

From: [Brandie Walters](#)
To: ["Park, Lane"](#)
Subject: RE: Warrenton Site Plan
Date: Tuesday, October 28, 2025 12:26:00 PM
Attachments: [image001.png](#)
[City Utilities.pdf](#)
[SP-181 Dobbs Tires Site Plan1.pdf](#)
[2025-04-17 DOBBS TIRE-CIVIL AND LANDSCAPE PLANS AND ELECTRICAL SITE.pdf](#)

see below...



Brandie Walters

City of Warrenton
City Administrator

200 W Booneslick
Warrenton, MO 63383
(636) 456-3535 ext 254
www.warrenton-mo.org

From: Park, Lane <Lane.Park@kimley-horn.com>
Sent: Tuesday, October 28, 2025 7:49 AM
To: Brandie Walters <brandie.walters@warrenton-mo.org>
Subject: RE: Warrenton Site Plan

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Thank you Brandie! A few follow up questions for you below.

- Can you help explain the requirements for the Missouri department of transportation approval letter? As you are aware this is on a tight timeline and approval/outreach may not be an option before Friday. How can we ensure that we check this box?
You can get this started by contacting the local engineer, Jeff Niemeyer at Jeffrey.niemeyer@modot.mo.gov to see what they need in order for you to get approval.
- Similar question with the fire department. I will reach out to the contact, but can you elaborate on what the city is looking for as a deliverable here? Will proof of email suffice, and do we need to ask a specific question of them?
You do not need to do anything with this, Tim Burks (Planning and Development Director) will actually send a copy of the site plan to them and request a letter of approval.
- Please confirm the following: in order to do any grading on the unincorporated site, our site plan must be approved and a land disturbance permit be issued.
The City would not have any say on the grading of the unincorporated site. I believe the county would just require a plan for erosion control and a copy of your land

disturbance permit from the state, but you can double check that 636.456.3044

Grading on the site that is within the city, you just need the erosion control plan, a copy of your land disturbance permit from the state, and a land disturbance permit from the city. The site plan does not need to be approved prior to this, you just cannot grade out roads or install infrastructure prior to the site plan approval.

- Please confirm: As part of our drainage solution, we cannot send drainage from the unincorporated site to the annexed property. However, the inverse of this is acceptable.
Are you talking about stormwater? If so, off-site facilities are not allowed, so the stormwater cannot be sent to the unincorporated site.
- Are you able to send over any existing infrastructure maps of the area?
I have attached a snapshot of the city utility map in the area. The sewer line will be taken to the southeast corner of the property once the site plan is approved.
- Are you able to share any example site plans to use as guidance as we prepare our submittal?
I don't have anything this large of scale, but I have attached a submittal from our most recent retailer, is this what you are looking for?

I may have a few follow ups, but appreciate your help and patience so far! Thanks Brandie!
Lane

Lane Park, P.E.

Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
Direct: 469 480 3132 | Mobile: 505 280 6467 | www.kimley-horn.com

From: Brandie Walters <brandie.walters@warrenton-mo.org>

Sent: Monday, October 27, 2025 6:07 AM

To: Park, Lane <Lane.Park@kimley-horn.com>

Subject: RE: Warrenton Site Plan

You don't often get email from brandie.walters@warrenton-mo.org. [Learn why this is important](#)

Good morning Lane.

I apologize my previous email came back this morning as undeliverable, so I am replying to this one in hopes that this works.

Attached are the requested documents, feel free to reach out with any further questions.



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From: Park, Lane <Lane.Park@kimley-horn.com>

Sent: Wednesday, October 22, 2025 12:15 PM

To: Brandie Walters <brandie.walters@warrenton-mo.org>; Timothy Burks <tim.burks@warrenton-mo.org>

Subject: Warrenton Site Plan

CAUTION: EXTERNAL EMAIL - This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Tim and Brandie,

Hope you're doing well, I am leading the consultant team that is tracking a city site plan in Warrenton for next week, 10/31. I had a couple of questions for you, I will give you a ring here shortly but wanted to intro myself first.

