

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

August 4, 2015

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Mark Beggs, Jim Carlson, Duane Jackson, Tom Decker, and David Rhodus

Members Absent:

Staff Present: Matt Tapp, Manager
Debbie Viviano, Planner
Tim Flook, Assistant County Counselor
Angie Stokes, Secretary

Mr. Beggs: Good evening ladies and gentlemen, I would like to welcome everyone to the Tuesday, August 4, 2015 meeting of the Clay County Planning and Zoning Commission, roll call please.

Mr. Tapp: Duane Jackson?

Mr. Jackson: Present.

Mr. Tapp: David Rhodus?

Mr. Rhodus: Present.

Mr. Tapp: Jim Carlson

Mr. Carlson: Present.

Mr. Tapp: Tom Decker?

Mr. Decker: Present.

Mr. Tapp: Chairman Mark Beggs?

Mr. Beggs: Present. Some housekeeping items we are recording the meeting tonight so we will have everyone if you have a comment to make we ask that you step to the microphone, state your name and an address that way we can keep track of whose saying what when it's transcribed later. In addition the recommendations the Planning and Zoning Commission will go before the County Commission hearing which will be in this room on August 17th at 10 am, the Commission makes the final decision our job as a board is to make a recommendation to that Commission and everyone is welcome to go to that meeting it's a public forum on August 17, 2015 at 10 am. With that said the Commission would review Clay County Planning and Zoning Department's monthly report for July 2015 and if you have any questions if you would bring those up now. Any questions? We are going to jump right into our regular agenda for tonight the first case tonight is case number July 15-130CUP this is a request for a conditional use permit to operate an Exotic/Dangerous/Wild (EDW) animal facility on the Residential Rural (R-1) District zoned property of Carrie Hills North, Lot 10 at 7815 Houser Street, the applicant is Jennifer Kasserma and this case actually tabled from our July 7th meeting. I see Ms. Kasserma is present does the staff have a report?

Mr. Tapp: Mr. Chairman I just want to advise the Planning and Zoning Commission that we provided the additional attachments since the July Planning and Zoning Commission meeting as part of the packet and that's the updated information since July.

Mr. Beggs: Okay thank you. We are going to open up the floor for public comments we have the testimony from last month's meeting we ask that anyone come forward would be bring new information, we don't want to rehash old testimony, we would like to keep everybody's comments to five minutes or less just in the name of time. Is there anyone that would forward and speak?

Mr. Shaffer: I am Scott Shaffer, there's a few things I didn't get to make the last meeting but I was traveling.

Mr. Beggs: What is your address?

Mr. Shaffer: Grain Valley, Missouri.

Mr. Beggs: Street address?

Mr. Shaffer: 423 Wolf Creek.

Mr. Beggs: Thank you.

Mr. Shaffer: One of the big things is that I actually was the original person of this business, I've been USDA for over 15 years I know that it says dangerous and wild animals in the 15 years I have not had an incident, actually incidents are few and far between but as you know one happens and it's a big issue. One of the biggest things that I want you to know is over my 15 years no body passes USDA inspection on the first try it's just not heard of, I actually did help Jennifer set this up, USDA came in and I had already told her no one passes I will tell you that straight forward, they came in they looked at her facility said she went above and beyond and actually gave her USDA license on that very first inspection. It's just known that you are going to have to wait 30 days to get re-inspected so I really wanted to stress how important that is. Something else I know I seen most of you out there at the facility, the hallways and the covered hallways are not a requirement by the USDA, that is actually an extra security just to confine the animals inside that area, she does not even have to have roof on there. The other as I know I have talked to the two I walked through on the perimeter fence which is an issue she has two perimeter fences plus her cages are inside the confined area too. The other thing I would like to mention is on the education of animals, like I said I've said I have been this over 15 years, you'd be surprised how our children these days do not know what exotic animals are, so you have a tiger they will call it a lion I've even heard it called a hyena, I guess our schools don't teach T is for tiger anymore, but it is an important part she does it all of Mid-Continent Libraries they can't afford her every single year but there is 32 libraries and every two years we do every single library so even the small Lone Jack, MO library we go and do that, you'd be surprised we actually fill up on all the libraries it's a good summer program and now all the schools are actually using the education programs for summer school and different things like that. With that that's all really have but I wanted to say it's a great importance that you do not ever pass USDA the first time if you look at USDA records at the Kansas City Zoo there's always violations, she has no violations.

Mr. Beggs: Thank you.

Mr. Shaffer: Thank you.

Ms. Broadstone: Bertha Broadstone, 7600 Windsor Drive, Kansas City, Missouri. Nobody loves animals more than I do, I grew up in a rural area and on a 300 acre farm out in a rural area, I had a pet coyote I bought him for his ears, \$2.50 he was about four weeks old, took him home and my folks let me keep him believe or not. Anyway I had him he was raised with our two dogs, no neighbors around, 300 acres, he was just fine. We kept him in a chicken house that we had baby chicks that we raised in and we put a dog door in for him and bear in mind that he was four weeks old I went out there he dug himself a den, instinct wild animal instinct, when he was I can't remember how old but all at once he went racing by me and he caught a rabbit through him over took his center toenail and ripped him down and there the rabbit was laid open and he sniffed and he looked at me like "why did I do that?" Instinct he was raised on dog food he didn't want to eat that but the kill instinct was there, you can't take that out of them that's part of it, that's why when I married he had to stay on the farm on 300 acres cause I couldn't take him to the small town even though it was on the edge of town because there was people that lived there, there's kids, there's pet dogs, there's cats pets of little kids, you can't put wild animals on two acres with a house not included. You get a tornado that's going ripe that all out, who's responsible for gathering them up together? They are going to be wild in our neighborhood, they're going to be upset, they're going to fend for themselves, we're going to be the prey, bear that in mind before you put something like this, it's a good program but it doesn't belong in a residential neighborhood with children and pets, it's not zoned for that it's not meant for that. I've been to the Mid-Continent zoo they have one or two animals or three at the most that they take in at a time they don't have 38 on a property in a neighborhood that they have to watch, so let's bear in mind what we are letting loose in a residential neighborhood with elderly people, with children, with pets and let's protect them and put it where it belongs. It's a good program if it's on the right property in a rural area that's got a lot of land around it if anything happens they won't go loose, thank you.

