December 4th, 2024

Hearing Gerald and Loree Quinn

- Prayer – Junior Muehring
- Pledge of Allegiance
- 19 in attendance including the following board members: David Talbott, Jeff Thompson, John Robinson, Lowell Jackson, Kaleb Thompson, Ryan Flynn and Shane McClelland

1. Shane McClelland opened the meeting and presented the application for Land Use District Change for Gerald and Loree Quinn for the purpose of constructing a restaurant on property currently zoned Commercial with limitations located at 18809 Highway J, Monroe City, Mo 63456.
2. Gerald Quinn - Applicant
    a. Already zoned commercial but for storage building
    b. Total of 4.1 acres, 3.1 in the front
    c. Carli has worked for Fiddlesticks for 20 years and Pat has lived here for 20 years
    d. Little restaurant with bar, approximately 3500 square feet
3. Carli Huffman – actual owner of land
    a. Sewer system in process, waiting for the soil test with Kyle and have spoke with Steve Sinclair with the health department
4. Mike Fogarty - resident
    a. Enjoys the peace and quiet
    b. Smell of the restaurant
    c. Buying additional acreage to put in a buffer of trees
    d. Request for it to be denied
5. Gerald Quinn and Carli Huffman
    a. The parking lot will be in the front
    b. Willing to plant cedar trees to help with noise
    c. 160 yards from house
6. Board member discussion
    a. Laid out as a subdivision
    b. Purchased as residential
    c. Light and noise already there from campground
    d. Road and Bridge always work on Willow when it rains

- Ryan Flynn made a motion to approve the application and David Talbott seconded the motion, motion passed unanimously.
- Hearing was adjourned

Date approved: 1/8/25

Motion made by: Kaleb Thompson

Motion 2nd by: David Talbott