

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on January 9, 2025 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:

Jeffrey Spraul
Danny Tuggle
Jessie Scherrer
Mike Seibert
Chris Moenster

The following members were not present:

Mike Huskey
Johnathan Sparks

Also present were Mitchell 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 Moenster made a motion to approve the amended agenda.

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

Commissioner Moenster made a motion for approval of the amended December 12, 2024 minutes.

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

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 Spraul made a motion to accept exhibits.

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

The first item of Old Business for Consideration 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.

Commissioner Siebert made a motion to accept Exhibit "D", site plan from petitioner submitted by Mr. Cook.

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

Commissioner Moenster made a motion to accept Exhibit "E", scope of work submitted by Mr. Cook.

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

The following individuals testified in favor of VR24080:

Ron Johnson
Rodney Wideman

The following individuals testified in opposition of VR24080:

Mike Cook

The petitioner stated he wished to formally withdraw VR24080, a Request for a Variance for relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances. The item was withdrawn.

The first item of New Business for Consent 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.

Commissioner Moenster made a motion to approve FP24086, the Final Plat for Winding Bluffs Second Edition Plat Two.

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

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.

Mrs. Hall presented the staff report for RS24082.

The following individuals testified in favor of RS24082:

Lane Vandever
Rodney Wideman
John Shirrell
Forrist Fortner

No one testified in opposition of RS24082.

Commissioner Moenster made a motion that the Jefferson County Planning & Zoning Commission approve RS24082, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-7) Zone District.

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

The results were as follows:

YAY

Danny Tuggle
Jessie Scherrer
Chris Moenster
Mike Siebert

NAY

Jeffrey Spraul

Motion for approval of RS24082 carried 4 to 1.

The next item of New Business was 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, in High Ridge Township and Council District #7, from Large Lot Residential (LR-2) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Mrs. Hall presented the staff report for CC224083.

The following individuals testified in favor of CC224083:

Forrist Fortner
Barb Fortner

No one testified in opposition of CC224083.

Commissioner Tuggle made a motion that the Jefferson County Planning Commission approve CC224083, a Request for a Zone Change from Large Lot Residential (LR-2) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

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

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

Mrs. Hall presented the staff report for CU24084.

The following individuals testified in favor of CU24084:

Kaleb Motsinger
Paul Schott
Chris Ahlheim
Greg Ferrell
Scott Schamens

No one testified in opposition of CU24084.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission accept Exhibit "D", packet submitted by petitioner.

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

Commissioner Spraul made a made a motion that the Jefferson County Planning Commission deny CU24084, a Request for a Conditional Use Permit, for an Overseas Storage Container, in a Large Lot Residential (LR-2) Zone District.

Motion died for lack of a second.

Commissioner Moenster made a motion that the Jefferson County Planning and Zoning Commission deny CU24084, a Request for a Conditional Use Permit, for an Overseas Storage Container, in a Large Lot Residential (LR-2) Zone District.

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

The results were as follows:

YAY
Danny Tuggle
Jeffrey Spraul
Chris Moenster
Mike Siebert

NAY
Jessie Scherrer

Motion for denial of CU24084 carried 4 to 1.

Commissioner Scherrer made a motion that the Jefferson County Planning & Zoning Commission take a five minute recess.

Commissioner Spraul seconded the motion. Motion carried with all

The next item of New Business was VR24087, Request for a Variance for parcel 13-1.0-12.0-0-000-030., located at 8837 Big Bend 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.

Mr. Jump presented the staff report for VR24087.

The following individual testified in favor of VR24087:

Brandon Joyce

No one testified in opposition of VR24087.

Commissioner Spraul made a motion that the Jefferson County Planning Commission approve VR24087 with the condition it be completed before the 3/31/23 deadline.

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

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 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.

Mr. Jump presented the staff report for PM24088.

The following individuals testified in favor of PM24088:

**Kevin Lashley
Robert McManes
Michael Keen**

The following individuals testified in opposition of PM24088:

**Gregory Kassel
Clarence Cresswell
Susan Krepps
Susan Sullens**

Commissioner Moenster made a motion to accept Exhibit "D", copy of plan with archway.

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

Commissioner Spraul made a motion that the Jefferson County Planning Commission

approve PM24088, a Request for a Zone Change from Single-Family Residential (R-20) Zone District to Planned Mixed Use (PM) Zone District and Development Plan approval for Romaine Valley Venue, in accordance with departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

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

Under Reports to the Commission Mr. Bair informed the Commission that their next meeting would be January 23,2025.

There were no Citizens to be Heard

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

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

The January 9,2024 Planning and Zoning Commission Meeting adjourned
at 9:15pm.

Respectfully Submitted

Elaine Roesch