

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on April 10, 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:

Jessie Scherrer
Mike Seibert
Chris Moenster
Mike Huskey
Johnathan Sparks
Drew Ishmael
Danny Tuggle

The following member was not present:

Jeffrey Spraul

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 Tuggle made a motion to approve the agenda.

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

Commissioner Moenster made a motion for approval of the March 13, 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 Tuggle made a motion to accept exhibits.

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

The first item of New Business for Consent was 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.

Commissioner Tuggle made a motion for approval of FP25012, the Final Plat for Bella Terra Plat One.

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

The first item of New Business for Consideration was 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.

Mr. Cook presented the staff report for VR25010:

The following individuals testified in favor of VR25010:

Karen Doss
Evan Sullivan
Ryan Schweissguth

No one testified in opposition testified in opposition of VR25010.

Danny Tuggle made a motion to accept Exhibit "D", copy of Power Point submitted by petitioner.

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

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve VR25010, for relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances.

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

The results were as follows:

YAY
Danny Tuggle
Mike Huskey
Johnathan Sparks
Jessie Scherrer

NAY
Chris Moenster
Mike Seibert

ABSTAIN
Drew Ishmael

Motion for approval of VR25010 carried 4 to 2 with one abstention.

The next item of New Business for Consideration was 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.

Mr. Jump presented the staff report for CC225013.

The following individual testified in favor of CC225013:

Zack Mabery

No one testified in opposition of CC225013.

Commissioner Seibert made a motion that the Jefferson County Planning and Zoning Commission Approve CC225013, a Request for a Zone Change from Planned Business Park (PB) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

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

The last item of New Business for Consideration was 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.

Mrs. Hall presented the staff report VR25015.

The following individual testified in favor of VR25015:

Igor Gusev

The following individuals testified in opposition of VR25015:

Andrew Helfrich
Larry Hyde

Commissioner Seibert made a motion that the Jefferson County Planning & Zoning Commission deny VR25015, a Request for a Deviation for relief from Chapter 400: Unified Development Order Section 400.5110 of the Jefferson County Code of Ordinances.

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

The last item of New Business for Consideration was Amendment of Bylaws.

Commissioner Scherrer made a motion to accept Article 4 Sub Section One.

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

The results were as follows:

YAY
Danny Tuggle
Chris Moenster
Drew Ishmael
Chris Moenster
Michael Siebert
Jessie Scherrer

NAY
Mike Huskey

Motion for approval carried 6-1.

Commissioner Sparks made a motion to remove public comments to include Article Five, subsection 7, section h and h is to be deleted.

Commissioner Huskey seconded the motion. Commissioner Scherrer called for a roll call.

The results were as follows:

YAY
Danny Tuggle
Mike Huskey
Johnathan Sparks
Jessie Scherrer
Chris Moenster

NAY
Mike Siebert

Drew Ishmael

Motion for approval of removal of public comments to include Article Five, subsection 7, section h with h being deleted carried 6 to 1

There were no Citizens to be Heard.

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

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

The April 14,2024 Planning and Zoning Commission Meeting adjourned at 8:21pm.

**Respectfully Submitted
Elaine Roesch**