

Fair Grove Planning and Zoning **Public Hearing**

81 S. Orchard

August 4, 2025

Roll call taken by Chairman John Hayes.

Dennis Roe PRESENT, Shawn McCormick ABSENT, Darrin Moyers PRESENT, Kelly Petty PRESENT, Travis Lee ABSENT, Paul Foreman PRESENT, Ben McMains PRESENT

Opened Public Hearing at 6:31 pm

Roe: I would like to make a motion to amend the agenda to set a new date for our September meeting, because our September meeting is currently scheduled for September 1, which is Labor Day. So we need to pick a new date.

Hayes: So the motion is to have a discussion at the end of our meeting tonight, to pick a new date?

Roe: Yes

Hayes – Do I have a second?

Second by Foreman

Roe AYE, Moyers AYE, Petty AYE, Foreman AYE, McMains AYE, Hayes AYE

Public Hearing for – Rezone #RZ25-07-04, West Highway CC at Highway 65; **FROM** A-1 Agricultural **TO** C-1 General Commercial.

The Public Hearing will proceed as follows: The petitioner will step up to the podium, state name, and be recognized by the Chairman. The petitioner will be given 5 minutes to speak. Those in favor of and those opposed, will be given 3 minutes each. Maximum time limit for Public Hearing will be 30 minutes. Public Hearing will remain open at a minimum of 15 minutes.

Petitioner: Hoover Case, I help Stan and Cynthia Melton with some transactions. I'm going to let Stan take charge since they own the property.

S Melton – Thank you for the opportunity to present to you tonight. We've distributed a letter to further explain our reasoning for coming before you. Essentially, following my wife Cindy's decision to sell the property in Fair Grove, we knew that a zoning request would be necessary. Essentially, we knew that the land wouldn't be used for Agricultural purposes with that Agricultural zoning designation. Our request is based on the fact that C-1 Commercial land classification based on the fact that the bordering properties are zoned C-1 and are used for commercial purposes. Basically we are hoping that the sell of the land will result in some significant benefits for the City of Fair Grove. An increase in City of Fair Grove sales tax revenues is possible with a new business located there. Also there would be a strong potential of a

type of business that would fit in the City of Fair Grove's Comprehensive Plan, restaurants for example. In essence, those are some of the key reasons for the sell of the property and rezoning request. And again thank you so much for letting us come before you tonight. We appreciate it. Any questions you might have?

Petty – Are you going to sell this as just one large property or are you going to split it up and sell it as multiple lots?

S Melton – One piece.

Unknown female - Are there businesses interested in it?

S Melton - I'm sure there will be, we haven't really explored anything yet. We wanted to do the zoning request first.

Hayes – Assuming this does go through, I'm sure you are aware that your taxes would go up significantly under the commercial rezoning versus your agricultural exemptions.

S Melton – Yes

Hayes – I just wanted to make sure. We are all small town, just wanted to make sure what we're doing. I will, it's not really a question, but in accordance with our master plan, that went into effect last year. That is the last piece of Agricultural property that is, it's right in line with the other C-1 commercial properties on the highway and everything else and bordering on the exit there on Orchard. It does fall into compliance with the C-1 request.

Roe – With that said, there are a number of C-1 properties on that side of 65 that's been for sale and one has sold to a developer and they wanted an apartment building on it and it got turned down. Because that would be rezoning again, back to residential.

Hayes – Back to Residential R-1

Roe – Back behind the Fire Station, those are a lot of lots there that are commercial. I'm not aware of any activity of those lots. So zoning it to C-1 doesn't necessarily mean you're going to have a quick and easy sale.

S Melton – We certainly understand that. It will be a process and whatever the timetable is for it to be successful as far as the sale, we are certainly willing to undergo that.

Roe – With that said, I do agree with everything that John said about the Comprehensive Plan and it falls in line with the future Comprehensive Plan of land usage.

S Melton – As I mentioned, that's one of our hopes that we will have a business that will fit with what Fair Grove has expressed in need and the Comprehensive Plan.

