

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on December 11, 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 Ishmael
Chris Moenster
Rodney Wideman

Also present were Mitchell Bair, Director of County Services and Code Enforcement, Jason Cordes, Deputy County Counselor, Josh Jump, Planner II, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Tuggle made a motion for approval of the agenda.

Commissioner Tuggle withdrew the motion.

Commissioner Ishmael made a motion to move case PB25-0017 to the beginning of the Agenda.

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

Commissioner Ishmael made a motion to approve the amended agenda.

Commissioner Tuggle made a motion for approval of the November 13, 2025 minutes.

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

Mrs. Roesch swore in all witnesses who were to testify.

Mr. Jump 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 Sparks made a motion to accept exhibits.

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

The first item of New Business for Consideration was PB25-0017, a Request for a Zone Change for parcel 02-3.0-05.0-3-004-062., located at 108 E Lark Drive, in Rock Township and

Council District #1, from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for East Lark Apartments.

Mr. Bair presented the staff report for PB25-0017.

The following individuals testified in favor of PB25-0017.

**Dave Vonarx
Christopher Johnson
Brian Rensing**

The following individuals testified in opposition of PB250017:

**Brian Coulter
Ken Leeds
Darvin Pauley
David Winkler
Ashley Elliott
David Schweihs
Ryan Martin
Jennifer Coulter**

Commissioner Seibert made a motion to accept Exhibits D, signatures from people who oppose the zone change request and Exhibit E, packet submitted by Brian Coulter.

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

Commissioner Moenster made for approval of PB25-0017, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for East Lark Apartments in accordance with departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

Commissioner Ishmael seconded the motion. Commissioner Scherrer called for a roll call vote.

The results were as follows:

**YAY
Danny Tuggle
Drew Ishmael**

**NAY
Mike Huskey
Rodney Wideman
Johnathon Sparks
Jessie Scherrer
Jeffrey Spraul
Chris Moenster
Michael Siebert**

Motion for approval of PB25-0017 does not carry 7 to 2.

Commissioner Seibert made a motion for denial of PB25-0017, a request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan approval for East Lark Apartments.

Commissioner Sparks seconded the motion. Commissioner Scherrer called for a roll call vote. The results were as follows:

YAY
Mike Huskey
Johnathon Sparks
Jessie Scherrer
Jeffrey Spraul
Chris Moenster
Michael Siebert
Rodney Wideman
Danny Tuggle

NAY
Drew Ishmael

Motion for denial of PB25-0017 carried 8- 1.

The next item of New Business for approval was PB25-0015, a Request for a Zone Change for parcels 18-8.0-27.0-0-004-001.02, 18-8.0-27.0-0-004-001., located at 3209 US Highway 67, Festus, in Platin Township and Council District #6, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for Smith & Sons Contracting LLC.

Mr. Jump presented the staff report for PB25-0015.

The following individual testified in favor of PB25-0015

Dakota Smith

No one testified in opposition of PB25-0015.

Commissioner Sparks made a motion that the Jefferson County Planning & Zoning Commission approve PB25-0015, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for Smith & Sons Contracting LLC., in accordance with requested modifications, departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

The next item of New Business for Consideration was PB25-0016, a Request for a Variance for parcel 24-6.0-13.0-0-000-014., located at 4311 State Road V, DeSoto, in Valle Township and Council District #6, for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances.

Mr. Jump presented the staff report for PB25-0016.

The following individual testified in favor of PB25-0016:

David Vonarx

No one testified in opposition of PB25-0016.

Commissioner Tuggle made a motion that the Jefferson County Planning & Zoning Commission approve PB25-0016, a Request for a Variance for relief from Chapter 400: Unified Development Order Section 400.2560 of the Jefferson County Code of Ordinances, in accordance with staff recommendations and conditions.

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

Under Reports to the Commission, Jump announced the announced the commission would meet next on January 8, 2026.

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

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

The December 11, 2025 Planning and Zoning Commission Meeting adjourned at 8:50pm.

Respectfully Submitted

Elaine Roesch