

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on January 23, 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
Jessie Scherrer
Mike Seibert
Chris Moenster
Mike Huskey
Johnathan Sparks

The following member was not present:

Danny Tuggle

Also present were Mitchell Bair, Director of County Services and Code Enforcement, 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 Scherrer made a motion to approve the amended agenda with the subtraction of Citizens to be Heard.

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

Commissioner Moenster made a motion for approval of the January 9, 2025 minutes.

Commissioner Spraul seconded the motion. Motion carried 4 to 0 with two abstentions, Commissioner Sparks and Commissioner Huskey.

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 Huskey made a motion to accept exhibits.

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

The first item of New Business for Consent was FP24097, The Final Plat for Antonia Estates, parcel 08-5.0-21.0-0-000-001, located northwest of Old Highway M and Old Lemay Ferry Road, in Imperial Township and Council District #7.

Commissioner Spraul made a motion to approve FP24097, The Final Plat for Antonia Estates.

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

The first item of New Business for Consideration was PP24088, The Preliminary Plat for Hillcrest, parcel 02-5.0-15.0-1-001-015., located at Romaine Creek Road, Fenton, in Rock Township and Council District #2.

Mr. Jump presented the staff report for PP24088.

The following individuals testified in favor of PP24088:

Mike Vonderheide

No one testified in opposition of PP24088.

Commissioner Spraul made a motion that the Jefferson County Planning Zoning Commission approve PP24088, the Preliminary Plat for PP24088, in accordance with staff recommendations, conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

The next item of New Business for Consideration was RS24091, a Request for Zone Change for parcel 19-8.0-34.0-0-001-015., located at Grindstone Hill Lane and US Highway 61, Festus, in Plattin Township and Council District #5, from Single-Family (R-20) Zone District to Single-Family (R10) Zone District.

Mrs. Hall presented the staff report for RS24091.

The following individual testified in favor of RS24091:

Igor Gusev

The following individual testified in opposition of RS24091:

Zach Dumas

Commissioner Moenster made a motion to accept Exhibit “D”, photos submitted by the Petitioner.

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

Commissioner Seibert made a motion that the Jefferson County Planning Zoning Commission deny RS24091, a Request for a Zone Change from Single-Family (R-20) Zone District to Single-Family (R10) Zone District from Single-Family (R-20) Zone District to Single-Family (R10) Zone District.

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

The results were as follows:

YAY

Mike Huskey
Jeffrey Spraul
Mike Siebert

NAY

Johnathan Sparks
Jessie Scherrer
Chris Moenster

Motion does not carry with a three to three tie and will be forwarded to the County Council with no recommendation.

Under Reports to the Commission Mr. Kehm informed the Commission that their next meeting would be February 13, 2025.

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

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

The January 23, 2024 Planning and Zoning Commission Meeting adjourned at 7:20pm.

Respectfully Submitted

Elaine Roesch