

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on October 10, 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
Jessie Scherrer

The following member was not present:

Steve Taylor

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 Huskey made a motion to approve the agenda.

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

Commissioner Tuggle made a motion for approval of the September 26, 2024 minutes.

Commissioner Spraul seconded the motion. Commissioner Scherrer abstained.

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 Spraul made a motion to accept exhibits.

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

Motion carried with all in favor.

The first item of New Business for Consideration was PR224063, a Request for a Zone Change and Development Plan Approval for parcel 02-6.0-14.0-4-001-026.01 located at State Highway 141 and Carriage Drive, Arnold, in Windsor Township and Council District 2, from Single-Family (R-10) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Hilltop Luxury Apartments in accordance with

Mr. Jump presented the staff report for PR224063.

The following individuals testified in favor of PR224063:

David Vonarx
Christopher Johnson

The following individual testified in opposition of PR24063:

Bob Wagner

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission approve PR224063, a Request for a Zone Change District 2, from Single-Family (R-10) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval For Hilltop Luxury Apartments in accordance with staff recommendations regarding requested modifications, departmental comments, regulatory requirements, and staff report conditions of approval.

Commissioner Tuggle seconded the motion. Commissioner Scherer called for a roll call vote.

The results were as follows:

YAY
Johnathan Sparks
Jeffrey Spraul
Jessie Scherrer
Danny Tuggle

NAY
Mike Huskey

Motion for approval of PR224063 carried.

The next item of New Business for Consideration was approval of the 2025 Board of Zoning Adjustment and Planning and Zoning Commission Schedule.

Commissioner Spraul made a motion for approval of the 2025 Board of Zoning Adjustment and Planning and Zoning Commission Schedule.

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

The last item of New Business for Consideration was the election of the Vice Chair of Planning & Zoning Commission.

Commissioner Spraul made a motion that the Commission table the election of Vice Chair until the second January meeting of 2025.

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 October 24,2024.

There were no Citizens to be Heard

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

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

The October 10,2024 Planning and Zoning Commission Meeting adjourned at 7:20pm.

Respectfully Submitted

Elaine Roesch