

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on October 24, 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
Steve Taylor

Also present were Mitch Bair, 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 October 10, 2024 minutes.

Commissioner Sparks seconded the motion. Commissioner Taylor 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 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 CC224066 was a Request for a Zone Change for parcel 09-3.0-05.0-3-001-008., located at the corner of Jeffco Boulevard and River Dale Drive, Arnold, in Windsor Township and Council District #3, from Planned Mixed Residential

(PR-2) Zone District to Non-Planned Commercial (CC-2) Zone District.

Mr. Jump presented the staff report for CC224066.

The following individuals testified in favor of CC224066:

**Ken Becker
Denny Crain**

No one testified in opposition of CC224066.

Commissioner Sparks made a motion that the Jefferson County Planning and Zoning Commission approve CC224066, a Request for a Zone Change from Planned Mixed Residential

(PR-2) Zone District to Non-Planned Commercial (CC-2) Zone District.

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

The next item of New Business for Consideration was PC24069, a Request for a Revised Development Plan for Pazdera Hauling, (Pazdera & Darr Land Group LLC) parcel 18-6.0-23.0-0-000-011.12, located at 2091 Highway 67, Festus, in Plattin Township and Council District #5 for 2091 Highway 67 Storage Lot.

Mrs. Hall presented the staff report for PC24069.

The following individual testified in favor of PC24069:

**David Vonarx
Conrad Miner**

No one testified in opposition of PC24069.

Commissioner Scherrer made a motion that the Jefferson County Planning & Zoning Commission approve PC24069, a Request for a Revised Development Plan for Pazdera Hauling in accordance with staff recommendations regarding requested modifications, departmental comments, regulatory requirements, and staff report conditions of approval and the note for the land disturbance.

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

Under Reports to the Commission Mrs. Hall informed the Commission that their next meeting would be November 14,2024. Mr. Cordes addressed the commission regarding any stream buffer variances which are analyzed by Public Works. If anyone has questions they should email Mr. Jonas, himself, Mr. Kehm or Mr. Cook.

There were no Citizens to be Heard

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

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

**The October 24,2024 Planning and Zoning Commission Meeting adjourned
at 7:12pm.**

Respectfully Submitted

Elaine Roesch