

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on March 14, 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:

Jessie Scherrer
Mike Huskey
Johnathan Sparks
Jeffrey Spraul
Greg Bowers

The following members of the Commission were not present:

Danny Tuggle
Tim Dugan
Larry Adkins

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 agenda as amended.

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

Commissioner Bowers made a motion for approval of the February 22, 2024 minutes.

Commissioner Sparks 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 Bowers made a motion to accept exhibits.

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

The first item of New Business for Consideration was PC24006, a Request for A Zone Change and Development Plan for parcel 09-3.0-08.0-1-001-112., 09-3.0-08.0-1-001-113., 09-3.0-08.0-1-001-114., Located at 5218 US Highway 61/67, Imperial, in Windsor Township and Council District #3, from Single-Family Residential (R10) Zone District and Non- Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Above and Below.

Ms. Krispin presented the staff report for PC24006.

The following individual testified in favor of PC24006:

Carol Onest

The following individuals testified in opposition of PC24006:

Mike Wagner
Timothy Mullins

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve PC24006, a Request for a Zone Change from Single-Family Residential (R10) Zone District and Non- Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Above and Below, in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

Commissioner Scherrer seconded the motion. Commissioner Scherrer called for a roll Call vote.

The results were as follows:

YAY
Mike Huskey
Greg Bowers
Jessie Scherrer

NAY
Johnathan Sparks
Jeffrey Sparaul

Motion for approval of PC24006 carried 3 to 2.

The next item of New Business for Consideration was CU24007, a Request for a Conditional Use Permit for parcel 02-6.0-24.0-1-001-001.01., located at 1776 Cecos Lane, Arnold, in Windsor Township and Council District #2, for a Telecommunications Tower in a

Large Lot (LR-2) Zone District

Mr. Jump presented the staff report for CU24007.

The following individual testified in favor of CU24007:

Gary Buster

No one testified in opposition of CU24007.

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve CU24007, a Request for a Conditional Use Permit, for a Telecommunications Tower in a Large Lot (LR-2) Zone District, in accordance with staff report conditions.

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

The next item of New Business for Consideration was PC24008, a Request for a Zone Change and Development Plan for parcels 02-6.0-14.0-2-001-057., 02-6.0-14.0-2-001- 060., located at 239 Schneider Drive and 2591 Mo Highway 141, Fenton, in Rock Township and Council District #2, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval of Storage Partners.

Ms. Krispin presented the staff report for PC24008.

The following individuals testified in favor of PC24008:

Doug Mueller

No one testified in opposition of PC24008.

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve PC24008, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval of Storage Partners, in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced to the Commission they had cases for the March 28, 2024.

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

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

**The March 14, 2024 Planning and Zoning Commission Meeting adjourned
at 7:50 pm.**

**Respectfully Submitted
Elaine Roesch**