

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on December 15, 2022 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:

Danny Tuggle
Larry Adkins
Greg Bowers
Chris Hastings
Mike Huskey
Johnathan Sparks

The following member was not present:

Tim Dugan

Also present were Dennis Kehm, Assistant Director of County Services and Code Enforcement, Jason Cordes, Assistant County Counselor, Josh Jump, Planner II, Rachel Krispin, Planner I/GIS, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Tuggle made a motion to approve agenda.

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

Commissioner Tuggle made a motion for approval of the minutes.

Commissioner Adkins 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 Adkins made a motion to accept exhibits.

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

The first item of New Business for Consideration was PR122071, a Request for a Zone Change and Development Plan for parcel 19-4.0-20.0-0-000-042.03 located at 1800 US Highway 61,

Festus, in Plattin Township and Council District #5, from Single-Family Residential (R-40) Zone District and Planned Industrial (PI) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Wil-Mix Concrete.

Ms. Krispin presented the staff report for PR122071.

The following individual testified in favor of PR122071:

Dave Vonarx

No one testified in opposition of PR12207.

Commissioner Adkins made a motion that the Jefferson County Planning and Zoning Commission approve PR122071, a Request for a Zone Change from Single-Family Residential (R-40) Zone District and Planned Industrial (PI) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for Wil-Mix Concrete, in accordance with requested Modifications and staff report conditions of approval.

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

The next item of New Business was NPI22072, a Request for a Zone Change for parcel 18-1.0-11.0-0-000-013., located near the southern corner of the Highway P and Highway A intersection, Festus, in Joachim Township and Council District #5, from Non-Planned Community Commercial (CC-2) Zone District to Non-Planned Industrial (NPI) Zone District.

Mr. Jump presented the staff report for NPI22072.

The following individual testified in favor of NPI22072:

Don Bickowski

No one testified in opposition of NPI22072.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve NPI22072, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Non-Planned Industrial (NPI) Zone District.

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

The last item of New Business for Consideration was PC22073, a Request for a Zone Change and Development Plan Approval for parcel 07-2.0-03.0-0-001-045., located at 6225 State Rd. MM, House Springs, in Meramec Township and Council District #7, from Single-Family (R-10)

Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Welcome Center - Open Door Animal Sanctuary.

Ms. Krispin presented the staff report for PC22073.

The following individual testified in favor of PC22073:

Dave Vonarx

The following individuals testified in opposition of PC22073:

**Terry Gibb
Jason Lindsey
Jennifer Perkins
Ed Clark
Neil Bingaman**

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve PC22073, a Request for a Zone Change from Single-Family (R-10) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Welcome Center - Open Door Animal Sanctuary with all the requested modifications.

Commissioner Adkins seconded the motion. Motion Carried with all in favor.

The last item of New Business for Consideration was approval of the 2023 Board of Zoning Adjustment and Planning and Zoning Commission Schedule.

Commissioner Hastings made a motion that the Jefferson County Planning and Zoning Commission approve the 2023 Board of Zoning Adjustment and Planning and Zoning Commission Schedule.

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

Under Reports to the Commission, Mr. Kehm announced Commission would meet on January 26, 2023. He welcomed Commissioner Sparks. He thanked all the Commissioners for their service and wished everyone a Merry Christmas.

There were no Citizens to be heard.

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

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

The December 15, 2022 Planning and Zoning Commission Meeting adjourned at 8:15 pm.

**Respectfully Submitted
Elaine Roesch**

