

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 8, 2024 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:

Mike Huskey
Jeffrey Spraul
Johnathan Sparks
Danny Tuggle
Steve Taylor

The following member of the Commission was not present:

Tim Dugan
Jessie Scherrer

Also present were Mitch Bair, Director of County Services and Code Enforcement, Dennis Kehm, Assistant Director of County Services and Code Enforcement, Jalesia Kuenzel, County Counselor, Jason Cordes, Assistant County Counselor, Josh Jump, Planner II, Rachel Krispin, Planner II/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 Taylor made a motion for approval of the July 25, 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 Taylor made a motion to accept exhibits.

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

The first item of New Business for Consent was FP24048, the Final Plat for Winding Meadows Plat One, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

Commissioner Spraul made a motion to approve FP24048, the Final Plat for Winding Meadows Plat One.

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

The next item of New Business for Consent was FP24049, The final Plat for Winding Bluffs Second Addition Plat 1, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

Commissioner Spraul made a motion to approve FP24049, The final Plat for Winding Bluffs Plat One.

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

The next item of New Business for Consideration was NPI24051, a Request for a Zone Change for parcel 11-6.0-23.0-4-007-008., located at 2255 Front Street, Pevely, in Joachim Township and Council District #5, from Non-Planned Community Commercial (CC-2) Zone District to Non-Planned Industrial (NPI) Zone District.

Ms. Krispin Presented the staff report for NPI24051.

The following individual testified in favor of NPI24051:

Justin Selsor

No one testified in opposition of NPI24051.

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission approve NPI24051, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Non-Planned Industrial (NPI) Zone District.

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

The next item of New Business for Consideration was PC24052, a Request for a Zone Change and Development Plan Application for parcels 03-8.0-34.0-1-003-006., and 03-8.0-34.0-1-001-007., located at Lots 4 and 5 of Zallees Subdivision, House Springs, in Meramec Township and Council District #7, from Single-Family Residential (R-10) Zone District and Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and

Development Plan approval for R&R Propane.

Ms. Krispin presented the staff report for PC24052.

The following individual testified in favor of PC24052:

David Vonarx

The following individual testified in opposition of PC24052:

Alan Cobb

Commissioner Taylor made the motion that the Jefferson County Planning and Zoning Commission approve PC24052, a Request for a Zone Change from Single-Family Residential (R-10) Zone District and Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for R&R Propane, in accordance with staff recommendations regarding requested modifications, departmental comments, regulatory requirements, and staff report conditions of approval.

Commissioner Tuggle seconded the motion. Commissioner Sparks called for a roll Call vote.

The results were as follows:

YAY
Steve Taylor
Mike Huskey
Danny Tuggle
Johnathan Sparks

NAY
Jeffrey Spraul

Under Reports to the Commission Mr. Kehm informed the Commission that their next meeting would be August 22,2024.

There were no Citizens to be Heard

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

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

The August 8, 2024 Planning and Zoning Commission Meeting adjourned at 7:36pm.

Respectfully Submitted
Elaine Roesch