Unknown female - Anyone considered the wildlife that's back there on the property.

Unknown male - Inaudible

S Melton – We have not considered that.

Unknown female - My property is back up against it I'm going to get all of 65's noise.
If the woods got cut down

Hayes – Hold on everybody, if you have a direct question, as your questions, otherwise, I will ask you to step up to the microphone, identify yourself and everybody in the open forum. Just to keep everybody on track. Any direct question? Anybody on the Board?

Foreman – Have there been any improvements at all over the years. A power pole, water or anything on it?

S Melton – No, I don't believe so.

I think your main sewer line is on that property and the water on the front of the property.

Hayes – When it was split up for the 65 that part was sold off for 65 to MoDot. Was that the part that's there right now is that where the original farmhouse was or was that part of the other section that was sold off?

C Melton – My dad bought it when I was 4 years old and gave the rights for 65 highway to go through. It's just been sitting there. The family business doesn't use it, he thought they would, but they didn't. It's just been there since I was a little girl and I would like to see it do something nice for Fair Grove.

Hayes - So basically to Paul's question, there's no improvements on there, there wasn't a slab or underground tanks or anything like that.

C Melton – No, nothing.

Foreman – Well it does sit lower than the on ramp onto 65. I mean 65 is down here. I don't know what the elevation is, but it seems to me that it is higher than that. I just wanted to know about the concern the lady had about noise, if 65 is down here, the noise is going to have to go up. There may not be that much noise from what I see.

S Melton – And your question was?

Foreman – I'm just trying to see what the lay of the land was. You drive by and all you see is trees and shrubs, it hasn't been touched since you were 4 years old, so. I do understand.

Hayes – And again, whoever develops that property, whatever, if it stays Agricultural or if it's Commercial or Residential, they have to be cognizant of all the other codes that are there. So when you're abutting Commercial and Residential like that back of the property. You mentioned your home behind, there has to be a privacy fence that's put up and then it has to be a setback that's in there. So there's a lot of requirements that come along with that. But to Paul's point an elevation, putting up a 6' privacy fence, if you're already 6' higher on the highway, could be a problem if somebody clear cuts it. If they save the trees and work ecologically around it, then that's a different topic.

S Melton – In general, we would be following any regulations or ordinances that are in effect with the property.

Hayes – Sure.

Petty – Do you plan on making any changes or modifications, improvements prior to selling? Or will you sell it as is today?

S Melton – We plan to leave it like it is. We would sell it as is.

Hayes – I know it's been in the family for a long time, it sounds like. Do you have an updated survey, a formal plat of the piece of land?

Case - We haven't found the survey yet. We're looking for it, it's a little hard, 65 highway, the State of Missouri has done one, but we haven't found one yet.

Hayes – Ok.

Case – Of course we'll do one.

Hayes – Ok.

Petty – Do we know, with the updated flood zone map, what this looks like in this area? What does the water do through this property?

Hayes – It's all online, I don't have a printed copy of it. I don't think it's in the flood zone, is it?

Bergman – Yes, there is some flood zone area in there.

Hayes – Is it between the residential and the Ag property?

Bergman - It kind of runs through the center of it.

Hayes – And that's the new one that Greene County updated last year?

Roe – You said along the center, kind of the creek that goes through there?

Bergman - Yes

Roe – That makes sense

Hayes – It runs along the western edge, right? Could I see that map? I don't have a laptop or anything with me right now.

Bergman - It's just the black and white, but they did a lot by the colors, but this is basically the area. So there is a significant....

Hayes – This is just the topographical from Greene County. There's actually a separate FEMA map.

He said this is the one that you.....well that's true, you're right.

Hayes – There's actually a brand new one. This is the same one.....

Bergman - I think that the new one is not out yet. Yes, you're right.

Hayes – The new one, just got released and just got posted. If I remember right, the creek comes off the other side. That would affect the development there too.

Inaudible – Commission members looking at map.

McMains – Here's my question, why don't you just sell it and let someone else worry about rezoning it? Is it just to get a little bit more money out of it?

