

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on January 8, 2026 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, Dennis Kehm Jr., Deputy Director of County Services, 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 Siebert seconded the motion. Motion carried with all in favor.

Commissioner Moenster made a motion for approval of the November 13, 2026 minutes.

Commissioner Ishmael 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 Siebert made a motion to accept exhibits.

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

The first item of New Business for Consideration was 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.

The next item of New Business for Consideration was 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.

Mr. Jump presented the staff report for PB25-0010 and PB25-0011.

The following individuals testified in favor of PB25-0010 and PB25-0011:

Katie Peroutka
Mike Faulkner

The following individuals testified in opposition of PB25-0010 and PB25-0011:

Melissa Alubaidy
Lynette Rasch
Charles Hangge
Jacob Lindsey
Scott Boyer

Commissioner Siebert made a motion to accept Exhibits “D”, letter from Rosenblum Goldenhersch
And “E”, copy of presentation submitted by Melissa Alubaidy.

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

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission
approve PB25-0010 and PB25-0011, in accordance with requested modifications, departmental comments,
regulatory requirements, conditions, and staff report conditions of approval.

Commissioner Sparks seconded the motion. Commissioner Scherrer called for a roll call

Vote.

The results were as follows:

YAY
Danny Tuggle
Mikle Huskey
Johnathon Sparks
Jessie Scherrer
Jeffrey Spraul
Drew Ishmael
Rodney Wideman

NAY
Chris Moenster
Mike Siebert

Motion for approval of PB25-0010 and PB25-0011 carried 7 to 2.

The next item of New Business was 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.

Mr. Jump presented the staff report for PB25-0018.

The following individuals testified in favor of PB25-0018:

William Levinson
David Volz

The following individuals testified in opposition of PB25-0018:

Shawn Alli
Steve Kasten

Sean Wigglesworth
Chris Kastan
Nick Henderson

Commissioner Sparks made a motion that the Jefferson County Planning and Zoning Commission approve PB25-0018, a Request for a Zone Change from Planned Unit Development (PUD) Zone District to Planned Mixed Residential (PR-2) Zone District, in accordance with requested modifications, 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
Johnathan Sparks
Rodney Wideman
Chris Moenster
Drew Ishmael

NAY

Jessie Scherrer
Mike Huskey
Jeffrey Spraul
Mike Siebert

Motion for approval of PB25-0018. Carried 5 to 4.

The next item of New Business for Consideration was 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., 03-5.0-22.0-1-002-019., from Single-Family Residential (R-7) Zone District to Planned Industrial (PI) Zone District and located at 6218 State Road PP, High Ridge, in High Ridge Township and Council District #1.

Mr. Jump presented the staff report for PB25-0021.

The following individual testified in favor of PB25-0021:

Ryan Gates

The following individuals testified in opposition of PB25-0021:

Martin Freer

Commissioner Tuggle made a motion that the Jefferson County Planning & Zoning Commission approve PB25-0021, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for H & J Enterprise, in accordance with in accordance with requested modifications, departmental comments, regulatory requirements, conditions, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced the announced the commission would meet next on February 26, 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 January 8, 2026 Planning and Zoning Commission Meeting adjourned at 8:50pm.

Respectfully Submitted

Elaine Roesch