Mr. Beggs: Any other comments?

Mr. Ford: Good evening Mr. Chairman, Ed Ford, Ford and Cooper, 110 NW Berry Road, Kansas City, Missouri, 64155. Just wanted to mention a couple of things, one I know there was a petition

included in the packet you received and it was based on five premises and basically all of the premises are miss information and just wanted to point that out to the Commission as they decide what to give petition. There's been no evidence of property values that would decrease the nature that this is not a place where people go and see the animals so there's no increase in traffic. One of the statements that was made last time was a restrictive covenant that exists for Carrie Hills and the County Counsel correctly advised that the Commission has a kind of irrelevant for the Commission's deliberations however it should be pointed out that this property is actually in Carrie Hills North and there is no restrictive covenant there. The USDA has very strict standards that addresses the safety issues both to humans and to domestic animals, I appreciate the Commission coming out and viewing the animals and the facility they say a picture is worth a thousand words but I think that kind of visit probably gave far more than I could do in terms of explaining my clients business and how the animals are cared for and the protection. I know Mr. Tapp has talked about having an established buffer zone but I could not find that anywhere in the Clay County Codes we certainly are open to whatever the Commission suggests as in terms of landscaping to protect the view of those neighbors that live behind the property. We believe the fencing is more than sufficient and that the additional fencing might be counterproductive to the safety issues so with that I don't know if the Commission has any questions from their site visit that we can try and answer at this time.

Mr. Beggs: Commissioners any questions?

Mr. Carlson: I have two; first of all you were going to discuss the number of animals and the second one is we asked for your clients for her certificate of insurance for this and for the neighbors protection.

Ms. Kasserman: (*inaudible*) I don't have it on me right now I can send it is there a computer I can forward it to?

Mr. Carlson: Well it was something we asked for at the last meeting.

Ms. Kasserman: It has been e-mailed, I have e-mail that I forwarded, you guys don't have it?

Mr. Flook: (*inaudible*)

Mr. Carlson: It was a pretty important piece from my position, I want to see that you have the proper insurance, we asked you at the last week.

Ms. Kasserman: I e-mailed it Matt.

Mr. Carlson: Do you have that Matt?

Mr. Tapp: I can check my e-mail, I am not aware of that, let me check my e-mail.

Mr. Beggs: When was it sent?

Ms. Kasserman: Last week.

Mr. Flook: She can give testimony on that if you want to because it is subject to the case there was some testimony about it.

Mr. Carlson: What are the coverages you locked in.

Ms. Kasserman: Sorry I don't know all of it but the insurance covers property is covered and anybody that is on the property and any injury that comes to be with the animals, it also covers the animals in transport and then off site anywhere so I think it has to be a million dollar policy is the minimum on it.

Mr. Beggs: Your general liability coverage is a million per incident or aggregate known at this point of time?

Ms. Kasserman: (*inaudible*)

Mr. Beggs: One million and two million aggregate?

Mr. Shaffer: At least that is what mine is.

Mr. Carlson: You are saying it covers the animals off site?

Ms. Kasserman: It also, I am saying in addition to on site.

Mr. Carlson: If they were to escape they are covered.

Ms. Kasserman: Right if there was anything if there was a damage or if there was a wreck or something with my kennels are in anything like that on the side of the road or something it is supposed to cover everything like that and it covers every single species they have a list of everything on hand.

Mr. Carlson: Do you have about what that coverage is?

Ms. Kasserman: I would say it's, I don't want to miss quoted, when I speak with insurance agent I know I have the million dollars.

Mr. Carlson: The million dollars (*inaudible*)

Mr. Shaffer: It has to be a million dollars.

Ms. Kasserman: It has to be million dollar coverage yes so don't think there's a subs to it.

Mr. Tapp: Jennifer when did you send that e-mail? Because I am looking right now and I can't see it.

Ms. Kasserman: It came through with all the others?

Mr. Beggs: You have umbrella coverage as well?

Ms. Kasserman: Yes.

Mr. Beggs: What's that amount?

Ms. Kasserman: That is going to be the same thing.

Mr. Beggs: A million?

Ms. Kasserman: Yes, for on the property.

Mr. Beggs: It is in addition to your general liability coverage you have an umbrella so if someone hits your limits on you general liability policy you have an additional policy above that an umbrella policy is that correct? I don't want to put words in your mouth.

Ms. Kasserman: I know there is an umbrella, I don't, honestly I trust the insurance company and I know what the minimums are there and I don't want to misquote on it.

Mr. Tapp: I am sorry Jennifer I have searched Kasserman even and it's not pulling up I do not see anything here.

Mr. Beggs: Would it come from her insurance agent? Typically when you order it comes from you're your insurance agent.

Ms. Kasserman: Right and the insurance company is here in Liberty.

Mr. Beggs: So I guess Matt search ...while you are searching for that I will go ahead and let you take your set and see if there are any other comments if you come across it just wave at me and we will get you back up here. Are there any other comments?

Ms. Totton: My name is Fay; I live at 7616 Windsor Drive. I just have one question on this insurance, when a cat gets loose they go feral, if I have a small cat something happens her cat gets loose and kills mine what's her insurance going to cover? How much do you pay on my cat?

Mr. Moore: Good evening to everyone, I like animals just as much as anyone.

Mr. Beggs: Can I get you to state your name for the record.

Mr. Moore: Freddie Moore.

Mr. Beggs: And your address.

Mr. Moore: 12923 N Oakland Ave, Kansas City, I am within 1,000 feet of the proposed change on the ordinance and what I was wondering I didn't make the last meeting I was kind of laid up in the hospital a bit but some of the concerns I think I've heard you talk about resale values has been expressed, waste, the smell and disease that probably been addressed and of course the escape of animals and the traffic in and out with the people going to see the animals as well as feed and veterinary medicines and I guess a question I have is if you allow this in a residential area how many other zoos in residential areas that could be proposed to you are you willing to allow and then possible lawsuits because of that, being that other zoos in rural residential areas might set the precedent for this and that's all thank you.

Mr. Tapp: Mr. Chairman I have done a search of my e-mail of Exotics, Kasserman.

Ms. Kasserman: It's not going to be, it's an underwriter certificate so it's going to be from the insurance agent so that is why you don't find it.

Mr. Tapp: Do you have a name?

