 23:19 26:22 <b>17,237</b> 26:11 <b>1818</b> 13:3, 10 <b>1969</b> 27:2	<b>500-year</b> 14:2	
<b>wooded</b> 27:1	<b>2</b>	<b>6</b>	
<b>woods</b> 31:23 32:2	<b>2</b> 15:25 16:2 16:5 19:24 20:3	<b>6:30</b> 1:11 3:2 <b>600</b> 37:3 <b>63050</b> 3:3 <b>63146</b> 30:24 <b>634</b> 1:19 46:15 <b>67</b> 25:5 <b>67's</b> 25:7 <b>6th</b> 11:9	
<b>work</b> 18:13 18:14 19:20 37:3	<b>20-foot</b> 15:18 26:6	<b>7</b>	
<b>worked</b> 18:5	<b>2003</b> 11:10	<b>7:13</b> 3:2 45:12 <b>729</b> 3:3	
<b>working</b> 30:22	<b>2008</b> 11:10 11:14 25:21	<b>8</b>	
<b>X</b>		<b>8</b> 9:17 <b>800</b> 23:3 28:10	
<b>X</b> 2:1 32:6			
<b>Y</b>			
<b>yeah</b> 43:7, 14 43:25			
<b>year</b> 42:24			
<b>yearlong</b> 27:22			
<b>years</b> 14:25 31:15 41:3			
<b>youth</b> 27:18 27:22, 23			