

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on February 22, 2024 at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, 729 Maple Street, Hillsboro Missouri.

The following members of the Commission were present:

Larry Adkins
Jessie Scherrer
Mike Huskey
Johnathan Sparks
Jeffrey Spraul
Greg Bowers
Danny Tuggle
Tim Dugan

Also present were Mitch Bair, Director of County Services Dennis Kehm, Assistant Director of County Services and Code Enforcement, Jalesia Kuenzel, County Counselor County Counselor, Jason Cordes, Assistant County Counselor, Josh Jump, Planner II, Rachel Krispin, Planner I/GIS, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Bowers made a motion to approve the amended agenda.

Commissioner Dugan seconded the motion. Motion carried with all in favor.

Commissioner Dugan made a motion for approval of the amended February 8, 2024 minutes.

Commissioner Adkins seconded the motion. Motion carried with all in favor.

Mrs. Roesch swore in all witnesses who were to testify.

Mr. Kehm presented the following exhibits for all the petitions:

Exhibit A, The Official Master Plan for Jefferson County, Missouri, adopted August 6, 2003 and effective April 2, 2008,

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400: Unified Development Order, adopted April 2, 2008, as amended:

Exhibit C, Planning Division Staff Reports with respective Case Files

Commissioner Dugan made a motion to accept exhibits.

Commissioner Bowers seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was CU24003, a Request for a Conditional Use Permit for parcel 18-6.0-13.0-0-002-025., located at 1779 US Highway 67, Festus, in Joachim Township and Council District #5, for a Residence in a Non-Planned Community Commercial (CC-2) Zone District.

Mr. Jump presented the staff report for CU24003.

The following individuals testified in favor of CU24003:

Delores Moore
Ruth Baley
Tony Picarella
Doris Quiles
David Ryan

No one testified in opposition of CU24003.

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve CU24003, a Request for a for a Residence in a Non-Planned Community Commercial (CC-2) Zone District in accordance with staff report conditions of approval.

Commissioner Dugan seconded the motion. Commissioner Scherrer called for a roll call vote.

The results were as follows:

YAY
Larry Adkins
Jeffrey Spraul
Tim Dugan
Mike Huskey
Greg Bowers
Danny Tuggle
Jessie Scherrer

NAY
Johnathan Sparks

Motion for approval of CU24003 carried 7-1.

Under Reports to the Commission, Mr. Kehm announced to the Commission their next meeting would be on March 14, 2024.

There being no further business, Commissioner Dugan made a motion to adjourn.

Commissioner Bowers seconded the motion. Motion carried with all in favor.

The February 22, 2024 Planning and Zoning Commission Meeting adjourned at 7:15 pm.

Respectfully Submitted
Elaine Roesch

