

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

April 16, 2025

I. CALL TO ORDER

Committee Chair Charles Groeteke called the meeting to order at 3:10 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 and Mr. John Giancola.

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 9, 2025, Journal – Master Plan Ad Hoc Committee.

Councilman Bob Tullock made a motion to approve the Journal of the April 9, 2025, meeting, 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.

V. DISCUSSION OF MASTER PLAN DRAFT

Committee Members reviewed Chapter 6, pages 50 – 56 of the Master Plan Working Draft.

Page 50

Commercial Development

- Modify last sentence to state, “Jefferson County should strategically focus on areas best suited for commercial development to maximize economic opportunities while respecting the residential nature of the county.

Strategic Commercial Development

- Modify first sentence or add a new sentence with verbiage that ensures that prior to any development at any node or major intersection, the infrastructure to support the development, such as roads, water, and sewer, must be available.

Page 51

Commercial Framework Map

- Neighborhood Commercial Focus area is too broadly defined on the map. This framework category should consider expanding out from major corridors instead of a filled block approach. It’s also suggested to look at an additional category to fit between Neighborhood Commercial Focus and Limited Commercial to provide a buffer and to fill in areas within Neighborhood Commercial where commercial development isn’t desirable (or mark the undesirable areas in NCF as Limited).
- Just a question on whether Hwy 110 between De Soto and Olympian Village was reviewed for any commercial considerations? There are Suburban Nodes identified on both ends of 110.

Page 52

Emerging Industrial Areas

- “Additionally, areas within the central and eastern portions of the County present opportunities for the siting and development of an airport...”
- Which areas have been evaluated and found to have the potential for supporting an airport? This data should be shared, saved and kept with the master plan so that these areas can be developed to support this type of development while minimizing residential impact.

Page 53

Industrial Framework Map

- Emerging Industrial Area overlaps with Neighborhood Commercial in Planning Areas H and I. These don’t sound like compatible commercial development types. This should be reviewed to avoid confusion as to what type of commercial development is considered to be appropriate.

Page 54

Proximity-Based Development

- “During outreach, nearly 38 percent of respondents identified the mix and availability of shopping options as a weakness.”
- This is another example that raises concerns around the plan’s focus on resolving weaknesses presented by a minority of respondents.

Recommendations

- General Note on recommendations throughout the entire Plan.
- Where can it be stated in the MP to be clear that Recommendations are specific to the areas covered in a section and are not intended to be applied to another section?

Recommendations, bullet 2.

- Remove “by right” from the sentence.

Page 56

Recommendations

- “Offer incentives to businesses and service providers to establish operations in underserved areas, including development leniencies such as expedited or streamlined reviews and density bonuses.”
- Define what is meant by “development leniency”. This sounds like it is suggesting we do not enforce the standards equally across the county. The word “leniency” should be replaced with one that doesn’t suggest an unfair approach to standards enforcement or remove this recommendation completely.

VI. SET NEXT MEETING DATE

Committee Chair Charles Groeteke announced the next meeting date will be April 23, 2025, at 3:00 p.m. in the Assembly Training Room.

VII. ADJOURNMENT

Councilman Billy Crow 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 5:00 p.m.