

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 26, 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
Ch 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 Tuggle made a motion for approval of the agenda.

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

Commissioner Huskey made a motion for approval of the June 26, 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 Seibert made a motion to accept exhibits.

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

The first item of New Business for Consideration was PC25034, a Request for a Zone Change and Development Plan Approval for parcel 02-3.0-07.0-2-002-039., located at 2098 Gravois Road, High Ridge, in Rock Township and Council District #1, from Planned Industrial (PI) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Udance.

Mr. Bair presented the staff report for PC25034.

The following individual testified in favor of PC25034:

Gabriel DuBois

No one testified in opposition of PC25034.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve PC25034, a Request for a Zone Change from Planned Industrial (PI) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for UDance, in accordance with requested modifications, departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced the Commission would not meet in July.

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

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

The June 26,2025 Planning and Zoning Commission Meeting adjourned at 7:00pm.

Respectfully Submitted

Elaine Roesch