

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, January 9, 2025 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
December 12, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. OLD BUSINESS
 - A. VR24072
A Request for a Deviation for parcel 07-9.0-30.0-0-002-033., located at 6496 Craig Drive, Cedar Hill, in Meramec Township and Council District #7, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.
 - B. 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.
- VIII. NEW BUSINESS
 1. Consent
 - A. FP24086
The Final Plat for Winding Bluffs Second Edition Plat Two, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.
 2. Consideration
 - A. RS24082
A Request for a Zone Change for parcel 02-2.0-04.0-2-003-020., located at 16 Lakenny Lane, Fenton, in Rock Township and Council District #1, from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-7) Zone District.
 - B. CC224083
A Request for a Zone Change for parcel 07-3.0-08.0-0-000-023.01, located at 5270 State Route 30, House Springs, High Ridge Township and Council District #7, from Large Lot Residential (LR-2) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
 - C. CU24084
A Request for a Conditional Use Permit for parcel 17-2.0-04.0-000-010., located at 5808 Hillshire Lane, Hillsboro, in Central Township and Council District #7, for an Overseas Storage Container, in a Large Lot Residential (LR-2) Zone District.
 - D. VR24087
A Request for a Variance for parcel 13-1.0-12.0-0-000-030., located at 9894 Zion Lutheran Church Road, Hillsboro, in Joachim 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.
 - E. PM24088
A Request for a Zone Change and Development Plan approval for parcel 02-5.0-21.0-2-001-001., located at 2789 E Romaine Creek Rd Lot A, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-20) Zone District to Planned Mixed Use (PM) Zone District and Development Plan approval for Romaine Valley Venue.
- 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"