S Melton – Now what?

McMains – I said, why not just sell it as is, in the Agricultural zone. Why change it?

S Melton – In essence, the potential for sales is much better as a Commercial property and fits the other Commercial businesses around it.

McMains – And you can sell it for just a little bit more?

S Melton – Mmmhmmm.

Hayes – Any other questions? I think we have over expired your 5 minutes, but I appreciate your time. So with that, anybody opposed or for, whoever would like to speak. Step up to the podium and say your name and address.

S Melton – Thank you all very much.

Hayes – Thank you.

Those opposed to:

Cathy Wheeler – Hi my name is Cathy Wheeler, I own 66 North Sunset, which is behind this property. I'm concerned about the noise levels and the wildlife that is back there now. Where would they go, where's there home? Out on the highway? Thank you.

Preston Gourley – I'm Cathy May's grandson. I've lived in Fair Grove for 26 of my 28 years living on this great earth and in those 26 years, I've seen amounts of animals running through that property. Momma otters and her three babies, prize winning bucks, ginormous tom turkeys, a bunch of hens, the Fair Grove Albino hen that ran around for a while. She lived back there for a very long time. Bobcats, her kittens, just all kind of stuff. If that property was to get taken down by a business or something, I believe animals would be running around a lot of residential areas and be a nuisance to a lot of people. I don't feel like it's right that we take their home and don't blame them for running around. Also, if a lot of trees got cut down, that flood zone would be a problem. CC highway down there floods almost every time it rains. It's from just the development that's happened in Fair Grove, draining down that creek. I think that if it's developed anymore, the flooding would get a lot, lot worse. I think that's all. I would just really like to see this town stay small. I love it small, um if we kept on growing, we would lose our country charm. That's all I got to say. Thank you.

Hayes – Mr. Short

Those in favor of:

Steve Short, 70 East Willow. I think this property is a prime development site. It appears to me that it combines with the Comprehensive Plan and it does appear that this is one of our better spots for growth to take place.

Hayes – Thank you Sir.

Those opposed to:

Mary Turner – I live at 126 South Sunset and the back of my property butts up there. I oppose it because of what Cathy said. There is a lot of wild life back there, plus it just, I think it's just going to create water when it rains back there. I just opposed to whatever would be built there. I think it would destroy the value of my property. Thank you.

Comment:

Jeffrey McConnell – Ok, ok. 5666 UU, Elkland, MO. These complaints are all documented, so if someone wants to develop it one day, that will all come up and those concerns would be addressed. For their sake, I'm saying this. I've been in places where they've had to move animals, endangered animals, what not, off of properties. Now that it's documented it should be able to be mitigated when the time comes, whoever wants to develop it. Thank you. I'm just helping mitigate people's concerns, that's all.

Inaudible

Hayes – Absolutely and once it's part of the discussion, whoever does buy it, they've still got to get all of their permits and follow all of the codes. Water run-off, just as an example, they have to do retention ponds, they have to control the flow of water. So any water that is draining there now would either be equal to or better than it is now. So some of the flooding that's on CC, could be alleviated because of the development. Just, again, it's all a matter of hearsay, but what we're here for tonight is to discuss the change to C-1, but we hear you guys. Any other questions? We're going to close out of Public at 6:51 pm. I need a motion.

Motion by Foreman to close. Seconded by Roe.

Roe AYE, Moyers AYE, Petty AYE, Foreman AYE, McMains AYE, Hayes AYE

Discussion: None

Hayes – Looking for a motion to pass this along to the Board of Aldermen, either yay or nay for the rezone #RZ25-06-03, 139 and 121 West Saddle Club, move it from A-1 it says R-1 in the notes.

Scott – I believe you're looking at the wrong paper. You've got Hill's address.

Hayes – I'm sorry. I'm on the last..... Ok, let me restate that. Looking for a motion rezone #RZ25-07-04, Highway CC @ 65 from A-1 Agricultural to C-1 General Commercial.

