

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on March 13, 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, Jr. Deputy Director of County Services and Code Enforcement, Jalesia Kuenzel, County Counselor, 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 Seibert seconded the motion. Motion carried with all in favor.

Commissioner Spraul made a motion for approval of the February 27, 2025 minutes.

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

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

The first item of New Business for Consideration was PR225005, A Request for a Zone Change and Development Plan Approval for parcels 09-4.0-17.0-3-003-002., 09-4.0- 17.0-3-004-001., 09-4.0-17.0-3-004-002., located at 5926 Old State Road, Imperial, in Windsor Township and Council District 4, from Planned Commercial (PC) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for The Station.

Mr. Bair presented the staff report for PR225005.

The following individuals testified in favor of PR225005:

Christopher Johnson
Daniel Govero

The following individuals testified in opposition of PR225005:

Dede Remspecher
Lisa Ernst
Courtney Hoersch

Commissioner Scherer made a motion the Jefferson County Planning and Zoning Commission approve PR225005, a Request for a Zone Change from Planned Commercial (PC) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for The Station, in accordance with departmental comments, regulatory requirements, conditions and staff report conditions of approval.

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

The results were as follows:

YAY
Jessie Scherrer
Chris Moenster
Johnathan Sparks

NAY
Mike Seibert
Jeffrey Spraul
Mike Huskey

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

There were no Citizens to be Heard.

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

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

The March 13,2024 Planning and Zoning Commission Meeting adjourned at 8:00pm.

Respectfully Submitted
Elaine Roesch

