The FESTIVAL of recorded events continued.

The warren county record, of course, covered a for Best or Web consecutively.

The festival started on Sept. 28 and continues.

**CONTINUED from PAGE 1A**

*conditions on approving the business. It limited the number of business-related vehicles or equipment on the property to 25 machines. That doesn't include personal vehicles.

Any vehicles at the property that are subject to state registration requirements must be kept licensed. Any waste generated by the business, such as motor oil, must be handled and disposed of following federal Environmental Protection Agency guidelines.

The CUP is limited to the Reels as business owners, meaning if they ever decide to sell the business, the new owner would have to get a new permit. The county planning commission regularly includes this limitation in CUPS.

Members of the planning and zoning commission voted unanimously to approve the permit during their monthly public meeting on Sept. 19.

The Reels needed a permit for their business because Warren County requires a CUP for any commercial business in an area zoned for agricultural use. Planning and Zoning Administrator Vickie Vohsen previously explained.

Vohsen told members of the planning commission Aug. 15 that she believes the Reels made an honest mistake when they began operating without a CUP. She said they had taken every correct step to establish their business, and didn't know the permit was required.

In July, CSR had been directed to cease operation while applying for the CUP. During a public hearing in August, several nearby property owners expressed concern about machine noise coming from the Reels' property, as well as traffic and chemical runoff.

One neighbor suggested that large trucks coming in and out of the business could cause a dangerous traffic situation on Highway O. However, in approving the CUP, the planning commission ruled that CSR has "adequate entrance and egress." One of the other stipulations on the CUP also requires the Reels to abide by all state regulations, including those of the Missouri Department of Transportation that apply to Highway O.

Another neighbor was worried that any chemical runoff from the vehicles and equipment could contaminate the lake on his family's property. That concern was directly related to the mandate that CSR must follow EPA guidelines, or else risk losing their conditional use permit.