

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on October 13, 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
Greg Bowers
Chris Hastings
Mike Huskey

The following member was not present:

Tim Dugan

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 Huskey made a motion for approval of the agenda.

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

Commissioner Adkins made a motion to approve the September 22, 2022 minutes.

Commissioner Huskey 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 Hastings 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 FP22063, The Final Plat for The Villas at Miller Crossing, parcel 02-7.0-36.0-4-002-005.07, located at the southwest

corner of Vogel and Miller Road, Arnold, in Windsor Township and Council District #3.

Commissioner Adkins made motion to approve FP22063, The Final Plat for The Villas at Miller Crossing.

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

The first item of New Business for Consideration was CU22057, a Request for a Conditional Use Permit for parcel 02-3.0-08.0-4-001-025., located at 44 Silverwoods Lane, Fenton, in Rock Township and Council District #1, for a Telecommunications Tower in a Single-Family Residential (R-7) Zone District and Single-Family Residential (R-20) Zone District.

Mr. Jump presented the staff report for CU22057.

The following individual testified in favor of CU22057:

Gary Buster

No one testified in opposition of CU22057.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve CU22057, a Request for a Conditional Use Permit for a Telecommunications Tower in a Single-Family Residential (R-7) Zone District and Single-Family Residential (R-20) Zone District in accordance with staff report conditions of approval.

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

The next item of New Business for Consideration was PC22062, a Request for a Zone Change and Development Plan approval for parcel 02-5.0-16.0-0-000-008., located at Diehl Road northeast of Old Sugar Creek Road, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-40) Zone District to Planned Commercial (PC) Zone District and Development Plan approval For Genuine Lawn Care.

Ms. Krispin presented the staff report for PC22062.

The following individuals testified in favor of PC22062:

Terry Obermiller
David Vonarx

The following individual testified in opposition of PC22062:

Ashley Nagel

Commissioner Hastings made a motion that the Jefferson County Planning and Zoning Commission deny PC22062, a Request for a Zone Change from Single-Family Residential (R-40) Zone District to Planned Commercial (PC) Zone District and Development Plan approval For Genuine Lawn Care.

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

Under reports to the commission Ms. Kehm announced the Commission would meet on October 27, 2022.

Under Citizens to be Heard Lori Arons spoke.

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

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

The October 13, 2022 Planning and Zoning Commission Meeting adjourned
at 7:15 pm

Respectfully Submitted
Elaine Roesch