Talk soon!

Lane

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From: [Brandie Walters](#)
To: ["Park, Lane"](#)
Subject: RE: Warrenton Site Plan
Date: Monday, October 27, 2025 6:07:00 AM
Attachments: [Land-Disturbance-Permit.pdf](#)
[image001.png](#)
[Submission of Erosion Control, Cleanup and Individual Lot Stormwater Drainage Plans.pdf](#)
[Conditional Use Permit Application.pdf](#)

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From: [Park, Lane](#)
To: [Brandie Walters](#)
Cc: [Timothy Burks](#); [Jon Struckhoff](#); [Signer, Dalton](#)
Subject: RE: Warrenton, MO Data Center-site plan meetings
Date: Friday, November 14, 2025 5:03:23 PM
Attachments: [image001.png](#)

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Thank you for the information, Brandie. We will discuss internally. In the meantime, we have resubmitted our site plan to keep things moving on that end.

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Sent: Friday, November 14, 2025 7:12 AM
To: Park, Lane <Lane.Park@kimley-horn.com>
Cc: Timothy Burks <tim.burks@warrenton-mo.org>; Jon Struckhoff <jon.struckhoff@warrenton-mo.org>
Subject: Warrenton, MO Data Center-site plan meetings

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With these proposed revisions, any site plan approval granted now or on December 4th would still need to return to Planning and Zoning for consideration of the Conditional Use Permit. Planning and Zoning cannot approve the site plan contingent upon the code change being adopted by the Board of Aldermen.

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My suggestion is to provide as much information as possible so that there are no unresolved questions when the proposal is reviewed. I have attached a list of questions/concerns that have already been brought to our attention if you would like to review them. I am sure there are more, but these were the ones I thought of this morning.

Could you also please forward this to everyone who attended our Teams meeting, I don't have those emails.

Feel free to reach out with any further questions.



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From: [Heather Tazalla](#)
To: [Park, Lane](#)
Cc: [Brandie Walters](#); [Timothy Burks](#); [Jon Struckhoff](#); [Signer, Dalton](#); [Keady, J. Vincent](#)
Subject: Re: Warrenton, MO Data Center-site plan meetings
Date: Tuesday, December 9, 2025 1:43:23 PM
Attachments: [image001.png](#)

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Hi Brandie,

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Additionally, after 1/20, when does the approval get signed?

Heather Tazalla
htazalla@crusoe.ai | 214-263-8388

On Fri, Nov 14, 2025 at 3:03 PM Park, Lane <Lane.Park@kimley-horn.com> wrote:

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To: [Brandie Walters](#)
Cc: [Park, Lane](#); [Timothy Burks](#); [Jon Struckhoff](#); [Signer, Dalton](#); [Keady, J. Vincent](#)
Subject: Re: Warrenton, MO Data Center-site plan meetings
Date: Tuesday, December 9, 2025 4:29:05 PM
Attachments: [image001.png](#)

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Thank you, Brandie. Appreciate the quick feedback.

Heather Tazalla
htazalla@crusoe.ai | 214-263-8388

On Tue, Dec 9, 2025 at 2:27 PM Brandie Walters <brandie.walters@warrenton-mo.org> wrote:

Good afternoon, Heather.

As for an appeal period following the P&Z or Board of Aldermen meetings, if you receive an approval there is not an appeal process.

If the project is approved at the Board of Aldermen meeting on 1/20/26, that is the final approval, there will not be anything further. Tim will send an approval letter to the applicant with conditions, if any, listed. But once approval is obtained, you do not have to wait on the letter.

Let me know if you have any further questions.



