

**NOTICE OF PUBLIC HEARING**

**PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI  
NOTICE OF MEETING**

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at **6:30 p.m., Thursday, April 10, 2025** in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES  
March 13, 2025
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
  1. Consent
  - B. FP25012  
The Final Plat for Bella Terra Plat One, parcel 02-7.0-36.0-001-001.05, located at northwest intersection of Vogel Road and Old Lemay Ferry Road, in Rock Township and Council District #3.
  2. Consideration
    - A. VR25010  
A Request for a Variance for parcel 18-6.0-13.0-0-002-022., located at 11845 County Road CC, Festus, in Joachim Township and Council District # 5, for relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances.
    - B. CC225013  
A Request for a Zone Change for parcel 06-6.0-24.0-1-001-002., located at Local Hillsboro Road, Cedar Hill, Lot 1 of Cedric Acres west of Northwest High School, in Meramec Township and Council District #7, from Planned Business Park (PB) Zone District to Non-Planned Community Commercial (CC-2) Zone District.
    - C. VR25015  
A Request for a Deviation for parcel 02-2.0-03.0-3-001-011., located at 744 Lakeridge Drive, Fenton, in Rock Township and Council District #2, for relief from Chapter 400: Unified Development Order Section 400.5110 of the Jefferson County Code of Ordinances.
    - D. Amendment of Bylaws
- VIII. REPORTS TO THE COMMISSION
- IX. CITIZENS TO BE HEARD
- X. ADJOURNMENT

*Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.*

*Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.*

*"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"*