

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on November 17, 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
Tim Dugan

Also present were Eric Larson, 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 amend the agenda.

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

Commissioner Dugan made a motion to approve the amended agenda.

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

Commissioner Dugan made a motion to amend the October 27, 2022 minutes.

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

Commissioner Dugan made a motion for approval of the amended 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 Huskey seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was PR122068, a Request for a Zone Change and Development Plan for parcels 11-9.0-30.0-0-000-008., 11-9.0-30.0-0-000-025., located at 9988 Zion Church Road, Hillsboro, in Joachim Township and Council District #4, from Large Lot Residential (LR-2) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan for Heartland.

Mr. Jump presented the staff report for PR122068.

The following individuals testified in favor of PR122068:

**Gene Fribis
Shawn White**

The following individuals testified in opposition of PR122068:

**Michael Seibert
Chris Borgerson
Brent Myers
Norman Pooker
Rhonda Mann
James Terry**

Commissioner Dugan made a motion to accept Exhibit “D”, letter Dr. John Isaacson, Superintendent of the Hillsboro R-III School District, Exhibit “E”, letter from the Todd Tracy, Executive Director of Jefferson County Economic Development, Exhibit “F”, Sandy Creek Watershed Map.

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

Commissioner Dugan made a motion to accept Exhibit “G”, copy of Stonebrook Construction Order, Exhibit “H”, Petition in opposition of PR122068, Exhibit “I”, information from 2020 Zone Change, Exhibit “J”, letters in opposition of PR22068.

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

Commissioner Dugan made motion to accept Exhibit “K”, copy of written statement submitted by Chris Borgerson.

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

Commissioner Hastings made a motion that the Jefferson County Planning and Zoning Commission deny PR122068, a Request for a Zone Change from Large Lot Residential (LR-2) Zone District to Planned Single-Family Residential (PR-1) Zone District and Development Plan for

Heartland.

Commissioner Dugan seconded the motion. Commissioner Bowers called for a roll call vote.

The results were as follows:

YAY

Danny Tuggle
Larry Adkins
Chris Hastings
Mike Huskey
Tim Dugan

NAV

Greg Bowers

Motion for denial of PR122068 carried 5 to 1.

The next item of New Business for Consideration PC22069, a Request for a Zone Change and Development Plan for parcel 09-3.0-08.0-2-002-002., located at 4325 Jeffco Blvd. Arnold, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Pleasant View Storage.

Ms. Krispin presented the staff report for PC22069.

The following individual testified in favor of PC22069:

Dave Vonarx

The following individual testified in opposition of PC22069:

Lori Arons

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve PC22069, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Pleasant View Storage in accordance with requested modifications and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced Commissione would meet on December 15, 2022.

Jason Cordes advised the commissioners that a new commissioner, Johnathan Sparks had been appointed to Council District #3.

Under Citizens to be heard Lori Arons spoke.

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

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

**The November 17, 2022 Planning and Zoning Commission Meeting adjourned
at 8:15 pm**

**Respectfully Submitted
Elaine Roesch**