

**Jefferson County, Missouri County Council
Master Plan / UDO Committee**

June 13, 2026

I. CALL TO ORDER

Committee Chair Charles Groeteke called the meeting to order at 6:30 p.m.

II. ROLL CALL

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Present
District 3 – Lori Arons:	Present
District 4 - Charles Groeteke:	Present
District 5 – Tim Bennett:	Absent
District 6 – Tim Brown:	Present
District 7 - Bob Tullock:	Present

III. APPROVAL OF THE AGENDA

Councilman Bob Tullock made a motion to approve the agenda, seconded by Councilwoman Lori Arons.

Vote:

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Yes
District 3 – Lori Arons:	Yes
District 4 - Charles Groeteke:	Yes
District 5 – Tim Bennett	Absent
District 6 – Tim Brown:	Yes
District 7 - Bob Tullock:	Yes

Motion carried

Deputy County Counselor Jason Cordes stated that he understood the intention of the meeting was for it to be a joint meeting, with the Planning and Zoning (P&Z) Commission participating in active discussions. However, since the meeting was not properly noticed, and if a quorum of the P&Z Commission were present, it could constitute a violation of the Sunshine Law.

Councilman Charles Groeteke took roll call of the P&Z Commission to confirm a quorum was not present. The following P&Z Commission members attended the meeting:

****Note: No votes were made during this meeting.***

- Rodney Wideman
- Mike Siebert
- John Sparks
- Drew Ishmael

IV. UDO AD HOC DISCUSSION

a) Discussion of UDO drafts, including Definitions, Article 2 (Base and Overlay Zoning District Standards), and Article 3 (Use Standards).

Councilman Groeteke provided items on the UDO Draft that he would like clarified. Councilman Brown agreed and said the product that we take forward has the proper review before the Hearing.

Councilman Groeteke asked if anyone had any questions regarding this topic and opened the discussion. No one responded. He then stated that the first topic, regarding the definitions in Chapter 2, had been reviewed with the consultants. However, Chapter 3, "Use Standards," had only been skimmed through. He explained that this section contains several changes to the current UDO, including revisions to the district definitions, their purposes, and the permitted uses associated with each district. He also noted that the tables on pages 4, 5, and 6 of 106 relate to those changes. Councilman Groeteke stated that, following the last Planning & Zoning Commission meeting, he still had questions regarding the tables and how they would be applied.

Councilman Tim Brown stated that, following the last meeting with the Planning & Zoning Commission, the Council members who attended were asked to make note of any items they wanted clarified, any provisions from the current UDO they wished to retain in the new version, and any modifications they wanted to recommend. He explained that the goal was for the Council to come to an agreement on those items before moving the draft forward to the public hearing.

Councilman Groeteke then presented several items in the UDO draft that he believed required clarification. Councilman Brown agreed, stating that it was important to ensure the draft received a thorough review before being presented at the public hearing. The Council also discussed proposed zoning changes and raised several questions regarding those revisions.

b) Correspondence from the Jefferson County Fire Districts Alliance (May 21, 2026).

Councilman Groeteke said a letter was received from the Jefferson County Fire District Alliance. This group is an alliance of all the fire districts in Jefferson County. This group provides recommendations from each Fire District on what they would like to see in the new UDO, regarding residential development. Mr. Groeteke read their recommendations.

V. ADJOURNMENT

Councilwoman Lori Arons made a motion to adjourn, seconded by Councilman Billy Crow Jr.

Vote:

District 1 - Brian Haskins:	Absent
District 2 – Billy Crow:	Yes

District 3 – Lori Arons:	Yes
District 4 - Charles Groeteke:	Yes
District 5 – Tim Bennett:	Absent
District 6 – Tim Brown:	Yes
District 7 - Bob Tullock:	Yes

Motion carried, and the meeting adjourned at 7:57 p.m.