Motion by McMains to recommend Rezone #RZ25-07-04 to Board of Aldermen. Second Petty

Discussion: None

Roe AYE, Moyers AYE, Petty AYE, Foreman AYE, McMains AYE, Hayes AYE

LEFT Public Hearing for Open Meeting 6:53 pm

Closed Public Hearing at 6:51 pm

Fair Grove Planning and Zoning Open Meeting

Hayes - Alright, so reading through the minutes from our last meeting, July 7th, looking for a motion to approve those.

1. Approve Planning and Zoning minutes from July 7, 2025:

Motion by **Roe** to approve July 7, 2025 minutes. Second McMains

Discussion: None

Roe AYE, Moyers AYE, Foreman AYE, Petty AYE, McMains AYE, Hayes AYE

2. Rose Eskridge, Realtor – Discussion on development of Hines Property.

Discussion:

Hayes - Good evening

Eskridge – I'm Rose, Rose Eskridge Realty. I have one of the owners with me and gentleman back here who is interested in developing. So I guess I'm kind of speaking on behalf of them, to at least to get started. The young man (inaudible) Is it ok if he comes up with?

Hayes - Absolutely.

Eskridge - He's the one wanting to develop it.

Hayes – Hi, can you explain where the properties at? I don't have anything other than that right there, just the discussion.

Eskridge - Right by the water tower. It used to be the old Hines trailer park. I don't think we really have an address except this.

McMains - It's just past Chestnut Street.

Eskridge - If you went to the water tower, it would be the property that joins the water tower property.

McMains – They built a house on it.

Hayes – It's on the south side of the water tower?

Roe – It's a strip of land that used to be a trailer or a mobile home park.

Hayes – And it's empty now?

Roe – I don't think there's any mobile home there.

Hayes – Ok.

Eskridge – There's nothing livable there.

Roe – North Orchard where the water tower is and then just south of the water tower, so the water tower is at this one.

Hayes - So these in yellow are R-2 properties? Those are off of Chestnut right?

Roe – Not this dark yellow. The light yellow....here's Chestnut right here.

Hayes – So the mobile home park had individual lots?

Eskridge – Yes

Hayes – Because I'm showing it as R-2 right now.

Roe – Yeah, it's individual lots.

Eskridge – Mr. Sorrell, his dad had bought it with the intention of building duplexes and he had come to the city. This was probably 20 years ago. You all had rezoned it for him and then he passed away, it didn't work. So it's pretty much just sit there since then.

Hayes - Can you identify this? This is the property right here, right? All these in yellow bright yellow, yellow.

Eskridge – Yeah, the dark yellow. Yeah, we've got 5 owners and I'm working with all 5 owners.

Hayes - But each of those is a different lot in Greene County right now

Eskridge – Yes Sir. Gentleman is interested in buying as a whole and all the owners are willing to sell individually or as a whole. So it would be easier to do it as a whole because it's not surveyed out that we can find the survey and everybody except for one person here are heirs. Everybody, all owners have passed away except for one. And the one guy that's still alive, he probably has smallest lot in there. Nothing against him, but I'm just saying he's not gonna do anything with it except sell it.

Hayes - So two things. So first of all, you're the potential buyer? Do you want to build do duplexes there?

Potential Property Owner - We're thinking about houses, but we're not too sure.

Hayes – OK, looking at these lots, each one of those, an individual lot that has nothing to do with us other than a rezoning of the lots or the basically a redrawing of the boundaries of the lots. Which basically then goes to Green County to document. So whether you buy it as a whole or individual lots. That's not a zoning thing. Zoning board is only going to be involved if you want to rezone this to something other than R-2. And based on just looking at a map, it's a lot of little weird shaped lots and everything and I don't know if that....

Eskridge – Is it all wooded?

Hayes – Yeah it's all..... So Ben, it was basically an old mobile Home Park and they cleared it out and it looks like all and yeah.

McMains - Yeah, it's been empty for years.

Hayes - I mean, I'm counting at least what 14 lots?

Eskridge – No, eleven.

Hayes – Eleven, ok.

