

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on September 14, 2023 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:

Danny Tuggle
Greg Bowers
Mike Huskey
Johnathan Sparks
Larry Adkins
Jessie Scherrer
Jeffrey Spraul
Tim Dugan

Also present were Mitch Bair, Director of County Services and Code Enforcement, Dennis Kehm, Jr. Assistant Director of County Services and Code Enforcement, Jason Cordes, Assistant County Counselor, Rachel Krispin, Planner II, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Bowers made a motion to approve the agenda.

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

Commissioner Dugan made a motion for approval of the August 24, 2023 minutes.

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

Mr. Jump 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 Bowers seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was PR123035, a Request for a Zone Change and Development Plan Application for parcel 08-5.0-21.0-0-000-001., located northwest of

Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7, from Non-Planned Community Commercial (CC-2) Zone District and Planned Industrial (PI) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Antonia Estates.

The next item of New Business for Consideration was PP23036, The Preliminary Plat for Antonia Estates, parcel 08-5.0-21.0-0-000-001., located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7.

Ms. Krispin presented the staff reports for PR123035 & PP23036.

The following individual testified in favor of PR123035 & PP23036:

Dave Vonarx

The following individuals testified in opposition of PR123035 & PP23036:

Dion Tarwater
Ron Harris

Commissioner Bowers made a motion to accept Exhibit "D", photographs submitted by Dion Tarwater.

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

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve PR123035, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District and Planned Industrial (PI) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Antonia Estates, in accordance with staff report conditions of approval, departmental comments, regulatory requirements, and staff report conditions of approval, and PP23036, The Preliminary Plat for Antonia Estates, in accordance with staff recommendations, conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

YAY
Danny Tuggle
Tim Dugan
Greg Bowers

NAY
Mike Huskey
Larry Adkins
Johnathon Sparks
Jessie Scherrer

Jeffrey Spraul

Motion for approval of PR123035 and PP23036 failed by a vote of 3 to 5.

Commissioner Spraul made a motion for denial of PR123035 and PP23036.

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

The results were as follows:

YAY

**Mike Huskey
Larry Adkins
Johnathan Sparks
Jessie Scherrer
Jeffrey Spaul**

NAY

**Danny Tuggle
Tim Dugan
Greg Bowers**

Motion for denial of PR123035 and PP23036 carried 5 to 3.

The Commission took a short recess.

**Commissioner Bowers made a motion that the Jefferson County Planning & Zoning
Commission reconvene the Jefferson County Planning & Zoning Meeting.**

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

**The next item of New Business for Consideration was PR123037, a Request for a Zone
Change and Development Plan Application for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline
Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20)
Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan
approval for Winding Bluffs Second Addition.**

**The next item of New Business for Consideration was PP23038, The Preliminary Plat for
Winding Bluffs Second Addition parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road,
Fenton, in Rock Township and Council District #2.**

Mr. Jump presented the staff reports for PR123037 and PP23038.

The following individuals testified in favor of PR123037 and PP23038:

**Jeannie Aumiller
Shawn White
Ryan McNabb**

The following individuals testified in opposition of PR123037 and PP23038:

Joe Kenkel

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve PR123037, a Request for a Zone Change, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Bluffs Second Addition in accordance with staff report conditions of approval, departmental comments, regulatory requirements, and staff report conditions of approval and PP230378, The Preliminary Plat for Winding Bluffs Second Addition in accordance with staff recommendations for requested modifications, conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

The next item of New Business for Consideration was PR123039, a Request for a Zone Change and Development Plan for parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Meadows.

The next item of New Business for Consideration was PP23040, The Preliminary Plat for Winding Meadows, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

Mr. Jump presented the staff reports for PR123039 and PP23040.

The following individuals testified in favor of PR123039:

Jeannie Aumiller
Sean White
Mike Falkner

The following individuals testified in opposition of PR123039 & PP23040:

Shirley Durrwachter
Daniel Herron

Commissioner Bowers made a motion that the Jefferson County Planning & Zoning Commission approve PR123039, a Request for a Zone Change from Single-Family Residential (R-20) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan approval for Winding Meadows, in accordance with staff report conditions of approval, with departmental comments, regulatory requirements, and staff report conditions of approval, and

PP23040, The Preliminary Plat for Winding Meadows, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2, in accordance with staff conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

The results were as follows:

YAY

Tim Dugan
Mike Huskey
Daniel Tuggle
Greg Bowers
Johnathan Sparks
Larry Adkins
Jessie Scherrer

NAY

Jeffrey Spraul

Motion for approval of PR123039 and PP23040 carried 7 to 1.

There were no Citizens to be heard.

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

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

The September 14, 2023 Planning and Zoning Commission Meeting adjourned at 8:40 pm.

Respectfully Submitted

Elaine Roesch