

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on September 22, 2022 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
Larry Adkins
Tim Dugan
Greg Bowers

The following member was not present:

Chris Hastings
Mike Huskey

Also present were 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 for approval of the agenda.

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

Commissioner Dugan made a motion to approve the August 25, 2022 minutes.

Commissioner Tuggle 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 Consent was FP22053, The Final Plat for the Timbers Plat One, parcels 08-1.0-12.0-0-000-047., 08-1.0-12.0-0-000-048., located at 2318 Prairie Hollow Road and 2262 Prairie Hollow Road, Imperial, in Imperial Township and Council District #4.

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve FP22053, The Final Plat for the Timbers Plat One, 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 Adkins seconded the motion. Motion carried with all in favor.

The first item if New Business for Consideration was PR222059, a Request for a Zone Change and Development Plan Approval for parcels 03-5.0-16.0-0-000-025., 03-5.0-16.0-0-000-026.01, 03-5.0-16.0-0-000-027., located at the southwest corner of Twin Rivers Road and Meramec Drive, Eureka, in High Ridge Township and Council District #1, from Single-Family Residential (R-7) Zone District and Planned Mixed Residential (PR-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Twin Rivers RV Park Expansion.

Ms. Krispin presented the staff report for PR222059.

The following Individual testified in favor of PR222059:

David Vonarx

No one testified in opposition of PR222059.

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve PR222059, a Zone Change Request, from Single-Family Residential (R-7) Zone District and Planned Mixed Residential (PR-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Twin Rivers RV Park Expansion, in accordance with the requested modifications, regulatory requirements and departmental comments.

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

The next item of New Business for Consideration was VR22060, A Request for a Deviation for parcel 09-4.0-17.0-3-002-004., located at 5901 Lindwedel St., Imperial, in Windsor Township and Council District #4, for relief from Chapter 400: Unified Development Order Section 400.2640 of the Jefferson County Code of Ordinances and Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

Mr. Krispin presented the staff report for VR22060.

The following individual testified in favor of VR22060:

David Vonarx

No one testified in opposition of VR22060.

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve VR22060, a Request for a Deviation for relief from Chapter 400: Unified Development Order Section 400.2640 of the Jefferson County Code of Ordinances and Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances as presented.

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

Under reports to the commission Ms. Kehm announced the Commission would meet on October 13, 2022.

There were no Citizens to be Heard.

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

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

The September 22, 2022 Planning and Zoning Commission Meeting adjourned at 7:10 pm

**Respectfully Submitted
Elaine Roesch**