

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, January 8, 2026** 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
December 11, 2025

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. OLD 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.

VIII. NEW BUSINESS

1. Consideration

A. PB25-0010

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.

B. 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.

C. PB25-0018

A Request for a Zone Change for parcels 04-1.0-12.0-0-000-001.03, 04-1.0-12.0-0-000-242., located at Highway 109 and Highway W, in Meramec Township and Council District #1, from Planned Unit Development (PUD) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for Rockwood Meadows.

D. PB25-0021

A Request for A Zone Change and Development Plan Approval for H & J Enterprise for parcels 03-5.0-22.0-1-002-018., from Single-Family Residential (R-7) Zone District to Planned Industrial (PI) Zone District and 03-5.0-22.0-1-002-019., located at 6218 State Road PP, High Ridge, in High Ridge Township and Council District #1.,

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"