Eskridge - And probably at some point, probably was more, but some of them were so grouped up and now it's under one owner.

Petty – What's your vision?

Potential Property Owner – Just build like maybe 20 house

Petty – You want to develop it like a subdivision, type layout.

Potential Property Owner – Yes. We didn't know if we should ask you guys if you would fund the roads.

Hayes – We won't. We don't have any budget for it.

Roe – There's no money available for extending.....

Hayes – Don't mean to be brief, but that's just going to be the answer in the long run.

Roe – For extending road and extending the main sewer line. That's all up to each developer. The water is a separate entity. It's not under the city, it's rural water.

Hayes - And then you'll also have to follow, you know, basically a PUD development. Planned Urban Development map. So basically, if you redraw those lot lines, then you're going to have to have access roads. It's going to have to meet fire standards. Everything else and then have water, sewer, electricity and all that.

Eskridge – On this for him and for me for future. The neighborhood that would join this.

Hayes - On the South side?

Eskridge - Yes, Sir. Would there be like a main water or main sewer that whoever buys it could join in on.

Hayes - Do you have the sewer map? There are hubs throughout the city. Steve, you may know too.

Roe – Steve might know off the top of his head.

Short - Yes, there is one on the.

Hayes - North of Chestnut?

Short - Very close to the property, Southeast corner, there's a manhole there. And then with the recent extension on Orchard Ave there is a manhole that's almost even with the driveway into that property, as I recall.

Roe - Ok and that's for the house that was built near that property.

Short - A short extension so that house would have a sanitary sewer connection.

Hayes - OK. And then the water must go through there somehow because it's on the other side. It's in between the tower, yeah. On the other side.

Short - There used to be water lines, privately owned water lines that served each lot. Due to disrepair, those were abandoned.

Hayes - Capped

Short - Abandoned.

Roe - But there is a main water line on Orchard. That they would have to run off of.

Hayes - Yeah

Eskridge - Would it have to go back to being zoned R-1 to put in a family houses.

Roe - If you go to R-1, there's a minimum lot size you have to have.

Hayes - Yeah, and that's what I can't see by this. I see multiple lots but I don't have any idea what the acreage is, yeah.

Roe - I don't know how many lots you could get in there.

Eskridge - And they vary, the lots vary crazy.

Hayes - So if it's 7.1, just as a general rule of thumb. You basically, for every acre you've got to take off about 20 to 25% for infrastructure. Your roads and easements and setbacks and things like that. So let's just say it's 20% less you're looking at probably about 5 acres to develop half acre lots. You can get about 10 homes on there, roughly. That's just a real wild ballpark, but I'm just trying to give you a scope.

Eskridge - Would the lots need to be a half acre?

Roe - No, no.

Hayes - No, you can be smaller than that.

Eskridge - Just asking for just.

Roe - They're approximately 1/4 acre if I remember right. Minimum of a ¼ acre.

Hayes - Minimum, minimum of 1/4 acre. Yeah.

Roe - If you build duplexes, it's a .3 something, I think.

Hayes - The reason I usually use half acre as a standard. Even though, like Dennis said, you can go smaller is simply because your setbacks. So if you've got your side setbacks and the back setback and everything trying to get that on a 1/4 acre. That puts down to like 1000 square foot house and you're not going to get your ROI on that, versus 1/2 acre with fewer homes. Now you can get a bigger home on there, you know and, and get your return, yeah. And we all know right now, I mean there's a shortage of homes in Fair Grove.

Eskridge - I guess that's all I want to know.

Hayes - Yep, if you guys do decide to, whichever way you go, like if you decide you want to go R-1, you purchase all those and you want to go R-1 first. It would be easier to redraw whatever lines you have first for the lots and that's a form you don't have to come before planning and zoning. Once you own those, you can actually get the form from the office. Fill that out, it'll be engineered and surveyed. Then after that, we can look at rezoning it to R-1. But again, that whole area is R-1 already so, again, it follows standards. It's not a spot variance.

Roe - You say it's an R-1 already?