Ms. Kasserman: It is GM Peters Insurance, (*inaudible*)

Mr. Tapp: We do a pretty strong e-mail filtering system so it could have been...

Ms. Kasserman: It should have come from Peggy Mars at GM Peters Agency; I will forward it to you.

Mr. Tapp: Okay.

Mr. Beggs: Thank you, any other comments from the public?

Mr. Schlosser: My name is Raymond Schlosser; I live at 7626 Houser Street. I spoke last time so I am going to talk about a different item that I am concerned about, if you allow this business to be in this neighborhood what is to stop someone else from bring in a puppy mill or anything else because she is breeding animals. Across the street or I should say on 132nd Avenue less than a mile from where this is at there is a dog puppy mill or whatever you want to call it and all the people on Eastern complain about the noise from the dogs barking, my question is why that was on ten acres so I understand that but

what's to stop the next business or the next homeowner in our neighborhood to say I want a puppy mill and now you have a precedent on that you are going to have to allow it and we don't want that.

Mr. Beggs: Thank you.

Mr. Reese: I spoke last time too, so I don't repeat anything I said before, my name is Bill Reese, 7821 Houser Street, Kansas City, Missouri. My father died in World War II in a B-17 he was in the Air Force, he died for our freedoms that we have today when I went in it was not if it was just when for my family so I believe in that very much about being honest looking at things and being very fair and that's what we are, what I would like to know and I've heard about this petition has anybody on that petition have actually went over and looked at this facility? I guess it's easy to use fear to come up with innuendos of things when you really haven't looked at something, but people tend to do that when they want to sale something to get an idea across that they don't have any facts to back up so I would ask the Board to kind of keep that in mind as you look at this, thank you.

Mr. Tapp: I have received the latest e-mail I can give you a brief summary of the certificate of insurance if you would like.

Mr. Carlson: Please.

Mr. Tapp: Its a million dollars for each occurrence, 50,000 damage, one million personal and injury, two million general aggregate and two million products. I will be happy to forward on to the Planning and Zoning Commissioners if they desire.

Mr. Beggs: So general its a million dollar individual, two million aggregate, 50,000 personal injury coverage and million dollars in product liability?

Mr. Tapp: It's a million each occurrence, 50,000 damage to rented premises, a million personal and injury, two million general aggregate, two million products aggregate.

Mr. Beggs: Okay and no umbrella coverage shown in excess?

Mr. Tapp: Let me review it some more.

Mr. Beggs: Okay very good.

Ms. Leist: My name is Andrea Leist, I live at 7814 Houser Street, Kansas City, Missouri, 64167 and after attending the meeting last month I went back and very thoroughly reviewed all of the Planning and Zoning rules and regulations and one of the issues that I'm wondering that hasn't been brought up is Jennifer is providing a service in educational and research service and the wording in the regulations very clearly stipulates that that is not against the policy of Clay County Missouri, so I am wondering why isn't that being considered? She doesn't do this for profit she does it to educate that's why she goes to the libraries that's why she goes to the schools and the breeding that she does is for animals that do not breed in captivity in zoo situations, they have to be breed in small family type quiet facilities and I know that she's got pictures around the place and somebody complained about the lights and I can tell you that my pole light and the lights that I have on my barn are much brighter than her lights that she has over her kennels and no one has ever complained to me about it but I like because that way at night when I am out there feeding or water or doing whatever I can see, it's very dark out there but any way I was just wondering what happened to the educational and research status that she does with them, thank you.

Mr. Shaffer: Scott Shaffer again, Grain Valley, Missouri, just a few things one I would like to address they wanted to know want keeps a puppy mill from going in where somebody else actually doing this, again it is the USDA licensing it hard to get that the other thing that I would like to bring up, she brought up a good point about the breeding of certain animals, I know I talked to some of you guys about it, everybody looks at the Kansas City Zoo and the AZA zoos and says that's who does all of the breeding what they don't realize is AZA zoos has what is called a SSP what that is species survival plan, if they decide that an animal does not bring in enough visitors to sustain that population of animal they do not breed those animals anymore. So without the private facilities for conservation, I will give you an example, margays right now Cincinnati Zoo has four margays they could breed it's not on their species survival plan they are not allow to breed them so whenever all margays are out of your AZA zoos there's no more margays for you to go see. The big zoos they follow Disney, I could give you an example if Disney came out with a movie right now that has to do with sloths or any time an animal's on TV and it's a big hit that's what your next animal is going to be at your zoo. Coke commercials use polar bears all of a sudden polar bears are a big thing, "March of the Penguin" came out penguins are a big thing at the Kansas City Zoo, that's a business people pay tickets to go to their facility. I heard

somebody here about her zoo; it's not classified as a zoo she does not take paying customers to come into her facility that is not what her facility all about. The research we are talking about sending in DNA and all that stuff is actually goes to scientist she gives them any time they go to the vet, she sends these sample in, that's the same thing that your AZA zoo does the only difference is she doesn't have your own veterinary staff on hand right there to do all of those DNA testing. I also heard somebody with a concern if a cat got out and he hurt a domestic cat, first of all they also mention the coyote cub that was illegal to own the coyote, we have coyotes here in Missouri unless she had her conservation license she should not have purchased a coyote and had it on 300 acres and moved to another facility, Jennifer is following all the rules. Digging a den, I have certain dogs that would grab a rabbit that ran right by it and there is not a wild instinct in it, we just drew a line saying this dog is no longer wild the coyote actually wild, they have coyotes running through that neighborhood every night. I live in Grain Valley I watched an opossum run across the neighborhood, is the opossum friendly no, I am not reaching out and grabbing it but I might call animal control and saying come get this opossum off my front porch. So some of the concerns are real and some of the concerns in my opinion are what I like to say we see something on TV and we believe it's true, I would like to mention one of the biggest thing I could tell you that I do work in television the shows that you see on Animal Planet, and they can get mad at me if they want I've turned them down, they are not real. So when you see the rescue that's going on Animal Planet producers have 15 days to make a show, I've done a lot of different National Geographic shows and Animal Planet shows in 15 days they don't have six months' worth of rescues of exotic animals out there. They reenact things that have happened 40 to 50 years ago put it out there, it's good TV, it's something for everybody to watch I think it hurts the animal industry because all that everybody sees is this cougar loose on a Texas golf course which was a tame cougar that was actually sat out there filmed it and made it look like it was actually loose. That is it, thank you.

