January 8th, 2025

Hearing for Central Stone

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

1. Shane McClelland opened the meeting with introduction to the board members and presented the application for Land Use District Change for Central Stone Company for the purpose of a land use district change to rezone property currently zoned Agriculture (A-1) to Industrial (I-1) for the purpose of operating a mine. He advised anyone wishing to comment there is a 3-minute limit.
2. Natalie Oswald – Lawyer for Central Stone
    a. Purchased in 2024
    b. No construction planned at this time
    c. Possibly in 7-10 years depending on economic conditions
    d. They are good operators and follow reclamation plans
    e. Maintain and improve the Road and Bridge systems
    f. Efficient expenditures of public funds
    g. No planned increase in mining activity
    h. This mine would be no closer to residents than currently
    i. Good neighbor and invests in the communities in which they operate
    j. Requesting the board vote to change to Industrial
3. Brian Dockery – Vice President of Central Stone
    a. Roughly 7 years of mining left at current location
    b. Looking into the future
    c. Road and Bridge purchased roughly 35,000 tons of rock in 2024 from Central Stone
    d. Tax payor in the county
    e. There is a multi-step process they go through for approval
        i. Planning and Zoning Board
        ii. Commissioners
        iii. DNR
    f. Board member David Talbott asked how many acres: 110 total acres but that will not equal production acres
4. Tim and Kathy Walker - resident
    a. Concerns that Central Stone's water lines will interfere with his property
5. Dana Ruhl - Resident
    a. Under the impression that they have to rezone in order for them to mine
    b. States that our Planning and Zoning Ordinance is not specific to mining but for processing
    c. Administrator Shane McClelland read aloud our current Industrial Ordinance

6. Ron Spencer – Resident
    a. He asked what the difference between Commercial and Industrial for zoning
7. Jim Abright – Resident
    a. Had concerns that in the future the land that Central Stone mines would become a landfill. Brian Dockery with Central Stone explained that Missouri has banned that from happening statewide.
8. Board member discussion
    a. Let those know in attendance that the Ralls County Commissioners would make the final vote on January 9th, 2025, at 10 am in their office

- John Robinson made a motion to approve the application, and Lowell Jackson seconded the motion, the motion passed unanimously.
- Kaleb Thompson made a motion to approve the following minutes from 2024: September 19th, September 25th, October 3rd, October 23rd, December 4th, and December 18th. David Talbott seconded the motion, the motion passed unanimously.
- Hearing was adjourned

Date approved: 10/15/2025

Motion made by: Ryan Flynn

Motion 2nd by: Kaleb Thompson