

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 12, 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 Huskey
Johnathan Sparks
Drew Ishmael
Danny Tuggle
Jeffrey Spraul

The following members of the Commission were not present:

Mike Siebert
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 Huskey made a motion to approve the agenda as presented.

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

Commissioner Spraul made a motion for approval of the May 22, 2025 minutes.

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

Mrs. Roesch swore in all witnesses who were to testify.

Mr. Kehm 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 Sparks made a motion to accept exhibits.

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

The first item of New Business for Consent was FP25029, the Final Plat for Winding Meadows Plat Two, parcel 02-2.0-09.0-0-000-001., located at 1690 Saline Road, Fenton, in Rock Township and Council District #2.

Commissioner Spraul made a motion that the Jefferson County Planning & Zoning Commission approve FP25029, the Final Plat for Winding Meadows Plat Two.

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

The next item of New Business for Consent was FP25032, The Final Plat for Polo Grounds Plat 3. parcel 04-6.0-14.0-0-000-002., located northeast of the intersection of State Highway FF and High Trails Drive, Eureka, in Meramec Township and Council District #1.

Commissioner Ishmael made a motion that the Jefferson County Planning and Zoning Commission approve FP25032, the Final Plat for Polo Grounds Plat 3.

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

The first item of New Business for Consideration was VR25028, a Request for a Variance for parcel

02-7.0-36.0-3-002-007.44, located at 3232 Quervo Lane, Imperial in Windsor Township and Council District #3, for relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances.

The following individuals testified in favor of VR25028:

Robert Duffie

No one testified in opposition of VR25028.

Commissioner Spraul made a motion that the Jefferson County Planning & zoning Commission approve VR25028 a Request for a Variance relief from Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.170(B) of the Jefferson County Code of Ordinances as presented.

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

The next item of New Business for Consideration was RS25030, a Request for a Zone Change for parcel 24-2.2-04.2-0-000-030., located at 4708 State Rd. H, DeSoto, in Valle Township and Council District #6, from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-20) Zone District.

Mrs. Hall presented the staff report for RS25030.

The following individuals testified in favor of RS25030:

No one testified in opposition of RS25030.

Commissioner made Tuggle a motion that the Jefferson County Planning and Zoning Commission approve RS25030, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Single-Family Residential (R-20) Zone District.

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

The next item of New Business for Consideration was the election of Officers.

Commissioner Huskey made a motion that Commissioner Scherrer remain as Chair and and Commissioner Seibert remain as Vice Chair.

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

Under Reports to the Commission, Mr. Kehm announced their meeting would be June 26,2025

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

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

The June 12,2024 Planning and Zoning Commission Meeting adjourned at 7:00pm.

Respectfully Submitted

Elaine Roesch

