

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 27, 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
Larry Adkins
Johnathan Sparks
Tim Dugan
Steve Taylor

The following member of the Commission was not present:

Danny Tuggle

Also present were Mitch Bair, Director of County Services and Code Enforcement, Dennis Kehm, Assistant Director of County Services and Code Enforcement, 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 agenda.

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

Commissioner Dugan made a motion for approval of the June 13, 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 Adkins seconded the motion. Motion carried with all in favor.

The First item of New Business for Consideration was CU24038, a Request for a Conditional Use Permit for parcel 11-6.0-23.0-0-000-029., located at 9156 Cherry Lane, Pevely, in Joachim Township and Council District #5, for an Overseas Storage Container in a Single-Family Residential (R-10) Zone District.

Ms. Krispin presented the staff report for CU24038.

The following individuals testified in favor of CU24038:

Alex Smugala
John Dayback
Tim Monroe

The following individual testified in opposition of CU24038:

Reid Vails

Commissioner Dugan made a motion to accept Exhibit "D", photos of storage container.

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

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve CU24038, a Request for a Conditional Use Permit, for an Overseas Storage Container in a Single-Family Residential (R-10) Zone District subject to staff report conditions of Approval.

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

The results were as follows:

YAY
Tim Dugan
Mike Huskey
Larry Adkins
Johnathan Sparks
Jessie Scherrer
Steve Taylor

NAY
Jeffrey Spraul

Motion for approval of CU24038 carried 6-1.

Under Reports to the Commission, Mr. Kehm announced to the Commission the next meeting would be July 11, 2024. Commissioner Adkins asked to address the commission. He announced he was tendering his resignation. He said it had been an honor serving with the other commissioners and thanked the planning staff.

There were no Citizens to be Heard.

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

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

**The June 27, 2024 Planning and Zoning Commission Meeting adjourned
at 7:07pm.**

**Respectfully Submitted
Elaine Roesch**