

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on November 14, 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
Mike Seibert
Chris Moenster

Also present were 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 Tuggle seconded the motion. Motion carried with all in favor.

Commissioner Taylor made a motion for approval of the October 24, 2024 minutes.

Commissioner Huskey seconded the motion. Commissioner Moenster 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 Taylor made a motion to accept exhibits.

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

The first item of New Business for Consideration was RS24070, a Request for a Zone Change for parcel 06-6.0-24.0-2-001-012.01, located at 6246 Cedar Springs Road, Cedar Hill, in Meramec Township and Council District #7, from Single-Family Residential (R-40) Zone District to Single-Family Residential (R10) Zone District.

Mr. Jump presented the staff report for RS24070.

The following individual testified in favor of RS24070:

Robert Flora

No one testified in opposition of RS24070.

Commissioner Spraul made a motion that the Jefferson County Planning & Zoning Commission approve RS24070, a Request for a Zone Change from Single-Family Residential (R-40) Zone District to Single-Family Residential (R10) Zone District.

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

The next item of New Business for Consideration was CC224071, a Request for a Zone Change for parcel 18-6.0-13.0-0-002-022., located at 11845 County Road CC, Festus, in Joachim Township and Council District #5, from Single-Family Residential (R-40) Zone District to Non-Planned Community (CC-2) Zone District.

Mrs. Hall presented the staff report for CC224071.

The following individual testified in favor of CC224071.

Thomas Ley

No one testified in opposition of CC224071.

Commissioner Tuggle made a motion that the Jefferson County Planning & Zoning Commission Approve CC224071, Request for a Zone Change from Single-Family Residential (R-40) Zone District to Non-Planned Community (CC-2) Zone District.

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

The next item of New Business for Consideration was 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.

Mr. Jump presented the staff report for VR24072.

No one testified in favor of VR24072:

No one testified in opposition of VR24072.

Commissioner Moenster made a motion that the Jefferson County Planning & Zoning Commission deny VR24072.

Commissioner Sparks seconded the motion. Commissioner Scherrer called for a roll call vote.

The results were as follows:

YAY
Mike Huskey
Johnathan Sparks
Chris Moenster
Mike Siebert

NAY
Steve Taylor
Danny Tuggle
Jessie Scherre
Jeffrey Spraul

Motion for denial of VR24072 does not pass.

Commissioner Scherrer made a motion for approval of VR24072.

Commissioner Taylor seconded the motion. Commissioner Scherrer called
for a roll call vote. The results were as follows:

YAY
Danny Tuggle
Steve Taylor
Jeffrey Spraul
Jessie Scherrer

NAY
Mike Huskey
Johnathan Sparks
Chris Moenster
Micheal Siebert

Motion for approval of VR24072 does not pass.

Commissioner Huskey made a motion to that they table VR24072 until Mike Cook of the
Stormwater Division is available to come to the meeting.

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

The new item of New Business was RS24073, a Request for a Zone Change for parcel 16-8.0-34.0-0-
000-034.01, located at 6370 State Road H, DeSoto, in Big River Township and Council District #7, from
Large Lot Residential (LR-2) Zone District and Planned Industrial (PI) Zone District to Large Lot Residential
(LR-2) Zone District.

Mrs. Hall presented the staff report for RS24073.

The following individual testified in favor of RS24073:

Don Byron

No one testified in opposition of RS24073.

Commissioner Scherrer made a motion that the Jeferson County Planning & Zoning Commission
Approve RS24073, a Request for a Zone Change from Large Lot Residential (LR-2) Zone District and Planned
Industrial (PI) Zone District to Large Lot Residential (LR-2) 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 December 12,2024.

There were no Citizens to be Heard

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

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

The November 14,2024 Planning and Zoning Commission Meeting adjourned

at 7:20pm.

Respectfully Submitted

Elaine Roesch