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Cc: Brandie Walters <brandie.walters@warrenton-mo.org>; Timothy Burks

<tim.burks@warrenton-mo.org>; Jon Struckhoff <jon.struckhoff@warrenton-mo.org>; Signer, Dalton <Dalton.Signer@kimley-horn.com>; Keady, J. Vincent <vincent.keady@stinson.com>
Subject: Re: Warrenton, MO Data Center-site plan meetings

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To: Park, Lane <Lane.Park@kimley-horn.com>

Cc: Timothy Burks <tim.burks@warrenton-mo.org>; Jon Struckhoff <jon.struckhoff@warrenton-mo.org>

[mo.org](#)>

Subject: Warrenton, MO Data Center-site plan meetings

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Warrenton, MO 63383
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www.warrenton-mo.org

From: [Brandie Walters](#)
To: [Steve Etcher](#)
Subject: Site Plan
Date: Wednesday, November 5, 2025 12:29:00 PM
Attachments: [image001.png](#)
[Crusoe Questions.docx](#)

Good afternoon, Steve,

First, I want to thank you for the presentation you gave at the meeting last night — we really appreciate the information.

I spoke with Legal last night regarding the site plan and the code change. The code change (Data Centers becoming a Conditional Use Permit) will be on the December 4th P&Z meeting agenda and the December 16th Board of Aldermen meeting.

With that being said, Legal is recommending that we place the site plan on the January P&Z meeting (January 8th) and the January BOA meeting (January 20th). The reasoning is that at the December 4th meeting, the code change will not yet be in effect. Therefore, P&Z would be making a recommendation on the site plan under the current code. When it reaches the BOA in December, they would be reviewing it under the new code — which would likely result in it being sent back to P&Z so both boards can approve it under the same (new) code.

I know this is not what we had originally discussed, but to avoid any conflict or confusion, this seems to be our best option. I haven't sent this update to the engineer yet, as I thought you might want to communicate this first.

Also, I've compiled a list of questions from last night's meeting that I'm hoping Crusoe could help answer.

Let me know if you have any questions.



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From: [Signer, Dalton](#)
To: [Timothy Burks](#); [Brandie Walters](#)
Cc: [Jon Struckhoff](#); [Park, Lane](#)
Subject: Warrenton Data Center - Site Plan Resubmittal
Date: Friday, December 5, 2025 3:23:21 PM
Attachments: [REDACTED]

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Tim and Brandie – Please see attached for updated Site Plan Package for resubmittal.

Please let us know if you have any further questions or comments and thanks again for your consideration of our development.

Have a great weekend!

Dalton R. Signer, PE (KS, MO, IL)

Kimley-Horn | 7300 College Blvd, Suite 500, Overland Park, KS 66210

Direct: 816 782 8391 | Mobile: 620 249 9783

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From: [Park, Lane](#)
To: [Timothy Burks](#); [Brandie Walters](#); [Jon Struckhoff](#)
Cc: [Signer, Dalton](#)
Subject: Warrenton Data Center Development Questions
Date: Friday, November 14, 2025 5:06:49 PM

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Brandie, Tim, and Jon,

Thank you for the time this week to continue discussions on our project in Warrenton. As mentioned, we would like to gain more insight into some of the city processes and requirements as we look forward to entering the next stages of development. Below are a list of questions and clarifications that we would like to discuss with you next week. The list is extensive, so feel free to respond back here ahead of time, but also think a call is warranted to continue this partnership and understanding. Below are some available times, please let me know what works best for you.

Tuesday 11/18:

9-10am

11-1:30pm

Thank you in advance for the time! Look forward to speaking next week.

1. Land Disturbance Permit

- What studies, if any, are required for the land disturbance permit in addition to the mass grading plans?
- What is the anticipated review timeline for the land disturbance permit?
- Will this review be done by City staff or will the City hire a third-party reviewer?
- Is the MDNR Land Disturbance required prior to City LD permit or after?
- Is there a temporary construction staging permit we need to be aware of?

2. Floodplain Development Permit

- Please confirm that a Floodplain Development Permit is not required if no disturbance is planned within floodplain.

3. Stormwater

- At what time is a Final Stormwater Plan required (Land Disturbance Permit, Platting, Commercial Building Permit)?
- Please confirm that the City of Warrenton, Missouri does not require stormwater quality BMPs.

4. Traffic/Roadway

- Will the City require a traffic study? If so, at what time or with which approval/permit application? Or is this up to MoDOT since the adjacent roads are under MoDOT

jurisdiction?

