

NOTICE OF PUBLIC HEARING

**PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI
NOTICE OF MEETING**

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at 6:30 p.m., Thursday, December 12, 2024 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
November 14, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consideration
 - A. PM24077
A Request for a Zone Change and Development Plan Approval for parcels 18-7.0-25.0-0-000-006., 18-7.0-25.0-0-000-008., 18-7.0-36.0-0-000-008.01, located at 2559-2793 Plattin Road, Festus, in Plattin Township and Council District #5, from Large-Lot Residential (LR-2) Zone District to Planned Mixed Use (PM) Zone District and Development Plan approval for Plattin Peak Trails.
 - B. PP24078
The Preliminary Plat for Hummingbird Estates, parcel 06-6.0-24.0-2-001-012., located on Cedar Springs Road, Cedar Hill, in Meramec Township and Council District #7.
 - C. VR24080
A Request for a Variance for parcel 09-4.0-19.0-3-001-013.02, located at 32 Huntleigh Woods, Barnhart, in Imperial Township and Council District #4, for relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances.
 - D. PI24081
A Request for a Revised Development Plan for H & J Enterprises, for parcel 03-5.0-22.0-1-002-019., located at 6217 State Road PP, High Ridge, in High Ridge Township and Council District #1,
 - E. Public Hearing
 1. A Public Hearing regarding proposed amendments to Title IV, Chapter 400 of the Code of Ordinances of the Jefferson County: Unified Development Order.
 - F. Resolution 12-12-2024A of the Planning and Zoning Commission of Jefferson County, Missouri, to report on and recommend amendment of the Code of Ordinances of Jefferson County, Missouri: Unified Development Order, and directing that this Resolution serve as the Planning and Zoning Commission's report to the Jefferson County, Missouri, Council.
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"