Mr. Beggs: Thank you.

Ms. Broadstone: Bertha Broadstone again, and I want to clarify I had my coyote in Kansas back in the 1950's I had two pet raccoons too and it wasn't illegal then and it's still the basic thing is they were on 300 acres not on two acres, not in a residential area with small children with pets, you can't get away from them, if there's a tornado there's a bad fire and we had fires all you have to do is listen to the television what is going to happen and we talk about breeding them there's lots of places you can do that on a large acreage that would be a lot better off than a residential area on two acres, three point one acres with the house and everything on it takes up room too. Thank you very much.

Ms. Kasserman: It is R-1 we have established that so I'm not going to go back over that.

Mr. Beggs: Go ahead and state your name.

Ms. Kasserman: Sorry, Jennifer Kasserman, not every animal at my facility is in any type of breeding program there are some that are there as breeders, there are some that I have single of one species so I am not going to do very well as far as producing more of that. There are animals that I have a parrot, that is a retired breeder that has a forever home there with me because they are not going to do programs at the moment they are older they've got a good place to live that they feel safe they are safe everybody around them is safe and have that so I am not just because an animal doesn't want to go out in public or because an animal is old or because an animal is breeding I am not going to make them do anything they don't want to do. All of our programs that we start the educational ones especially I say with the kids sitting with the adults is reiterating that if they want to do something then it's not very much fun for everybody else it's the same with the animals we don't make them do anything they are not comfortable with, which is anything live, sorry I am a little emotional I am trying to keep it... As far as the acres go I would like to address the petition for a minute also because the five points that are there are not what are being brought up right now, not one of those are being brought up but I do except the one thing the traffic. I will tell you with the traffic that goes to my house is not, unless you counting traffic that goes to other houses it could be less it depends on who it is and the time of day and time of year, whose living there how many kids they have or not, again it was established that MODOT said that was fine. Not any of these people that are going and knocking on each other's doors are not knocking on my door I told you they were welcome to come last time I said I invited you guys, it just breaks my heart that I living this close with people, I have been there for five years and some know and some don't, some are being miss lead, some are signing something about having a business in a subdivision covenant when they actually have a business there are five LLC's in area right there and I

say the neighborhood as the two neighborhoods. Two people that signed one for each is signing with their own business out of the household, do they know what they are signing? I just feel like everybody is misinformed and I just wish they would ask and talk to me. I know there are a couple of people I have gone and talked to when I first, when all of this came, as far as people asking questions and some people were not home some were that I talked to but then they haven't come back and asked again and I am more than happy to let you see. I am not a puppy mill by any means that's not the purpose of it. Every animal exceeds the USDA requirements not because I am trying to exceed USDA it's because I love the animals and I am doing that for them they have to have enrichment, they have extras, they have personal each one of them has a name, each one of them has a birthday that we celebrate it, each one of them has a purpose and they are animal ambassadors they are there to learn and teach some of these animals kids or adults maybe have never seen before and would never actually see live in person in a zoo, whether it's from ten foot across from me because they are sitting in the front of the library or even if they were at Kansas City Zoo and it's on the other side of the room. But there is a purpose here and to conserve the species, preserve the species the Swift Foxes I know people were going to talk about the dangerous animals I have a Fennec Fox, he's not breeding, he's not in a little kennel out there to be a puppy mill or anything, he's smallest canine in the world he's three and a half pounds, my Siamese pound cat is ten pounds bigger than him and they cuddle, he's not something that's going to get out and hurt something or somebody else. I just wish that the people with the concerns would actually come and take a look and see as far as educational programs or the library programs we kind of do lots of programs, they have the Kansas City Zoo, they've got some reptile people, they've got scientist that bring different animals, I don't do a program with less than six to nine species unless, it's per our standard 50 minute to an hour program, unless it was a specific animal they ask for or looking for something specific for that. We do a Boy Scouts thing that's based on reptiles that's all that would be there, we know if we are doing in amphibians that's what will be there. I understand the concern as far as there being a limitation as far as numbers, I am myself and I have a lot of great help and a lot of great workers with me all over not just even that come to my home but networking outside in the state and other states that we work with and work together for these animals and I can tell you that 300 animals is not going to happen, I can't personally take care of that. They are not going to get the care that they need and deserve at something like that. When asked last time I know the thing is how many animals are there, it does vary. The Board when they came out a baby goat was born 30-45 minutes to an hour right before they got there. The goat has a purpose she's not just there to look at it, they are part of the weed eating they walk through and that way we don't have to run a weed eater right up next to a cage that is going to scare an animal and if they are scared they are going to go into their houses. We talked about the emergency plan, USDA requires a contingency plan but it talks about all emergencies whether it's flood, fire, whether there's something that happens in the water sources for all of us, like if there was a boil order or those types of things that all has to be addressed and is there on site everybody that is there has access and knows it. If I, I know I have explained like to Matt for example if he had to come out and feed because something happened to me and he is the only person around that could do it and he's just been there on he's tour there's documentation there are notes that shows exactly what the animal eats, but there is also lock out doors, which you don't have to have with these animals but it's just an extra precaution because I care about them and everybody else around that interacts with them. They, an animal can then be just shut the door on their house so you can get in and clean, you could feed and he wouldn't have to worry about the animal coming up and interacting with him. Also then there is doors they can go into a separate pen, they've got tons of space, I just wish the people that are concerned with this about it would come and see that I think you would actually, especially, Bertha if you love animals so much I think that you would love it, if anyone has questions.

Mr. Beggs: Okay.

Mr. Ford: Someone brought you the legal issue and I certainly it's Mr. Flook's job obviously to advise the Commission on legal issues but let me just throughout a few things we certainly could challenge our need for a Conditional Use Permit under the language in the Development Code we might qualify as an educational institute, we might qualify as a research institute we might not need a Conditional Use Permit. Missouri voters passed a right to form Constitutional Amendment a couple of years ago, we really don't know what that means but you could certainly can make an argument that anything that regulated by the USDA is agricultural right to farm and any accounts to prohibit Ms.

