

NOTICE OF PUBLIC HEARING

**PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI
NOTICE OF MEETING**

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at 6:30 p.m., Thursday, November 13, 2025 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
October 9, 2025

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consideration

A. PB25-0008

A Request for a Variance for parcel 09-4.0-19.03-001-001., located at 50 Huntleigh Woods, Barnhart, in Imperial Township and Council District #4, Chapter 505: Erosion and Sediment Control/ Stormwater Code, Section 505.970 of the Jefferson County Code of Ordinances.

B PB250010

A Request for a Zone Change for parcels 02-7.0-35.0-0-000-071., and 02-7.0-36.0-3-001-001.05., located at Black Oak Drive and Dogwood Lane, in Windsor Township and Council District #3, from Single-Family Residential (R-20) Zone District to Planned Single Family Residential (PR-1) Zone District and Development Plan Approval for Bella Terra Addition. **(CONTINUED)**

C. PB25-0011

The Preliminary Plat for Bella Terra Addition, parcels 02-7.0-35.0-0-000-071., and 02-7.0-36.0-3-001-001.05., located at Black Oak Drive and Dogwood Lane, in Windsor Township and Council District #3. **(CONTINUED)**

D. PB25-0012

A Request for a Zone Change for parcel 08-7.0-25.0-4-001-117.01, located at Metropolitan Boulevard and Ligouri Drive, Barnhart, in Imperial Township and Council District #4, from Single-Family Reside (R-7) Zone District to Planned Single Family Residential (PR-1) Zone District and Development Plan Approval for Serenity Springs

E. PB25-0013

The Preliminary Plat for Serenity Springs, parcel 08-7.0-25.0-4-001-117.01, located at Metropolitan Boulevard and Ligouri Drive, Barnhart, in Imperial Township and Council District #4

F. Approval of 2026 Planning and Zoning Schedule

VIII. REPORTS TO THE COMMISSION

IX. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"