

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on January 26, 2023 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
Tim Dugan

Also present were Eric Larson, 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 Dugan made a motion to approve agenda.

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

Commissioner Dugan 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. 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 Dugan made a motion to accept exhibits.

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

The first item of New Business for Consideration was PC22076, a Request for a Zone Change and Development Plan approval for parcel 09-3.0-08.0-4-003-016., located at 949 Montebello Road, Imperial, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and

Development Plan approval for 949 Montebello Storage.

Ms. Krispin presented the staff report for PC22076.

The following individuals testified in favor of PC22076:

**Gene Fribis
Ed Libby**

No one testified in opposition of PC22076.

Commissioner Dugan made a motion to approve PC22076, 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 949 Montebello Storage in accordance with regulatory requirements, requested modification and staff reports condition of approval.

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

The next item of New Business for Consideration was PC22077, a Request for a Zone Change and Development Plan Approval for parcels 09-4.0-17.0-3-003-002., 09-4.0-17.0-3-004-002., located at 5925 and 5926 Old State Road, Imperial, in Windsor Township and Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for Old State Road Self Storage.

Mr. Jump presented the staff report for PC22077.

The following individual testified in in favor of PC22077:

Dave Vonarx

No one testified in opposition of PC22077.

Commissioner Dugan made a motion to approve PC22077, 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 Old State Road Self Storage in accordance with regulatory requirements, requested modifications and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Jump announced Commission would meet next on February 9, 2023.

There were no Citizens to be heard.

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

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

**The January 26, 2023 Planning and Zoning Commission Meeting adjourned
at 7:15 pm.**

**Respectfully Submitted
Elaine Roesch**