

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on May 22, 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
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, 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 Tuggle seconded the motion. Motion carried with all in favor.

Commissioner Seibert made a motion for approval of the April 24,2025 minutes and the May 15, 2024 minutes.

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

The first item of New Business for Consent was FP25019, The Final Plat for Springbrook Farm Plat Six, parcels 08-7.0-36.0-0-000-007.. 08-7.0-3.6.0-0-000-007.01, 08-7.0-36.0-0-000-008., 08-7.0-36.0-0-000-009., 08-7.0-36.0-0-000-024.01, 08-7.0-36.0-0-000-024.01, 08-7.0-36.0-0-000-024.05, 08-7.0-36.0-0-000-024.06 and 08-7.0-36.0-0-000-024.73, located north of Pevely, at the intersection of Stahl Road and Springbrook Drive, Barnhart, in Imperial Township and Council District #4.

Commissioner Moenster made a motion for approval of FP25019, The Final Plat for Springbrook Farm Plat Six.

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

The next item of FP25023, The Final Plat for Arlington Heights Plat Six, parcel 02-7.0-35.0-0-000-090., located east of Rock Creek Road and West of Old Lemay Ferry Road, in Windsor Township and Council District #3.

Commissioner Seibert made a motion that the Jefferson County Planning and Zoning Commission approve the Final Plat for Arlington Heights Plat Six.

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

The first item of New Business for Consideration was CC225016, a Request for a Zone Change for parcel 02-7.0-36.0-3-001-001., located at Vogel Road and Old Lemay Ferry Road, in Windsor Township and Council District #3, from Single-Family Residential (R-7) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Mrs. Hall presented the staff report for CC225016.

The following individual testified in favor of CC225016:

Dan Govero

No one testified in opposition of CC225016.

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission approve CC225016, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

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

The next item of New Business for Consideration was PI25021, a Request for a Zone Change and Development Plan Approval for parcel 08-4.0-18.0-4-002-003., located at 4175 Old State Road, House Springs, in Imperial Township and Council District #7, from Planned Commercial (PC) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Jeff County Industrial Court.

Mr. Jump presented the staff report for PI25021.

The following individuals testified in favor of PI25021:

Dan Govero
Kevin Duggins

The following individuals testified in opposition of PI25021:

Shawn Scheffer
Alan Leaderbrand
David Becker
Kurt Blum
Judy Skaggs
Virginia Young

Commissioner Seibert made a motion to accept Exhibit "D", document from the EPA.

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

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission deny PI25021, a Request for a Zone Change from Planned Commercial (PC) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Jeff County Industrial Court.

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

The results were as follows:

YAY
Mike Huskey
Jessie Scherrer
Jeffrey Spraul
Chris Moenster
Mike Seibert

NAY
Danny Tuggle
Jeffrey Sparks
Drew Ishmael

Motion for denial of PI25021 carried 5 to 3.

Commissioner Scherrer called for a 5 minute recess.

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

The next item of New Business for Consideration was VR25025, 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 400: Unified Development Order Section 400.2630.A.3 of the Jefferson County Code of Ordinances.

The next item of New Business for Consideration was VR25027, a Request for a Variance for parcel 18-6.0-13.0-3-002-022., located at located at 11845 County Road CC, Festus, in Joachim Township and Council District #5, for relief from Chapter 400: Unified Development Order Section 400.2580 of the Jefferson County Code of Ordinances.

Mrs. Hall presented the staff report for VR25025 and VR25027.

The following individuals testified in favor of VR25025 and VR25027:

Evan Sullivan
Ryan Schweissguth

No one testified in opposition of VR25025 and VR25027.

Commissioner Seibert made a motion to accept Exhibit "D", site improvement plans submitted by petitioner.

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

Commissioner Scherrer made a motion that the Jefferson County Planning and Zoning Commission approve VR25025, a Request for a Variance for relief from Chapter 400: Unified Development Order Section 400.2630.A.3 of the Jefferson County Code of Ordinances, and VR27025, a Request for a Variance for relief from Chapter 400: Unified Development Order Section 400.2580 of the Jefferson County Code of Ordinances, subject to all conditions as set forth in the staff report.

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

Under Reports to the Commission, Mr Kehm announced the next meeting would be June 12, 2025.

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

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

The May 22,2024 Planning and Zoning Commission Meeting adjourned at 8:20pm.

**Respectfully Submitted
Elaine Roesch**