

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on December 12, 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 Moenste

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 made a motion to approve the agenda.

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

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

Commissioner 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 Sparks 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 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.

The first item of Old Business was 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.

The first item of New Business for Consideration was 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.

Presented the staff report for

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

The first item of New Business for Consideration was 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.

Presented the staff report for

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

The next item of New Business for Consideration was CC224083, 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.

Presented the staff report for

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

The next item of New Business for Consideration was 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 Cou

The next item of New Business for Consideration ncil District #7, for an Overseas Storage Container, in a Large Lot Residential (LR-2) Zone District.

Presented the staff report for

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

The next item of New Business for Consideration was 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

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

The last item of New Business for Consideration was PM24088, a Request for a Zone Change and Development Plan approval for parcel 02-5.0-21.0-2-001-001., located at 3102 East Romaine Creek Road, Imperial, 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.

Presented the staff report for

The following individuals testified in favor of

The following individuals testified in opposition of

Commissioner made the motion that the Jefferson County Planning & Zoning Commission

There were no Citizens to be Heard

Under Reports to the Commission Mr. Kehm informed the Commission that their next meeting would be January 23,2025 and we have a full agenda.

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

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

The January 9,2025 Planning and Zoning Commission Meeting adjourned at 9:15pm.

Respectfully Submitted

Elaine Roesch