

**Jefferson County, Missouri County Council
Master Plan Ad Hoc Committee**

April 9, 2025

I. CALL TO ORDER

Committee Chair Charles Groeteke called the meeting to order at 3:00 p.m.

II. ROLL CALL

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Present
District 3 – Lori Arons:	Present
District 4 - Charles Groeteke:	Present
District 5 - Scott Seek:	Absent
District 6 – Tim Brown:	Present
District 7 - Bob Tullock:	Present

Note: Also in attendance were Mr. Alan Leaderbrand, Mr. John Giancola and County Counselor Jasha Kuenzel.

III. APPROVAL OF THE AGENDA

Councilman Bob Tullock made a motion to approve the Agenda as presented, seconded by Councilwoman Lori Arons.

Vote:

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Yes
District 3 – Lori Arons:	Yes
District 4 - Charles Groeteke:	Yes
District 5 - Scott Seek:	Absent
District 6 – Tim Brown	Yes
District 7 - Bob Tullock:	Yes

Motion carried.

IV. APPROVAL OF THE JOURNAL

Approval of the April 2, 2025, Journal – Master Plan Ad Hoc Committee.

Councilman Tim Brown made a motion to approve the Journal of the April 2, 2025, meeting, seconded by Councilman Bob Tullock.

Vote:

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Yes
District 3 – Lori Arons:	Yes

District 4 - Charles Groeteke:	Yes
District 5 - Scott Seek:	Absent
District 6 – Tim Brown	Yes
District 7 - Bob Tullock:	Yes

Motion carried.

V. DISCUSSION OF MASTER PLAN DRAFT

Committee Members reviewed Chapter 5, pages 40 – 47 of the Master Plan Working Draft.

Page 40

Conservation design areas are designated for medium-density residential development, with higher-density residential development permitted if it adheres to conservation design standards or is located near major connections and nodes.

Density may be increased if development is located in proximity to nodes and meets conservation design criteria.

- Both statements on this page are examples of why the data is needed that was used to determine Node placement. Node placement must be supported by more than someone’s interest in having a high-density development in a low or mid-density growth area.

Page 42

Address Housing Affordability paragraph:

However, the challenge of housing affordability affects both current and prospective residents. Multifamily and affordable housing options are limited, and although Housing Choice Vouchers (HCVs) are available to low-income residents, finding landlords who accept them is challenging.

- Remove everything after “are limited” and end the sentence there. The rest of the sentence is irrelevant.

Page 43

Glossary or other area for definitions, include “density bonuses” details.

Remove most of the paragraph under Unified Development Ordinance (UDO) Update to just leave the last sentence as follows:

- To better meet the needs of Jefferson County’s residents, the UDO should undergo a comprehensive revision in a manner consistent with the guidance of this document.

Under Recommendations:

- Remove “Offer programs and resources to assist first-time homebuyers in purchasing affordable homes within the County.”
- Encourage mixed-use development opportunities in the Urban Growth Area designated for new growth to create vibrant, walkable neighborhoods with easy and safe access to amenities. Add to the end of the sentence, “, where applicable.”

Page 44

In the paragraph, Update Standards and Regulations

- Remove “23 percent of” from the sentence but leave the rest of it.
- Modify “Jefferson County should update its” to read “Jefferson County should consider updating its”.
- Questions raised around definition of “accessible” in accessible sidewalks. Can this be further defined as to what is meant by this?

Page 45

Under Recommendations:

- Bullet 2: remove “narrower roads and other”.
- Seems to be conflicting recommendations when narrower roads is in the same list as ensuring sufficient on-street parking. How could both be achieved without creating issues that the residents or County will have to deal with later.
- Bullet 4: encouraging connectivity between adjacent residential areas... This comes with a lot of complexities when roads are owned and maintained by private HOAs.
- Bullet 8: Note for UDO considerations on a true “tree preservation” ordinance.

Page 46

Encourage Senior-Oriented Development.

- Add “if available” after “should be located near public transit”.

Under Recommendations:

- Bullet 1: Modify the beginning of the sentence to state “Consider applying for state”.
- Bullet 4: Modify the beginning of the sentence to state “Consider offering financial”.

Page 47

Under Revitalize Commercial Corridors, the first sentence states “The County has several areas and corridors that exhibit aged...functionally obsolete commercial developments”. Please share the data that supports this statement as this would be important information to reference when considering future revitalization efforts. Without the data to show the areas that were identified, there was nothing specific to target.

VI. SET NEXT MEETING DATE

Committee Chair Charles Groeteke announced the next meeting date will be April 16, 2025, at 3:00 p.m. in the Annex Training Room.

VII. ADJOURNMENT

Councilman Bob Tullock made a motion to adjourn, seconded by Councilwoman Lori Arons.

Vote:

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Yes
District 3 – Lori Arons:	Yes
District 4 - Charles Groeteke:	Yes
District 5 - Scott Seek:	Absent
District 6 – Tim Brown:	Yes
District 7 - Bob Tullock:	Yes

Motion carried, and the meeting adjourned at 4:54 p.m.