

**JEFFERSON COUNTY PLANNING AND ZONING COMMISSION**

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on June 23, 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:

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

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 Bowers made a motion for approval of the amended agenda.

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

Commissioner Dugan made a motion to approve the June 9, 2022 minutes.

Commissioner Bowers 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 Bowers made a motion to accept exhibits.

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

The first item of New Business for Consent was FP22042, The Final Plat for the Ridges at Tuscan Valley located on the west side of Vogel Road, north of the Vogel Road and Old Lemay Ferry intersection, Arnold, in Windsor Township and Council District #3.

Commissioner Dugan made a motion for approval of FP22042, The Final Plat for the

**Ridges at Tuscan Valley.**

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

**The next item of New Business for Consideration was VR22043, a Request for a Deviation for parcel 07-2.0-03.0-0-002-015., located at 6482 Old State Road MM, House Springs, in Meramec Township and Council District #7, for relief Chapter 400: Unified Development Order Sections 400.2530, 400.2560, 400.2610, 400.4100(A)(2), 400.4100(A)(5), 400.4650(A), 400.4650(B), 400.4690, 400.4700 of the Jefferson County Code of Ordinances.**

**Ms. Krispin presented the staff report for VR22043.**

**The following individuals presented the staff report for VR22043:**

**The following individual testified in favor of VR22043:**

**Dan Wind**

**No one testified in opposition of VR22043.**

**Commissioner Dugan made a motion to accept Exhibit "D", pictures from the site reviewed by the commissioners and to allow Josh Jump to show remaining photos.**

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

**Commissioner Dugan made a motion that the Jefferson County Planning & Zoning approve VR22043, a Request for a Deviation for relief Chapter 400: Unified Development Order Sections 400.2530, 400.2560, 400.2610, 400.4100(A)(2), 400.4100(A)(5), 400.4650(A), 400.4650(B), 400.4690, 400.4700 of the Jefferson County Code of Ordinances with the condition that all pavement be ground down or milled and then replaced with two inches of pavement.**

**Commissioner Tuggle Seconded the motion. Motion carried with all in favor.**

**The next item of New Business was Election of Officers.**

**Commissioner Dugan made a motion that Jessie Scherrer continue as Chairman and Greg Bowers as Vice Chair.**

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

**Under reports to the commission Mr. Jump announced the Commission would meet again July 14,2022.**

**There were no Citizens to be Heard.**

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

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

**The June 23, 2022 Planning and Zoning Commission Meeting adjourned at 7:10 pm**

**Respectfully Submitted  
Elaine Roesch**