

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on December 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
Larry Adkins
Jessie Scherrer
Mike Huskey
Johnathan Sparks
Jeffrey Spraul

The following members were not present:

Tim Dugan
Greg Bowers

Also present were Mitch Bair, Director of County Services 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 to approve the agenda.

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

Commissioner Adkins made a motion for approval of the November 11th, 2024 minutes.

Commissioner Spraul 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 Adkins made a motion to accept exhibits.

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

The first item of New Business for Consideration was VR23055, a Request for Deviation for parcel 09-4.0-18.0-4-004-008., located at 1209 Main Street, Imperial, in Joachim Township and Council District #4, for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances.

Miss Krispin presented the staff report for VR23055.

The following individual testified in favor of VR23055:

Carol Onest

No one testified in opposition of VR23055.

Commissioner Adkins made a motion that the Jefferson County Planning and Zoning Commission approve VR23055, a Request for Deviation for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances.

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

The results were as follows:

YAY

Larry Adkins
Jessie Scherrer

NAY

Danny Tuggle
Mike Huskey
Johnathan Sparks
Jeffrey Spraul

Motion for approval of VR23055 failed 2 to 4.

Commissioner Sparks made a motion that the Jefferson County Planning and Zoning Commission deny VR23055, a Request for Deviation for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances.

Commissioner Huskey seconded the motion. Commissioner Scherrer called for a roll call vote. The results were as follows:

YAY

Mike Huskey
Danny Tuggle
Johnathan Sparks
Jeffrey Spraul

NAY

Larry Adkins
Jessie Scherrer

Motion for denial of VR23055 carries 4 to 2.

The next item of New Business for Consideration was CC223056, a Request for a Zone Change for parcel 11-9.0-29.0-0-000-073., located at the northeast corner of Highway Z & Baptist Park Road, Mapaville, in Joachim Township and Council District #4, from Single-Family Residential (R-10) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Miss Krispin presented the staff report for CC223056.

The following individual testified in favor of CC223056:

Michael McMahon

No one testified in opposition of CC223056.

Commissioner Sparks made a motion that the Jefferson County Planning and Zoning Commission approve CC23056, a Request for Zone Change from Single-Family Residential (R-10) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

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

The last item of New Business for Consideration was PC23057, a Request for a Zone Change and Development Plan approval for parcel 09-3.0-08.0-4-003-016., located at 949 Montebello Road, Imperial, in Windsor Township and Council District #3 from Non-Planned Community Commercial (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for 949 Montebello Storage.

Mr. Jump presented the staff report for PC23057.

The following individuals testified in favor of PC23057:

Igor Gusev
Edwin Libby

No one testified in opposition of PC23057.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve PC23057, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for 949 Montebello Storage in accordance in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced to the Commission they had no cases for the January 11, 2024 meeting.

There were no Citizens to be heard.

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

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

The December 14, 2023 Planning and Zoning Commission Meeting adjourned at 7:35 pm.

**Respectfully Submitted
Elaine Roesch**