

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 28, 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
Chris Moenster
Jeffrey Spraul

The following member of the Commission was not present:

Drew Ishmael

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 Moenster 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 Tuggle 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 CC225047, a Request for a Zone Change for parcel 09-4.0-19.0-1-002-002., located at 1501 Prehistoric Hill Drive, in Imperial Township and Council District #4, from Single-Family Residential (R-20) Zone District and Non-Planned Community Commercial (CC-2) Zone District to Non-Planned (CC-2) Zone District.

Mrs. Hall presented the staff report for CC225047.

The following individual testified in favor of CC225047:

Jerrold Joggerst

No one testified in opposition of CC225047.

Commissioner Siebert made a motion that the Jefferson County Planning & Zoning Commission approve CC225047, a Request for a Zone Change from Single-Family Residential (R-20) Zone District and Non-Planned Community Commercial (CC-2) Zone District to Non-Planned (CC-2) Zone District.

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

Under Reports to the Commission, Mr. Kehm announced the commission would meet next on October 10, 2025.

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

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

The August 28, 2025 Planning and Zoning Commission Meeting adjourned at 6:43pm.

Respectfully Submitted

Elaine Roesch