Hayes - Sorry. No, everything around it is R-1.

Roe - Alright, OK.

Hayes - Yeah, R-1. Yeah. Except for the Ag.

Roe - Around that area it's already R-1.

Hayes - Right where the water tower is. Is that I guess.

Eskridge - And this is in the city limits? I just want to confirm.

Hayes - Yes, that's what I'm showing on here too. If that is that dark yellow area.

Short - Just a comment. Two of those lots are in the county.

Hayes - It looks like there's a white spot right in the middle of it.

Scott - There's at least one, maybe 2, lots that are not annexed into the city.

Hayes - Yeah, because I'm counting 15 lots. There's the second along the north edge, the second lot from the West side is showing that it's outside city limits. The other thing you're going to have to do just doing due diligence. I would do a check with both Southwest and Liberty because the whole town is mixed. Like you've got houses on the same street some are Liberty, some are Southwest becomes a developmental nightmare.

Eskridge – And if he moves along with us. Would we go to Greene County, or are they just have to stay in the county and stay in the city? Can that change?

Hayes – That, I'm not sure. We've never annexed property, I haven't, for Fair Grove. So we'd have to discuss that as far as it, it's still part of Fair Grove, but it's not within the city limits. It's the way I understand it.

Eskridge - We would still go with your building code. Is that right?

Hayes – Yes, especially if you unify it back to R-1 lots.

Petty – It looks like there is an inactive water line that is there.

Roe – I wouldn't count on it being up to code.

Hayes – But there's a main tap off of Orchard.

Roe – Yeah

Hayes - OK, so basically if you're doing any rough calculations or engineering, I would assume everything coming back in from Orchard on your development, yeah.

PPO – How far is that away?

Hayes – It abuts on the western edge.

Eskridge – Thank you very much.

Hayes – Thank you. Next on the agenda, discuss electronic delivery of the monthly planning and zoning packets. I'll just speak up and say I don't like that.

Foreman - I don't like that either.

Hayes - It's enough see, I can't even see the minutes on my phone. I have to go to a real computer, so I count on the printed copies but.

Foreman - I don't have to pay for all that paper to print it off. So I can read.

Hayes - There you go. Does anybody want to say anything? I know it saves us money.

McMains - Well, you do like we did. Our Alderman, is we just left it up to the individual. Like we got one that doesn't like it. So what we've decided to do, was if he wants his printed off come up here Thursday before and he gets printed copy where everybody else is getting for electronic but.

Petty – So it save, obviously money with printing, but also, we're not bogging down our police officers with having to deliver the packets, which the Chief was very in favor of not having to deliver packets anymore.

Hayes – So are we going to, because part of the delivery was they were on patrol and they were just dropping it off. So I mean.

McMains – That was my argument. It took no time to deliver packets to everybody's houses.

Hayes - Right. I mean, in the last six years. The times that they're dropped off is when they're out there in the neighborhood.

Roe - Usually during the rounds and right but.

Hayes - Yeah. So I mean, I understand it costs us, you know X to print them but, I have a real problem with our electronic system right now. If we were like 2 years from now and everything was updated, but I mean this is 90% and I can't get my minutes on my iPhone, I have to go to a regular computer and pull them up and stuff, so yeah. Well, I like the agendas for even the Alderman meeting, you can't get them on an iPhone. You have to go to the full website and then like pinch and zoom or go to a regular laptop.

Petty - So are you opposed to coming and picking up the packet prior to the meeting instead of?

Hayes - Well, we're going to print a packet, then I don't think it's anything to drop it off. My personal opinion again, this is something that was put on the agenda, so I'm open to discussion from everybody else.

Roe - I prefer paper copy and I'm willing to come in and pick it up. I'm out and about all the time anyway, so I don't have a problem. I like the paper copy because I write notes on my paper copies. If I have a question about something, it's just easier for me to remember to ask what questions I need to ask. But I will come and pick mine up.

Foreman – I'd just as soon have it dropped off so I don't forget.

Hayes - But you want paper as well?

