

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on September 26, 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 was not present:

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 Hall, Planner II/GIS, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Taylor made a motion to approve the agenda.

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

Commissioner Huskey made a motion for approval of the August 22, 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 Sparks made a motion to accept exhibits.

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

The first item of New Business for Consideration was CC224059, a Request for a Zone Change for parcel 02-2.0-10.0-4-003-003., located at 146 Fiedler Lane, Fenton, in Rock Township

and Council District #2, from Single-Family (R-7) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Mrs. Hall presented the staff report for CC224059.

The following individual testified in favor of was CC224059:

William Biermann

No one testified in opposition of CC224059.

Commissioner Sparks made a motion that the Jefferson County Planning and Zoning Commission deny CC224059, a Request for a Zone Change from Single-Family (R-7) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Commissioner Taylor seconded the motion. Commissioner Spruell called for a roll call vote.

The results were as follows:

YAY
Johnathan Sparks
Jeffrey Spraul
Steve Taylor

NAY
Danny Tuggle
Mike Huskey

Motion for denial of CC24059 carried 3 to 2.

The next item of New Business for Consideration was RS24060, a Request for a Zone Change for parcel 17-8.0-27.0-0-000-025., located at 4401 Liberty Meadows Road, DeSoto, in Central Township and Council District #6, from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-20) Zone District.

Mr. Jump presented the staff report for RS24060.

The following individual testified in favor of RS24060:

Tammy Ireland

The following individual testified in opposition of RS24060:

Daniel Simone

Commissioner Tuggle made a motion that the Jefferson County Planning & Zoning Commission approve RS24060, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-20) Zone District.

Commissioner Taylor 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 October 10,2024. He mentioned that they also would need to elect a new vice chair at that meeting.

There were no Citizens to be Heard

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

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

The September 26,2024 Planning and Zoning Commission Meeting adjourned at 7:10pm.

Respectfully Submitted

Elaine Roesch