Kasserman might violate Missouri Constitution those are all issues so those are all issues. We chose rather to try and comply with Clay County Codes to be respectful of the staff and the Commission there is only a handful of the animals that actually covered by the Clay County Code, the lynx, the foxes, two of the other ones are actually inside the house so there not even a primate on the bill, so we are only talking about really a handful so we really, I don't think we need to go to the extraordinary legal arguments because Clay County Code does allow on R-1 for a Conditional Use Permit, she has R-1. This is an appropriate use, she's been there she said for almost five years without an incident, the Commission has been out there and seen with your own eyes this set up and I don't think anyone could give a higher brand of safety than the USDA when they certified her and gave her a license. Thank you.

Mr. Reese: Again Bill Reese, 7821 Houser, I forgot something that I kind of wanting to add, I have been over there three times to look at this facility then the last time I was there was during feeding and people are worried about I guess these animals going wild very quickly and if you could see somebody inside there that is pouring the food out and the biggest animal that I saw there were the Siberian Lynx there was two of them, they are rubbing up against her legs purring, that's how mean and (*inaudible*) these animals are thank you.

Mr. Broadstone: Gehling Broadstone, 7600 Windsor Avenue. I can't get around like use to I am 77 years and I've had several operations and I have to changed my whole life to accommodate somebody else to have this and I don't understand why should I have to carry a weapon to walk around and I am not the only one that walks around in our area that's one of the reasons we bought places out here and we've been here for 20 years or better and I just can't see why would make a lot of people accommodate somebody else to raise animals that if they would get out and it's a mental thing, it doesn't make it any difference whether if they get out or not you are always going to be worried about them doing it. You read it in the papers, you see it on TV, you see it everywhere, that's all I have to say thank you.

Mr. Beggs: Any other additional comments?

Ms. Kasserman: I have something really quick, carrying a weapon around the neighborhood I really don't think any of us should have to do that I don't want to do that in my home, I don't want anybody around to feel that way either. I have no large carnivores if that's something that coming up there nothing that is poisonous or venomous nothing that you are going to have to get out there and needs to be shot it's not, if you see for yourself and I am not asking you change your life to accommodating me I've been there for five years everything hasn't always been there but I came with animals in the beginning and I know that it's part of the codes that have been developing and people, registering with the Sheriff's office and I have documentation showing that I tried and they didn't know I was supposed to and said "no you are not city". These animals are not going to hurt you they're not getting out if by chance anything ever did, these are not the species that are. You want to can go look at the stuff, I know you hear things on the news and stuff but you are hearing about lions and you are hearing things about tigers or ... and there are no small cats that has ever caused a death. There are not records of mauling, I know that's hype and what gets put out there and it's the word that's used is "they were mauled, they were attacked" but you can on there's records for Born Free USA that has all the records for United States and every state broken down and shows every single animal attack or it shows animal attacks on other animals, it shows you can breakdown and look by species, you can look at it by state you can see if it was an animal attacked by a person and who the person was and it will show you what it is and there is none of these that have ever killed, maimed it's just not what happened but ratings, hype it gets blown out of portion. That is one of the things with our education that we do is to show what these animals are, what they are capable of and so other people can still love and enjoy them because they may not be around. I will never have a tiger I can't there's laws that prevent me of that, I don't have the space to provide for one, the way I would personally even feel good about it but there are the next generation may not ever see like tigers there is only 3,000 in wild at the moment. The Swift Fox takes up 30% of its original space in Canada from small organization breeding groups like myself that have been able to do that. The Swift Foxes aren't producing, the puppy mill thing the last kitten I had was born in March and it is in Indiana at or no Maine sorry it's in Maine, it's in Indiana doing educational programs with them (*inaudible*) is in Cincinnati right now In the Wild doing stuff with Jack Hanna and his daughter to teach them so people get to see that and I am not sending any out there to

associate with someone I have never personally meet. Those of you who see on TV those are the names of the ones that are going to show and educate for everybody to be able to experience this you would not if they weren't people like me to protect these animals.

Mr. Carlson: Again there were concerns about the numbers do you have a number?

Ms. Kasserman: Do I have a number; outside right now there is 22.

Mr. Carlson: We wanted a limit.

Ms. Kasserman: A limit on my animals, I don't think, I would want to grace myself extra because of the animals if they are born, if I have a rabbit and has nine babies I don't want to be then in violation.

Mr. Tapp: Again this is for a Conditional Use Permit for just the exotic/dangerous/wild, bunny rabbits don't.

Ms. Kasserman: A Blemish Giant is considered exotic so is a ferret but..

Mr. Tapp: Domesticated dog, cat we are not concerned about those types of animals.

Ms. Kasserman: Well then is that just five species that are listed under Clay County?

Mr. Tapp: Whatever falls within the species under the CUP list.

Ms. Kasserman: Can there be a condition as far as if there are babies born that I don't want to be in violation, I have two Canadian Lynx.

Mr. Tapp: As a source of information on the domesticated side up to six months in age does not count.

Ms. Kasserman: Does not, okay.

Mr. Tapp: And one litter per year is what it says.

Ms. Kasserman: Great that's all they do. 50? I mean 30 I don't know.

Mr. Carlson: We had talked a number...

Ms. Kasserman: Nobody's throwing numbers out so I am not sure what you guys want.

Mr. Tapp: You currently have 22 outdoors?

Ms. Kasserman: Yes and of that seven of them are the ones listed under as animals under Clay County's code.

Mr. Rhodus: I think it would be more classification of adult animals.

Ms. Kasserman: That is what I was concerned with I don't want, thank you.

Mr. Beggs: I am sorry I didn't catch that last bit.

Ms. Kasserman: We were just establishing that it was adult animals.

Mr. Beggs: Okay. Any more questions? Thank you.

Mr. Shaffer: Something real fast.

Mr. Beggs: Go ahead.