Inaudible

Hayes - Kelly, you probably want electronic? You got a stack of papers? Either way.

Petty - I had to buy filing boxes to put all of my papers in. So I mean, I receive my Alderman packet electronically. I'm happy to receive this one electronically. I don't want to speak for the chief, I just know that he was very much in support of not having to have the officers tied up with delivering. He mentioned it they were out on the call, you know that could take hours. It could be delayed

Roe - That would make sense.

Hayes - Yeah, that makes sense.

Roe - Yeah. If they're out on a call.

Hayes – Oops, it's time to go home or check out and you know you've got to bunch in the seat. I get it.

Roe - I get that.

Petty - Having to ask them to stay late to go deliver packets, is probably not ok.

Hayes - OK, so if I could propose something like the halfway in between. What if we all got emails? OK, just send it out. We've got the e-mail. Everybody's got an e-mail, send it out in the e-mail and then we'll have a printed copy waiting for us when we walk in here on Monday night. That way we can still make notes, you know, whatever. We wouldn't be handwritten on there, but you could make notes from the e-mail and you know what's coming.

Roe - So you make it. Like it?

Foreman - Print off yourself at home.

Hayes - Well, I'll bring it in if you don't want to go to the cost. I mean, yeah.

Roe - So get by e-mail, make PDF. The attachments would be PDF copies.

Hayes - Just instead of printing it here, you just print it to a file.

Roe - How do you do your's? Electronically, are they PDF copies?

Petty - Yeah, it's PDF.

Moyers - Will be allowed to bring a laptop or.

Petty - I brought my iPad last time. I think, was it Mark that brought his laptop?

McMains - Yeah. He brought laptop. Tim had his.

Hayes - I mean, I'm not opposed to electronics at all. I mean, I just, I don't have a laptop here with me you know, and it's like I want to see the notes ahead of time.

Roe - We have one at home.

Hayes - Now that I'm retired. I have an iPad but if I can pull it up on the iPad.

Petty - It's still an option to have it paper, but I mean if your request is that you have a paper copy here when you arrive.

Hayes - The only thing I don't want to do is have the cost of printing it out, especially color stuff, myself. But again, it's a group decision so that's just my personal choice.

Foreman - Well, this is how basically, the only way I've ever met any of the new police officers. Some of them come to my door and knock on the door. Otherwise I just see a head in a car or somewhere and it's, I don't know.

McMains - I mean, I will say is when I worked on the force here, just going by and dropping them off. There were some days that I couldn't make it because of calls or whatever and we just pushed it to the next day.

Foreman - And that's fine.

McMains – Is wasn't that bad. It didn't put that much, you know, stress on us as law enforcement.

Hayes - Well, I think they dropped these off Wednesday of last week or Thursday. I got mine.

Roe - They try to get them out Thursday. That way they, like Ben said, they've got Friday as backup, if they can't make it out. I know the ladies, Thursday, you try to get them out. Is that correct?

McMains – I'm good either way. I think we know what Paul's is. He wants his delivered. I don't care, honestly.

Foreman - We like to see someone driving around the neighborhood anyway. At least once a day, so long as they're, you know. Toss it out the window, I don't care.

Hayes - Just got new vehicles. We'd like to see them in the field. You have a question or comment?

Franklin Hodges - I got a comment. You guys know, I'm one of the aldermens and everything. I'm the only going to gets the papers. The rest of them did it the other way. I don't like it. Like I said, I'm old. Like what Dennis said, I look at my paperwork ahead of time and mark stuff up. So that's a plus to me, but the only thing I see that our last meeting was Kelly, is this the first time we used it? Or two meetings ago, whatever. The only problem I seen with it so I think Ben over there and then some of the other ones, they just had their little phones. Your phones, that's worthless. If you aint got a big laptop, you're not going to be able to read it. There's pros and cons to both sides of it.

Hayes - Yeah. Oh, absolutely. You know and that's what I'm saying as long as I know what's coming via e-mail. I'm good with that. And then she has notes for me that I follow up here and take roll call and all that good stuff. And so a printed copy is good as long they have one walking in the door.

