

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 22, 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
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 Dugan made a motion to approve the agenda.

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

Commissioner Dugan made a motion for approval of the August 8, 2024 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 Sparks seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was PC24050, a Request for a Zone Change and Development Plan Application, for parcel 02-3.0-07.0-1-003-006.01, located at 1700 Gravois Road, High Ridge, in Council District #1 and High Ridge Township, from Planned Mixed

Residential (PR-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Modern Communications.

Mr. Jump Presented the staff report for PC24050.

The following individual testified in favor of PC24050:

Joshua Vautrain

No one testified in opposition of PC24050.

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve PC24050, a Request for a Zone Change from Planned Mixed Residential (PR-2) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Modern Communications, in accordance with departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

Commissioner Sparks seconded the motion.

The next item of New Business for Consideration was RS24053, a Request for a Zone Change for parcel 07-1.0-01.0-0-005-008.01, located on West Four Ridge Road, House Springs, in Rock Township and Council District #7, from Large Lot Residential (LR-2) Zone District and Single-Family Residential (R-10) Zone District to Single-Family (R-7) Zone District.

Presented the staff report for RS24053.

The following individual testified in favor of RS24053.

Daniel Govero

The following individuals testified in opposition of RS24053.

**Michael Smith
Rich Bach
Robin Stanley**

Commissioner Spraul a Request for a Zone made a motion that the Jefferson County Planning and Zoning Commission approve RS24053, a Request for a Zone Change from Large Lot Residential (LR-2) Zone District and Single-Family Residential (R-10) Zone District to Single-Family (R-7) Zone District.

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

The results were as follows:

YAY
Danny Tuggle
Tim Dugan
Steve Taylor
Jessie Scherrer
Jeffrey Spraul

NAY
Johnathan Sparks
Mike Huskey

Motion for approval of RS24053 carried 5 to 2.

The next item of New Business for Consideration was PI24057, a Request for a Zone Change and Development Plan approval for parcel 09-4.0-17.0-1-003-006., located at the northeast corner of US Highway 61-67 and Seckman Road, Imperial, in Windsor Township and Council District #4 from Planned Business Park (PB) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Fern Bluffs.

Mr. Jump presented the staff report for PI24057.

The following individual testified in favor of PI24057.

Dan Govero

No one testified in opposition of PI24057.

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve PI24057, a Request for a Zone Change from Planned Business Park (PB) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Fern Bluffs in accordance with departmental comments, regulatory requirements, conditions, and staff report recommendations regarding modifications.

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

Under Reports to the Commission Mr. Kehm informed the Commission that their next meeting would be September 26,2024.

There were no Citizens to be Heard

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

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

The August 22,2024 Planning and Zoning Commission Meeting adjourned
at 7:40pm.

Respectfully Submitted
Elaine Roesch

