

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 13, 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
Jeffrey Spraul
Danny Tuggle
Larry Adkins
Johnathan Sparks
Tim Dugan
Steve Taylor

Also present were Mitch Bair, Director of County Services and Code Enforcement, 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 Dugan made a motion to approve the amended agenda.

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

Commissioner Dugan made a motion for approval of the May 23, 2024 minutes.

Commissioner Adkins seconded the motion. Motion carried with one abstention from Commissioner Taylor.

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

The first item of New Business for Consideration was PR124027, a Request for a Zone Change and Development Plan approval for parcel 02-5.0-15.0-1-001-015., located at 801 Romaine Creek Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-7) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan Approval for Hillcrest.

Mr. Jump presented the staff report for PR124027.

The following individuals testified in favor of PR124027:

Mike Vonderheide

No one testified in opposition of PR124027.

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve PR124027, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan Approval for Hillcrest with approval of the requested set back modifications and in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

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

The next item of New Business for Consideration was PM24032, a Request for a Zone Change and Development Plan approval for parcel 06-7.0-25.0-2-004-008., located at 8460 Wolf Road, Cedar Hill, in Meramec Township and Council District #7, from Single-Family Residential (R-20) Zone District to Planned Mixed Use (PM) Zone District and Development Plan Approval for Cedar Hill Mill.

Mr. Jump presented the staff report for PM24032.

The following individuals testified in favor of PM24032:

James Terry
David Vonarx
Laura Massey

No one testified in opposition of PM24032.

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve PM24032, a Request for a Zone Change, from Single-Family Residential

(R-20) Zone District to Planned Mixed Use (PM) Zone District and Development Plan Approval for Cedar Hill Mill, 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 PP24036, The Preliminary Plat for Bella Terra, parcel 02-7.0-36.0-3-001-001., located at Old Lemay Ferry Road and Vogel Road, in Windsor Township and Council District #3.

Ms. Krispin presented the staff report for PP24036.

The following individual testified in favor of PP24036:

Katherine Moore

No one testified in opposition of PP24036.

Commissioner Dugan made the motion that the Jefferson County Planning & Zoning Commission approve PP24036, The Preliminary Plat for Bella Terra, in accordance with staff recommendations, conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

The last item of New Business for Consideration was the election of officers.

Commissioner Dugan made a motion to nominate Commissioner Scherrer as Chair of the Jefferson County Planning and Zoning Commission.

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

Commissioner Scherrer made a motion to nominate Commissioner Dugan as Vice Chair.

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

Under Reports to the Commission, Mr. Kehm announced to the Commission the next meeting would be June 27, 2024.

There were no Citizens to be Heard.

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

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

The June 13, 2024 Planning and Zoning Commission Meeting adjourned

at 7:30pm.

Respectfully Submitted
Elaine Roesch