Franklin Hodges – Inaudible. Talking in background.

Hayes - OK, Steve.

Steve Short - Just a thought. I'm on a Greene County board and they send out the, we have a Monday last, last Monday of the month and they mail it and we get it on Friday or Saturday. There's probably no more than 40 or 40 to 60 pages, sometimes a little more than that in our minutes just comes in minutes and what's coming up. Agenda items and it just comes in the mail.

Petty – That's pretty costly

Hayes - I was going to say. The cost of mail they just went up again. So those are probably \$4.00 packets then minimum.

Steve Short - It's probably \$4.

Hayes - But I mean, I'm with Dennis. It doesn't matter what day of the week it gets dropped off. I mean, you know and I understand. It should not be a priority for the Police Department so, but I'm hoping that they're coming through the neighborhood at least you know, once a day, or at least a couple times a week.

Petty - I would like to then request that this be postponed until the Chief can come and speak. I don't want to speak for him, but he did have some pretty strong opinions and they are his officers and so I don't want to make this decision without his input. At least to you guys.

Hayes – Absolutely. So can we put this on the agenda for next meeting? Which leads us to. The discussion for next meeting. Obviously, we've got Labor Day on Monday, so I am told that Tuesday through Friday is all open.

Roe - For this room?

Hayes - For this room, so Yep.

Roe – Is that what you're saying?

Scott - Well, the library I forgot about, when's the library going to have it?

Hayes - Wednesday afternoon.

Sara Davis - They had it yesterday or what's today? Is today Monday?

Scott - Today's Monday.

Sara Davis - OK, they did have it today.

Scott - But he's talking Tuesday, Wednesday, Thursday, Friday of that same week.

Sara Davis - OK so. Tuesday, we might have to have a variance hearing, so you can't have it Tuesday, but the rest is your call.

Roe - Tuesday, September 2nd.

Hayes - Is that for the property on Cherry?

Scott - Yes.

Davis - Yeah.

Hayes - That has to go to Board of Adjustments. They've already been denied twice by the Board of Zoning board.

Roe - Well, she's talking about the Evan Fullerton property.

Scott - It's the Cherry property. It's the Fullerton property.

Roe - Yeah, to rezone from R-1 to R-2.

Petty - He wants the variance because it's a smaller lot.

Scott – The lot is too small to build on.

Hayes – Is this is different lot?

McMains – It's right there on the Cherry Street, across from the school.

Scott - He got it rezoned already.

Hayes - OK, OK.

Petty – Chan, do we need a motion to push that to the next agenda?

Scott – Do we need a motion? Yeah, if you could make that a motion, please.

Hayes - It was a discussion item. So.

Petty – I'd like to make a motion to add it to the next agenda, to add electronic deliveries, electronic packet delivery.

Hayes – To discuss it packet delivery in electronics at the next meeting, I'll second that.

Hayes - All those in favor?

All Ayes. Opposed. OK. We'll move to the next agenda. All right, so anybody have any preference to those days? So Wednesday is the only day? The third?

Davis - Tuesday is the day that we have it. When, what time are you talking in the evening?

Hayes – 6:30, same time?

Roe - I would say same time.

Davis - You should be fine.

Scott - Any of those days, Wednesday, Thursday, or hopefully not Friday, but I don't want to be here late Friday night.

Hayes - Right. Wednesday or Thursday?

Roe – I'm ok with Wednesday or Thursday

Hayes - OK.

Foreman – Wednesday

Hayes - So September 3rd. Do I have a motion to move it to September 3rd?

Roe - I'll make a motion that our next meeting will be September 3rd at. 6:30.

Hayes – 18:30

Roe – No 6:30. I'm not military.

All those in favor.

All Ayes.

All right, and I'll accept a motion to adjourn at 7:21.

Scott - Who seconded that motion?

Hayes - Paul you seconded it?

Roe - Paul did, and I'll second Paul's motion.

Hayes - All those in favor, aye.

All Ayes.



Chandra Scott, Clerk