

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on February 27, 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
Danny Tuggle

Also present were Mitchell Bair, Director of County Services and Code Enforcement, Jason Cordes, Deputy County Counselor, Josh Jump, Planner II, Rachel Hall, Planner II/GIS, Dan Schweiss, Civil Engineer, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Spraul made a motion to approve the agenda.

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

Commissioner Huskey made a motion for approval of the January 23, 2025 minutes.

Commissioner Spraul seconded the motion. Motion carried with all in favor and one abstention by Commissioner Tuggle.

Mrs. Roesch swore in all witnesses who were to testify.

Mr. Jump 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 Siebert seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was PC25002, a Request for a Zone

Change and Development Plan Approval for parcel 02-2.0-10.0-4-003-003., located at 146 Fiedler Lane, Fenton, in Rock Township and Council District 2, from Single-Family Residential (R-7) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for 146 Fiedler Lane.

Mrs. Hall presented the staff report for PC25002.

The following individuals testified in favor of PC25002:

William Biermann

No one testified in opposition of PC25002.

Commissioner Tuggle made a motion that the Jefferson County Planning & Zoning Commission approve PC25002, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for 146 Fiedler Lane, in accordance with departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

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

The next item of New Business for Consideration was PR225003, a Request for a Zone Change and Development Plan Approval for parcel 08-1.0-01.0-1-002-011., located at 1 Scenic View Court, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Scenic View Cottage Community.

Mr. Jump presented the staff report for PR225003.

The following individuals testified in favor of PR225003:

Justin Bondurant
Joanna Bondurant
Thomas Ley
Mary Bushur
Jan Myers

The following individuals testified in opposition of PR225003:

James Percifull
Tanner Laiben

Commissioner Moenster made a motion to accept Exhibit "D", packet submitted by petitioner.

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

Commissioner Sparks made a motion that the Jefferson County Planning & Zoning approve PR225003, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Scenic View Cottage Community in accordance with departmental comments, regulatory requirements, staff report conditions of approval and staff recommendations.

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

The next item of New Business for Consideration was election of the Vice Chair.

Commissioner Moenster made a motion to nominate Commissioner Seibert as Vice Chair.

Commissioner Scherrer moved to close nominations and move to vote.

Commissioner Spraul seconded the motion. Motion to approve carried unanimously with one abstention by Commissioner Mike Seibert.

There were no Citizens to be Heard.

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

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

The February 27,2024 Planning and Zoning Commission Meeting adjourned at 7:50pm.

Respectfully Submitted

Elaine Roesch