

**JEFFERSON COUNTY PLANNING AND ZONING COMMISSION**

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on March 28, 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  
Greg Bowers  
Danny Tuggle  
Larry Adkins

The following members of the Commission were not present:

Tim Dugan  
Jeffrey Spraul

Also present were 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.

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

Commissioner Bowers made a motion for approval of the March 14, 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 Bowers made a motion to accept exhibits.

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

The first item of New Business for Consideration was PC24009, a Request for a Revised Development Plan for Bommarito Storage, parcel 02-1.0-11.0-2-001-006.17., located at 1740 Old Highway 141, Fenton, in Rock Township and Council District #2.

Mr. Jump presented the staff report for PC24009.

The following individuals testified in favor of PC24009:

Kaylee McCune  
Chris Pay

The following individuals testified in opposition of PC24009:

Henry Day  
Ruth Day

Commissioner Bowers made a motion the Jefferson County Planning & Zoning Commission approve PC24009, a Request for a Revised Development Plan for Bommarito Storage in accordance with departmental comments, regulatory requirements, conditions, and staff report recommendations regarding modifications.

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

The next item of New Business for Consideration was VR24014, a Request for Deviation for parcel 25-6.0-24.0-0-000-006., located at 14700 Maples Holler, DeSoto, in Valle Township and Council District #6, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

Ms. Krispin presented the staff report for VR24014.

The following individual testified in favor of VR24014:

Gene Fribis

The following individuals testified in opposition of VR24014:

Dustin Rawson  
Martin Meyer

Commissioner Sparks made a motion the Jefferson County Planning & Zoning Commission deny VR24014, a Request for a Deviation for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

Commissioner Adkins seconded the motion. Commissioner Scherrer called for a roll call

vote.

The results were as follows:

YAY

Danny Tuggle  
Greg Bowers  
Larry Adkins  
Johnathan Sparks  
Jessie Scherrer

NAY

Mike Huskey

Motion for denial of VR24014 carried 5 to 1.

Under Reports to the Commission, Mr. Kehm announced to the Commission the next meeting their next meeting would be April 25, 2024. He also announced it was Commissioner Bower's last meeting and thanked him for his service.

Under Citizens to be heard Commissioner Bowers read a brief statement thanking the people who have supported him and the other commissioners he has served with.

Following his statement Commissioner Tuggle announced he was going to resign. Commissioner Bowers requested he reconsider. Commissioner Tuggle said he would reconsider and would not resign that evening.

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

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

The March 28, 2024 Planning and Zoning Commission Meeting adjourned  
at 7:50 pm.

Respectfully Submitted  
Elaine Roesch