

**JEFFERSON COUNTY PLANNING AND ZONING COMMISSION**

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 8, 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  
Greg Bowers  
Mike Huskey  
Johnathan Sparks  
Larry Adkins  
Jessie Scherrer  
Chris Hastings

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 II, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Scherrer made a motion to approve agenda.

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

Commissioner Adkins made a motion for approval of the April 14,2023 minutes.

Commissioner Huskey seconded the motion. Commissioner Bowers called for a roll call vote.

The results were as follows:

<u>YAY</u>	<u>NAY</u>	<u>ABSTAIN</u>
Danny Tuggle		Jessie Scherrer
Mike Huskey		
Larry Adkins		
Johnathan Sparks		
Chris Hastings		
Greg Bowers		

Motion for approval carried 6 to 0 with one abstention.

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 Scherrer 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 PI23011, a Request for a Zone Change and Development Plan Approval for parcels 03-6.0-13.0-1-001-032., 03-6.0-13.0-1-001-033., and 03-6.0-13.0-1-001-041., located at 5209 Schumacher Road, High Ridge, in High Ridge Township and Council District #1, from Single-Family Residential (R-10) Zone District, Non-Planned Community (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for A & O Contracting.**

**Mr. Jump presented the staff report for PI23011.**

**The following individuals testified in favor of PI23011:**

**Elmer Krussel**

**No one testified in opposition of PI23011.**

**Commissioner Scherrer made a motion that the Jefferson County Planning & Zoning Commission approve PI23011, a Request for a Zone Change from Single-Family Residential (R-10) Zone District, Non-Planned Community (CC-2) Zone District and Planned Commercial (PC) Zone District to Planned Industrial (PI) Zone District and Development Plan Approval for A & O Contracting in accordance with staff report conditions of approval including public works comment that the existing earth entrance to the east of the new entrance be removed because it is too close to the new entrance.**

**Commissioner Tuggle seconded the motion. Commissioner Bowers called for a roll call vote.**

**The results were as follows:**

**YAY**

**Danny Tuggle  
Mike Huskey  
Larry Adkins  
Jessie Scherrer  
Chris Hastings  
Greg Bowers**

**NAY**

**ABSTAIN**

**Johnathan Sparks**

**Motion for approval of P123011 carried 6-0 with one abstention.**

**The next item of New Business for Consideration was CC223012, a Request for a Zone**

**Change for parcel 06-7.0-25.-2-002-029., located at 7070 State Road BB, Cedar Hill in Meramec Township and Council District #7, from Single-Family (R-20) Zone District to Non-Planned Community Commercial (CC-2) Zone District.**

**Ms. Krispin presented the staff report for CC223012.**

**The following individual testified in favor of CC23012:**

**Dave Vonarx**

**No one testified in opposition of CC223012.**

**Commissioner Scherrer made a motion that the Jefferson County Planning and Zoning Commission approve CC223012, a Request for a Zone Change from Single-Family (R-20) Zone District to Non-Planned Community Commercial (CC-2) Zone District.**

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

**The last item of New Business for Consideration was PR123014, a Request for a Zone Change and Development Plan Application for parcel 02-7.0-36.0-3-001-001., located at Vogel Road west of Old Lemay Ferry Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-20) Zone District to Planned Residential (PR1) Zone District and Development Plan Approval for Bella Terra Subdivision.**

**Mr. Jump presented the staff report for PR123014.**

**The following individuals testified in favor of PR123014:**

**Gene Fribis  
Mike Lawless  
Lori Arons**

**The following individuals testified in opposition of PR123014:**

**Kelly Matt  
Ray Meyer  
Lynnette Rasch  
Tanner Harry  
Robert Clerkin  
Mark Jones**

**Commissioner Scherrer made a motion to accept Exhibit "D", photographs submitted by Robert Clerkin.**

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

**Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning**

**Commission approve PR123014, a Request for a Zone Change from Single-Family Residential (R-20) Zone District to Planned Residential (PR1) Zone District and Development Plan Approval for Bella Terra Subdivision in accordance with the regulatory requirements, departmental comments, and comments from the Department of Public Works, including the requirement that a traffic study be performed to determine if any traffic signal retiming/ phasing or lane additions/ extensions are needed; and that all recommendations of the traffic study be required and implemented.**

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

**Under Reports to the Commission, Mr. Kehm announced Commission would meet next on June 22, 2023 and election of officers would be held at that meeting.**

**There were no citizens to be heard.**

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

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

**The June 8,2023 Planning and Zoning Commission Meeting adjourned at 7:53 pm.**

**Respectfully Submitted  
Elaine Roesch**