Mr. Shaffer: The concern of the animals getting out and talking about walking around with a gun, a misconception is there has been no and I am going to use big cats as an example instead of the small cats, every animal attack that has ever happened has either came from an AZA zoo or a person who has put themselves in that position here in the United States. You can look that up that it's true, actually there's one video I think that they may have passed around telling you there is more people killed with chairs, which I don't like those statistics because anybody can through those out what I am getting at is a good example San Diego Zoo is when it first came to light when a tiger jumped over, they found out the kids were throwing rocks at the tiger, then all of a sudden they have to move the barriers, I think it's 15 foot for tigers now. The other issue, she is not even grandfathered in to own a tiger so everybody has a concern what if she get really big, Missouri passed a law in 2012 if you were not USDA before 2012 you couldn't own a tiger so no matter how popular she got here in Missouri she's not capable of owning a tiger in the State of Missouri. The other thing I would like to mention is when he is talking about when Jennifer has mentioned no one's been attacked by smaller cats there's times that you hear of a cat escaping or whatever it's never been that the cat has stalked a child and actually hurt an individual. I get phone calls all the time about cats, "oh we saw a bobcat, its following my kid through the cornfield" well if you stand up on the hill and you actually watch the bobcat it's not stalking the child it's hoping that you child kicks up a mouse or a rodent or something and if you are a hunter you have seen it for them to actually go catch. They don't you to going back there they are not actually a threat to your children. The only other thing that I would like to mention is that I know that Jennifer was getting a little upset here one of the reasons is everybody looks at doesn't put in the fact of the Conservation aspect of it. What I mean by that is I go to Jefferson City every once in a while to fight the laws when there's a new animal bill that comes up and the funny thing is everybody looks at the

Kansas City Zoo and the St. Louis Zoo, Buffalo Zoo, Jack Hanna's Zoo, Omaha Zoo is the best zoo out in the United States if anybody wants to go, but they look at them and think that they're the standards I actually fought Missouri for the primate law so you can actually own a primate the funny thing is Kansas City Zoo and St. Louis Zoo was the two zoos that was there against it. The following week is when the monkeys got loose at the Kansas City Zoo, now she had mentioned 300 acres, well they had to shut the whole zoo down because these monkeys actually got out. The only tiger that's still on display that got out of his own enclosure is from the private zoo in Miami called Jungle Island it's the one that came face to face with the two year old child and the difference is that that tiger was actually handled and trained by a trainer so when it did come out chasing a Gibbon Ape it came face to face the animal trainer actually called its name Hesh turned and walked over and loaded up in the kennel, the tiger that escaped the San Diego Zoo which is a hands off zoo they had to put it down, that's it.

Ms. Totton: Fay Totton again, I've got one comment, the only people that has mentioned lions and tiger are them, we have not mentioned anything about that but I do know if you let a domesticated cat they get loose they will go wild so if you've got one that is already a wild, they may be nice and all but if they get loose they will attack other animals, I didn't say they will attack people but they will attack small animals.

Mr. Beggs: Okay I am going to close it for public comments and going to open it up discussion between most of the Commissioners if you have any questions, comments or what we heard and what we saw when we went out to the facility. I will say what I've seen and what I've read. I went out to the facility she does a great job, I tell you the place was clean the animals from my untrained eye everything looked well cared for, I didn't hear any loud noise they all looked really good, they looked well cared for, with that being and also I want to give you props I guess for going out and taking these animals out to the kids. I think what you are doing is really good, that being said though I don't think where you are doing it is the place it ought to be done, I think it's a bad from my point of view it's a bad precedent for the LDC for the Land Development Code, I think it's in a residential area so that's my opinion but again I think what you are doing is great and the care that you are giving is good but it's just I don't like the were, the fences and everything looked like they were in good shape she has everything locked up she has security it looks good she has cameras that she can access online for when she is not there I mean it all looks really good, it's just I think it's in my opinion it's too close to others, I just wanted to be on the record my position and the way I see it. I will open it up to the..

Mr. Carlson: I guess I respect your opinion, I live adjacent to a 1,000 acres and being adjacent to 1,000 it would be a perfect spot for this but I am still right across the road so that puts me in the position if she owned a 1,000 acres we still going to find a population around 1,000 acres so it would be an issue there.

Mr. Beggs: I guess my opinion is the density of the issue. Sorry I didn't want to interrupt you.

Mr. Carlson: No, I'm prepared to make a motion.

Mr. Beggs: Are there any other comments from the Commission? I will entertain a motion.

Mr. Carlson: I would like to entertain a motion that we approve the Conditional Use Permit to operate the EWD facility in a Residential Rural (R-1) District zoned in Carrie Hills North Lot 10 at 7815 Houser Street, with the conditions that the baby animals six months not be considered in the count the count be a limit of 30 animals and one litter per year.

Mr. Beggs: Those are additional conditions.

Mr. Carlson: There are three, babies up to six months...

Mr. (?): Insurance?

Mr. Carlson: One litter per year, and a total of 30.

Mr. Beggs: Did I hear someone mention insurance? What was the third one, limit of 30?

Mr. Carlson: I have babies up to six months, one litter per year and then 30 animals total those three. It should be considered off the record its considered part of the Conditional Use Permit that she keeps the insurance active (*inaudible*).

Mr. Beggs: I think we would want to see that, I think we would want the certificate of insurance every year have her insurance agent send it to us and if it gets cancelled we get notified. I think that is a good idea.

Mr. Carlson: Then we would add to be notified by the insurance carrier annually that the insurance is in effect.

Mr. Beggs: And these are in addition to the conditions already listed.

Mr. Carlson: Yes four more, four conditions total.

Mr. Beggs: Plus.

Mr. Tapp: That was four total.

Mr. Beggs: Four additional.

Mr. Tapp: Yes.

Mr. Carlson: Four additional.

Mr. Tapp: Beyond the 11 that are already.

Mr. Carlson: Yes beyond the others.

Mr. Rhodus: I will second.

Mr. Beggs: Vote please.

Mr. Tapp: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Tapp: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Tapp: Jim Carlson?

Mr. Carlson: Approved with conditions

Mr. Tapp: Tom Decker?

Mr. Decker: Oppose.

Mr. Tapp: Chairman Mark Beggs?

Mr. Beggs: Oppose.

Mr. Tapp: Motion carries.

Final Vote: 3/2/0 Approve, July 15-130CUP; Jennifer Kasserman – EDW Conditional Use Permit With Fifteen (15) Conditions

Mr. Beggs: Again that will come up before the County Commission on the 17th.

Mr. Ford: Thank you all very much.

Mr. Beggs: The next case that we will hear tonight is August 15-131CUP which is a request for a conditional use permit to operate an off-site parking area on Community Commercial (C-2) District zoned property located at approximately the SE corner of Collins Road and W Highway, the applicants are Charles K and Jody L Light, they are present, staff report.

