

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on April 24, 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
Mike Huskey
Johnathan Sparks
Drew Ishmael
Danny Tuggle
Jeffrey Spraul

The following member was not present:

Chris Moenster

Also present were Mitchell Bair, Director of County Services and Code Enforcement, Dennis Kehm Jr., Assistant Director of County Services and Code Enforcement, Jalesia Kuenzel, County Counselor 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 Seibert made a motion to approve the agenda.

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

Commissioner Tuggle made a motion for approval of the March 13,2025 minutes.

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

The first item of New Business for Consent was FP25018, The Final Plat for Twin Pines Estates, parcel 12-6.0-23.0-0-000-063., located at 4870 Jarvis Road, Hillsboro, in Central Township and Council District #7.

Commissioner Spraul made a motion for approval of FP25018, The Final Plat for Twin Pines Estates, located at 4870 Jarvis Road, Hillsboro, in Central Township and Council District #7.

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

The first item of New Business for Consideration was the Planning and Zoning Commission Training.

1. Intro to the Planning Commission/Planning Commission 101;
2. The Master Plan's role in the Planning Process;
3. Zoning Basics and criteria for Zone Changes;
4. Site Development Basics; and
5. Legal Considerations

Jason Cordes spoke regarding legal considerations

Josh Jump spoke on the primary tools of planning.

Mitch Bair spoke regarding traffic impact study. He then spoke on land use development and economic development.

Rachel Hall spoke regarding the life of a development.

Jason Cordes closed out the session advising the commissioners they should not be posting on social media.

Commissioner Scherrer had questions about the process in how the consultants were selected. He asked about the determination of green space and need for same.

Commissioner Spraul asked about the content of what was needed, more rooftops etc.

Commissioner Huskey thanked the staff for putting together the training session.

Commissioner Spraul had questions about state versus local jurisdiction on regulations.

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

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

The April 24,2024 Planning and Zoning Commission Meeting adjourned at 8:05pm.

Respectfully Submitted
Elaine Roesch