October 23rd, 2024

Hearing Ty Nguyen

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

1. Shane McClelland opened the meeting and presented the application for Land Use District Change for Ty Nguyen for the purpose of constructing a storage building on property currently zoned Agriculture. Located on Lot 17, the board members reviewed the map, and it was brought to the board attention that customers would have to come through the subdivision to arrive at the storage units.
2. Debbie Kindrick of See Real Estate
    a. It has been 80 acres for over 30 years
    b. CORP owns the right of way
    c. No deed found State to CORP
    d. The surveyor found no deed except the triangle
    e. Developer got permission from MoDot for entrance on Lot 17 and 18 – had permits
    f. CORP threatened applicant twice, he removed the driveway entrance from his lot to Highway J
    g. Shane asked if they had copies of the permits
    h. Junior Muehring mentioned that the commission did talk to CORP and MoDot and they both said the entrance had to be removed
3. Richard Marter – Lot 6
    a. Established a petition
    b. Increased traffic
    c. Spike of crime
    d. Soil erosion and damage to the road
    e. Does not want this even if there was an entrance from Highway J
4. Pat and Sandy Turner – Lot 13
    a. Will force them to sell their home, planned to retire here
    b. Concerns for children and animals
5. Keith and Angie Shockley – Lot #1
    a. Way too early to rezone until it is determined who owns the easement
6. Phil Brandt – Lot 7
    a. Plans on retiring here
    b. Talking about Plan B when Plan A hasn't been resolved
    c. Investing money
    d. Proximity to dam and wildlife
    e. $200 a year to rock road, additional $100 per RV up to 3

f. 24 total lots

7. Jason and Donna Pinkston – Lot 10
    a. No Plan B
    b. Roads can't handle the traffic
    c. Do not want to see
8. Matt Usery – Lot #21
    a. Weekender
    b. Ray Charles can see the plan because Ty owns 3 lots
    c. Safety issue
9. John Moore – 20343 Michelle Place
    a. Retired
    b. Ecology impact: crime, light pollution, meth labs, animals
    c. Creek behind his house, oil drain off from meth labs
    d. Lived in downtown St. louis and county
10. Scott Murray – 20377 Michelle Place
    a. No lights
    b. 5 storage units within 4 miles
    c. Want no traffic
    d. Effect on taxes
    e. Creek from CORP, EPA?
11. Gary Miget – Lot 22
    a. Farm kid from St Charles County
    b. Visiting since the 80s
    c. Can have a house, mobile home or 4 campers
    d. Plans on retiring here
    e. Don't mix commercial in residential areas
    f. Ruin property values
12. 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

- Lowell Jackson made a motion to deny the application and suggested they reapply when the easement has been determined with the CORP, John Robinson seconded the motion, motion passed unanimously.
- Hearing was adjourned

Date approved: 1/8/25

Motion made by: Kaleb Thompson

Motion 2nd by: David Talbott