Mr. Tapp: Yes Mr. Chairman I would like to attach the staff report as part of the record.

Mr. Beggs: So be it.

Mr. Tapp: Summarized the staff report August 15-131CUP dated July 28, 2015.

Mr. Beggs: Thank you, will the applicants or the representative of the applicants please come forward and state your name and address for the record.

Mr. Light: Charles Light, 14414 NE 137th Street, Kearney, MO.

Mr. Beggs: And you are familiar with the staff's report and all the conditions?

Mr. Light: Yes.

Mr. Beggs: And are you in agreement with those conditions?

Mr. Light: Yes, my only question was I talked to Matt last week was the screening part of it because if you are familiar with the lot and I had Duane Jackson out there to look at it, it is actually quite a ways away from the road like in our building currently and the parking lot we've got bushes and everything and the buffer zone that is right against the road 10 or 15 feet or whatever our setback was and also there was some screening but my only question was the screening since the lot is there already Mr. Holdsworth owned this lot, putting bushes out in the middle of a field was my only question that I had of all the conditions.

Mr. Beggs: Okay are you not in agreement with that condition?

Mr. Light: No, I just had a question of how does that apply because it wasn't actually....

Ms. Light: Its several feet from the road.

- Mr. Light:** Right I know where the line around it is where my boundary is I am not against the road so does the screening actually apply if I don't own the land to the road.
- Mr. Tapp:** The standard by which the Land Development Code is established is that any parking area must be screened from any adjacent street right-a-way. That would include W Highway and Collins no matter the distance to the actual road to the parking area it clearly states it has to be screened from view from adjacent right away. So the only way to remove yourself or lessen that requirement would be to go to a variance with the Board of Zoning Adjustment because it is a standards established by the Land Development Code so this Board really does not and Tim Flook is more than welcome to chime in for legal advice, but this Board does not or cannot grant variances.
- Mr. Light:** My question was more since I am not really adjacent on it I guess every lot is adjacent to some road that you can see something from somewhere but since I don't actually own land adjacent against it or whatever.
- Mr. Tapp:** You actually do, W Highway right-a-way is right there on the north property line as established by MODOT way back in the day, and then the west side is Collins Road right-a-way, you are adjacent to it you are next to it, there's no other property between you and the right-a-way.
- Mr. Light:** Okay, that is the questions we talked last week about.
- Mr. Tapp:** It's just a by-product of how the highway the road is actually in line so there is a good distance from the pavement edge the edge of the road to the parking area but it still is adjacent so we the staff must follow and adhere to our Land Development Code.
- Mr. Light:** Okay we are not oppose to it I just had a question if that does apply so I didn't know.
- Mr. Tapp:** A valid question.
- Mr. Light:** It several thousand dollars for a small business owner to expend to put bushes out in the middle of the grass.
- Mr. Beggs:** That is why I ask the question to make sure that you are in agreement with everything that we....
- Mr. Light:** Yes we are not oppose to it.
- Mr. Beggs:** Okay very good thank you. I will ask for public comment, do you have any other questions for the Board or Commission?
- Mr. Light:** No everything's been handled through Matt.
- Mr. Beggs:** Very good thank you. I will ask any public comments; don't hear any, comments from the Commission?
- Mr. Jackson:** I do have one question, when you say screening it would be across that west side and the east side that butts up against W Highway my question is what type of screening being bushes or whatever is he required to that nobody can see a car or do mature trees have to be put in there?
- Mr. Tapp:** The Land Development Code breaks out the screening base on the number of parking stalls. So in the particular instance there up to 50 so they are in the middle category which I don't have the code in front of me. Debbie will you grab my Development Code, I can read it verbatim but it talks about vegetation at a certain distances, it's not meant to be a full screening obviously because it is not possible, adequate screen to where you are not seeing just a bunch of steel as you drive down W Highway or Collins Road. So 16 to 50 parking stalls the buffer width minimum is ten feet and the minimum planting requirement is one small tree plus eight shrubs per 25 linear feet. That's the code.
- Mr. Beggs:** Any questions or comments? I will entertain a motion.
- Mr. Decker:** I have one, you guys were just in here las fall to get approval, I am glad to see you are back for the right reasons this year, if you maxed out at 85 and you are wanting...
- Mr. Light:** Well we are not even technically open yet but we are still renovation so we have the other parking lots and everything else going and hopefully within a few weeks we'll be in contact with Matt and get stuff to get us approval, we've just had a lot more renovation on the thing and it's taking us a while.
- Mr. Tapp:** It is taking longer than you thought.
- Mr. Light:** But it's I know Mr. Jackson was up there and stuff , he's seen the thing we are going in the right direction we are hoping to do the right thing for the community, for us and hopefully it's a little business.
- Mr. Decker:** Very well, that's all I had Mark.
- Mr. Beggs:** Okay.

Mr. Carlson: I make a motion that we approve the Conditional Use Permit for Charles and Jody Light for the CUP to operate an off-site parking area to be used as additional parking space by the Red Brick Trio event center located at 18422 Collins Road with the ten conditions listed in Exhibit A.

Mr. Beggs: Thank you do I have a second?

Mr. Jackson: Second.

Mr. Beggs: Vote please.

Mr. Tapp: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Tapp: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Tapp: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Tapp: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Tapp: Chairman Mark Beggs?

Mr. Beggs: Approve with conditions.

Mr. Tapp: The motion carries.

Final Vote: 5/0/0 Approved, August 15-131CUP; Charles and Jody Light– Conditional Use Permit With ten (10) Conditions

Mr. Beggs: Next case is case number August 15-132F it is a request for a Conservation District (CD) Final Plan and Final Plat approval of Oakbrook Second Plat located along NE 136th Street between A Highway and Plattsburg Road, the applicant is Wilbur M. Souder, P.E., Aylett Survey and Engineering Co., representing Star Development Corporation. So are you a representative of the applicant? Thank you, staff report.

Mr. Tapp: Yes Mr. Chairman I would like to attach the staff report as part of the record.

Mr. Beggs: So be it.

Mr. Tapp: Summarized the staff report August 15-132F dated July 29, 2015.

