

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on April 25, 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
Danny Tuggle
Larry Adkins

The following member of the Commission was not present:

Tim Dugan

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 Tuggle made a motion to approve the agenda.

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

Commissioner Adkins made a motion for approval of the March 28, 2024 minutes.

Commissioner Spraul 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 Adkins made a motion to accept exhibits.

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

The first item of New Business for Consent was FP24019, a Final Plat for Bear Ridge Plat Three, parcel 03-7.0-35.0-1-001-001., located at the south side of Bear Creek Road, $\frac{3}{4}$ miles east of Carol Park Road, House Springs, in Meramec Township and Council District #7.

Commissioner Adkins made a motion that the Jefferson County Planning and Zoning Commission approve FP24019, a Final Plat for Bear Ridge Plat Three.

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

The First item of New Business for Consideration was PR224017, a Request for a Zone Change and Development Plan for parcels 02-3.0-05.0-4-003-004., 02-3.0-05.0-4-003-004.01, 02-3.0-05.0-4-003-004.02, 02-3.0-05.0-4-003-005., located at G'Sell Drive and New Sugar Creek Road, Fenton, in Rock Township and Council District #1, from Single-Family Residential (R7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval of Sugar Creek Landing.

Mr. Jump presented the staff report for PR224017.

The following individuals testified in favor of PR224017:

Clay Vance
Mick Schaab
Marie Gates
Jack Mayfield
James Hurst
Joseph G'Sell

The following individuals testified in opposition of PR224017:

Darvin Pauley
Jennifer Coulter

Commissioner Sparks made a motion that the Jefferson County Planning & Zoning Commission approve PR224017, a Request for a Zone Change from Single-Family Residential (R7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval of Sugar Creek Landing, in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced to the Commission they would meet again on May 9, 2024.

Under Citizens to be heard, a citizen who did not identify herself, spoke to the Commission regarding PR224017.

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

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

The April 25, 2024 Planning and Zoning Commission Meeting adjourned at 7:25 pm.

Respectfully Submitted
Elaine Roesch