

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on November 13, 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 Ismmael
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, Jalesia Kuenzel, County Counselor, 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 Sparks made a motion for approval of the agenda.

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

Commissioner Spraul made a motion for approval of the October 9, 2025 minutes.

Commissioner Tuggle seconded the motion. Motion carried with all in favor and one abstention from Commissioner Moenster.

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 Spraul made a motion to accept exhibits.

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

The first item of New Business for Consideration was 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.

Mr. Cook presented the staff report for PB25-0008.

The following individuals testified in favor of PB25-0008:

Dan Compton
Barney Johnson

No one testified in opposition of PB25-0008.

Commissioner Seibert made a motion that the Jefferson County Planning and Zoning Commission continue PB25-0008 to January 8, 2026 to allow the petitioner to submit a mitigation plan to the Stormwater Division.

Commissioner Sparks seconded the motion. Commissioner Scherrer called for a roll Call vote.

The results were as follows:

YAY
Mike Huskey
Jessie Scherrer
Mike Siebert
Chris Moenster
Mike Huskey
Drew Ishmael
Danny Tuggle

NAY
Jeffrey Spraul

Motion for PB25-0008 carried 7-1.

The next item of New Business for Consideration was PB25-0012, a Request for a Zone Change for parcel 08-7.0-25.0-4-001-117.01, located at Metropolitan Boulevard and Liguori 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 Reserve at Liguori Bluffs.

The next item of New Business for Consideration was PB25-0013, The Preliminary Plat for Reserve at Liguori Bluffs, parcel 08-7.0-25.0-4-001-117.01, located at Metropolitan Boulevard and Liguori Drive, Barnhart, in Imperial Township and Council District #4.

Mr. Jump presented the staff reports for PB25-0012 and PB25-0013. The following individuals testified in favor of PB25-0012 and PB25-0013:

Mike Faulkner
Shawn White
Drew Weber
Brian Selsor

The following individuals testified in opposition of PB25-0012 and PB25-0013:

Melanie Fanetti
Chris Gunter
Susan Schweiger
Shawn Siebert
Karen Siebert
Paul Callahan
Hannah Jumper
Brother Gerry Patin

Commissioner Moenster made a motion to accept Exhibit "D", power point submitted by the petitioner.

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

Commissioner Siebert made a motion that the Jefferson County Planning and Zoning Commission accept Exhibits "E and F", pages from the traffic report submitted by Chris Gunter.

Commissioner Scherrer made a motion that the Jefferson County Planning and Zoning Commission approve PB25-0012, a Request for a Zone Change from Single-Family Reside (R-7) Zone District to Planned Single Family Residential (PR-1) Zone District and Development Plan And Preliminary Plat for Reserve at Liguori Bluffs, in accordance with staff recommendations, conditions of approval, regulatory requirements, departmental requirements, and final plat requirement, including the sidewalk design adjacent to the detention basin as approved by the Director.

Commissioner Spraul 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
Danny Tuggle
Jeffrey Sparks

NAY
Mike Siebert

Drew Ishmael

Motion for approval of PB25-0012 and PB25-0013 carried 7-1.

The item of New Business for Consideration was the Approval of 2026 Planning and Zoning Schedule.

Commissioner Ishmael made a motion to approve the 2026 Planning and Zoning Schedule as presented.

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

Under Reports to the Commission, Mr. Kehm announced the commission would meet next on December 11, 2025.

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

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

The November 13, 2025 Planning and Zoning Commission Meeting adjourned at 8:50pm.

Respectfully Submitted

Elaine Roesch