- Does the City of Warrenton have jurisdiction over Lix Road to the north of the project property? If not, is this under Warren County jurisdiction?

5. Trees

- What additional information is needed prior to tree clearing aside from the land disturbance permit?

6. Noise Study

- Will the City require a noise study? If so, at what time or with which permit/approval application?

7. Air Quality Study

- Will the City require an air quality study? If so, at what time or with which permit/approval application?

8. Water

- Would the water loop internal to the project site be considered private with a master meter(s) or would this be considered public water? Or would this be up to Montgomery County Water since they are slated to serve the site with water?

9. Sanitary

- Will the City provide a “will serve letter” for the project?
- Will the City require a sanitary capacity study as part of the Commercial Building Permit application?
- How will the City handle on-site process water treatment?
- Can the City share any sort of information on the existing sanitary sewer to the south of the site (to determine potential need for lift station, etc.)?

10. Platting

- Will the City require the property to be platted?
- If platting is required, would the City allow an expeditious review to combine the preliminary and final plat per Code Section 410.210.C

11. Commercial Plan Review and Building Permit

- What is the anticipated review timeline for the commercial building permit package?
- Will this review be done by City staff or will the City hire a third-party reviewer?
- Annexation & Zoning (of potential future project expansion)
 - Does annexation require both P&Z then BoA approval? City code seems to only mention BoA so want to confirm.
 - Can zoning be designated when annexing? Or required to be separate approval process?

Direct: 469 480 3132 | Mobile: 505 280 6467 | www.kimley-horn.com

From: [Park, Lane](#)
To: [Brandie Walters](#); [Timothy Burks](#); [Brandie Walters](#)
Subject: Warrenton Data Center Site Plan Issuance
Date: Friday, October 31, 2025 4:45:04 PM

CAUTION: EXTERNAL EMAIL - This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Brandie and Tim,

Please use the link below to download the site plan submittal package for our proposed development in Warrenton. The link includes our overall site plan, stormwater management plan, and landscape and tree plans. I have also included the applications for the site plan and conditional use permit for the addition of generators on our development.

To accompany this, I have kept you looped in on the correspondence with MoDOT regarding our proposed drive connection. Based on Jeffrey's latest response, we are confident this meets the requirements for driveway spacing and utilizing the existing driveway permit, and that we are on track for approval from MoDOT prior to the public hearing. Additionally, we will submit architectural elevations prior to public hearing as discussed.



Thank you for partnering with us thus far on this exciting development. Looking forward to working through the next steps with you.

Have a great weekend!

Lane

Lane Park, P.E.

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From: [Park, Lane](#)
To: [Brandie Walters](#); [Timothy Burks](#)
Subject: Warrenton Site Plan
Date: Wednesday, October 22, 2025 12:15:36 PM

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From: [Park, Lane](#)
To: Jeffrey.niemeyer@modot.mo.gov
Cc: [Brandie Walters](#)
Subject: Warrenton Site Plan and CUP
Date: Wednesday, October 29, 2025 11:11:40 AM

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Good morning Jeffrey,

My client is submitting an urgent site plan and CUP to the City of Warrenton this coming Friday. There is a note on the checklist regarding contact and approval with you – what do you need from me in order to do so and check this box?

Please feel free to give me a call at the number below, or reply to this email as soon as you are able. Thank you!
Lane

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Date: Friday, November 14, 2025 7:12:00 AM
Attachments: [image001.png](#)
[Questions from the Board\(s\) and Community.docx](#)

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From: [Timothy Burks](#)
To: [Brandie Walters](#); [Jon Struckhoff](#)
Subject: CUP-103 Warrenton Data Center Project Public Hearing Notice
Date: Tuesday, December 2, 2025 2:35:11 PM
Attachments: [CUP-103 Warrenton Data Center Project Public Hearing Notice.docx](#)
[Outlook-4lf1nyxy.png](#)

Thank you,

Tim Burks

Director of Planning & Development

City of Warrenton

tburks@warrenton-mo.org

636-456-3535 Ext. 247

