

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on October 9, 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
Danny Tuggle
Mike Siebert
Jeffrey Spraul
Drew Ismael

The following member of the Commission 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, 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 Siebert made a motion for approval of the agenda.

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

Commissioner Siebert made a motion for approval of the August 14, 2025 minutes.

Commissioner Tuggle 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 Ishmael made a motion to accept exhibits.

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

The first item of New Business for Consent was PB25-0007, The Final Plat for Twin Pines Estates Plat Two, 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 that the Jefferson County Planning and Zoning Commission approve PB25-0007, The Final Plat for Twin Pines Estates Plat Two.

Commissioner Ishmael seconded the motion. Motion carried with six approvals and one abstention from Commissioner Huskey.

The first item of New Business for Consideration was PB25-0006, a Request for a Zone Change for parcel 07-2.0-03.0-0-001-045., located at 6225 State Road, MM, House Springs, in Meramec Township and Council District #7, from Planned Commercial (PC) Zone District to Single-Family Residential (R-40) Zone District.

Mr. Jump presented the staff report for PB25-0006.

The following individual testified in favor of PB25-0006:

Jason Lindsey

No one testified in opposition of PB25-0006.

Commissioner Siebert made a motion that the Jefferson County Planning & Zoning Commission approve PB25-0006, a Request for a Zone Change from Planned (PC) Zone District To Single-Family Residential (R-40) Zone District.

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

Under Reports to the Commission, Mr. Kehm announced they would meet next on November 13, 2025.

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

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

The October 9, 2025 Planning and Zoning Commission Meeting adjourned at 6:50pm.

Respectfully Submitted

Elaine Roesch