Update: between the writing of the staff report and meeting the applicant/owner has obtained both temporary construction easements from the property owners and since they have obtained those the staff changes their recommendation from tabling to approval of the final plan and the final plat. There is one additional sub condition we need to add and that is within page five of eight of the staff report within the final plat conditions which is the information on the actual final plat drawing for recording purposes and that would be sub-point K on 2 which would read to change the 15 foot UE and SE to a 30 foot UE and SE along front of tract E formally tract A and Lot 45 and this is after discussion with Mr. Souder who is representative of the applicant/owner and also the Engineer for Oakbrook Second Plat. They felt like they needed to bump that 30 feet which is consistent with the other lots in that area. So basically from 15 foot to 30 foot.

Mr. Beggs: Which lots were those on?

Mr. Tapp: That would be lot 45 and what will be tract E which is call out as tract A on there because those are actually different tracts and second phase on the new one didn't want to confuse the top property owners so there is tract A,B and C in the first phase but then there's two in the second phase. So let's just change it to E and F to avoid any possible confusion. But yes it is 30 foot to the match the other lots there. We did have some substantial conversations with the property owners of lots 7 and 20 of Hill Haven Manor and 3 to the west, we had an on-site meeting with them and the Developer, the property owners, and Mr. Souder and discussed some things and some issues with grading and I believe we got it all resolved as they received the temporary construction easement. They should be ready to go. With that, the staff report comes to a close.

Mr. Beggs: Thank you, will the representative of the applicant come forward please.

Mr. Souder: Good evening my name is Will Souder; I am with Aylett Survey and Engineering Company, 201 NW 72nd Street, Gladstone, MO. As you seen this it has been approved previously with

a couple of minor exceptions modifying the floodplain to match the flood insurance study that became effective yesterday, I believe, it's virtually the same product you looked at before or as the previous body looked at before. We've reviewed the staff report and comments and we are in agreement with those and we would just like to request that the plat be approve with the conditions.

Mr. Beggs: Okay, thank you. Any questions for the applicant from the Commission? No. Any public comments? I will entertain a motion if there are no further discussions.

Mr. Carlson: I will make a motion that we approve the Final Plan first for the final 36 with the Exhibit A-1 conditions.

Mr. Beggs: Do I have a second?

Mr. Decker: I'll second.

Mr. Beggs: Vote please.

Mr. Tapp: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Tapp: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Tapp: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Tapp: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Tapp: Chairman Mark Beggs?

Mr. Beggs: Abstain.

**Final Vote: 4/0/1 Approved, August 15-132F; Oakbrook Second Plat–Final Plan
With one (1) Condition**

Mr. Carlson: Now I will make a motion that we approve the Final Plat for Oakbrook Second Plat, with the Exhibit 2-A final plat conditions and the addition of A under 2 of the conditions.

Mr. Beggs: Thank you do I have a second?

Mr. Decker: I'll second.

Mr. Beggs: Vote please.

Mr. Tapp: Duane Jackson?

Mr. Jackson: Approve with conditions.

Mr. Tapp: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Tapp: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Tapp: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Tapp: Chairman Mark Beggs?

Mr. Beggs: Abstain.

Mr. Tapp: Both the motions carry.

**Final Vote: 4/0/1 Approved, August 15-132F; Oakbrook Second Plat–Final Plat
With eight (8) Conditions**

Mr. Beggs: Director Tapp do you have any additional comments tonight?

Mr. Tapp: I do not have any additional comments Mr. Chairman.

Mr. Beggs: Legal Counsel?

Mr. Flook: Well actually I will take this time to say something on Neighborhood Association Covenants or covenants that are subdivision covenants the legal enforcement of a covenant to force

someone to comply that's a private action between parties or households of the Neighborhood Association. It's like a private contract if you will the government just agreed to record it and make a record of it and you buy in you are automatically agree to it. Now that being said if one of your conditions is to take evidence of the character of a neighborhood or an area and compare the proposed use or CUP request or whatever it is with what is already going on in that community you will look at normal things like existing zoning and things like that but you can receive the covenants as evidence just as a way of considering evidence of the nature of the use, you just can't enforce it per say because that's not really what you are allowed to do but you certainly can take it as evidence. Now tonight nobody offered the covenants as evidence other that one they made mention of it.

Mr. Decker: I thought Mr. Ayers submitted it to us at the July meeting.

Mr. Flook: Oh did he, I don't remember.

Mr. Beggs: He talked about them.

Mr. Tapp: Yes Mr. Ayers drop the covenants as part of his attachment.

Mr. Flook: But just so you know if you receive it in evidence you can consider it as evidence as nature of the area that is perfectly allowed you just can't make a statement or make a ruling on enforcing the covenant that is outside your jurisdiction that will be my little precaution for receiving those.

Mr. Beggs: Did anybody check to see if the CCR that came in did they really apply? Because they said it was for Carrie Hills North and she was not in Carrie Hills North.

Mr. Flook: That's what Ford said.

Mr. Beggs: So no one on ..

Mr. Tapp: No we did not check because we don't do anything with covenants so we don't.

Mr. Flook: If somebody, it's up to you guys if you want ask somebody some specific question about a covenant just so you are free to do that, just say "hey, just so I get it a handle on the nature of the use going on out there, I would like to know what your covenants said about this" okay and that's all fine, it's just as a suggestion to make the record later on. I am not here to enforce the covenant what I do consider as evidence is what the use of this, so as a compatibility type of analysis you are allowed to do that, you just don't want to get to hung up on it because somebody will try and say you're trying to enforce covenants you are not within your ability to do that you are certainly with in your ability to ask any questions you think is relevant.

Mr. Beggs: Appreciate the advice.

Mr. Carlson: Yes.

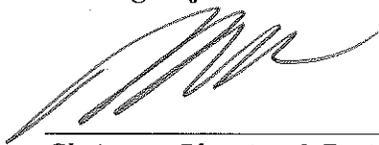
Mr. Beggs: I will entertain a motion to adjourn.

Mr. Decker: I'll second.

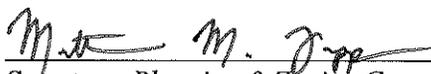
Mr. Beggs: All in favor.

All: Aye.

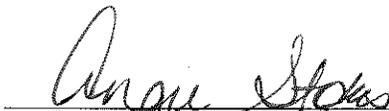
Meeting Adjourned



Chairman, Planning & Zoning Commission



Secretary, Planning & Zoning Commission



Recording Secretary