

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on July 13, 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
Jeffrey Spraul

The following commissioner was not present:

Tim Dugan

Also present were Mitch Bair, Director of County Services and Code Enforcement, Dennis Kehm, Assistant Director of County Services and Code Enforcement, Jalesia Kuenzel, County Counselor Jason Cordes, Assistant County Counselor, Rachel Krispin, Planner II, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Bowers made a motion to approve agenda.

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

Commissioner Bowers made a motion for approval of the June 22,2023 minutes.

Commissioner Adkins seconded the motion.

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 Bowers made a motion to accept exhibits.

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

The first item of New Business for Consent was FP23018, The Final Plat for The

Greens at Fox Run Plat Two, parcel 03-9.0-29.0-0-000.003., located at 1 Putt Lane, Eureka, in Meramec Township and Council District #1.

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve FP23018, the Final Plat for the Greens at Fox Run.

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

The next item of New Business for Consideration was CU23020, a Request for a Conditional Use Permit for parcel 12-6.0-23.0-0-000-072., located at 9637 Old State Route 21, Hillsboro, in Central Township and Council District #7, for a Group Home for persons with disabilities, hospice or special care, in a Non-Planned Community Commercial (CC-2) Zone District.

Ms. Krispin presented the staff report for CU23020.

The following individual testified in favor of CU23020:

Casey Kindt

The following individuals testified in opposition of CU23020:

Andrew Burcham
Barb Johnson
Susan Williamson

Commissioner Bowers made a motion to accept Exhibit "D", packet submitted by Applicant.

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

Commissioner Tuggle made a motion to approve CU23020, a Request for a Conditional Use Permit for a Group Home for persons with disabilities, hospice or special care, in a Non-Planned Community Commercial (CC-2) Zone District in accordance with staff report conditions of approval.

Commissioner Sparks seconded the motion. Commissioner Scherrer called for a roll call vote.

The results were as follows:

YAY
Danny Tuggle
Larry Adkins
Jeffrey Spraul

NAY
Jessie Scherrer
Mike Huskey

**Chris Hastings
Greg Bowers
Johnathan Sparks**

Motion for approval of CU23020 carried 6-2.

The next item of New Business for Consideration was PR223022, a Request for a Zone Change and for parcel 09-4.0-18.0-4-004-013., located at 6021 West Outer Road, Imperial, in Council District #4, from Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Park West Apartments, in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

Ms. Krispin presented the staff report for PR23022.

The following individual testified in favor of PR23022:

Igor Gusev

The following individuals testified in opposition of PR23022:

**Karin Althage
Dede Remspecher**

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve PR23022, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Park West Apartments, in accordance with the regulatory requirements, departmental comments and staff report conditions of approval.

Commissioner Adkins seconded the motion. Commissioner Scherrer called for a roll call vote. The results were as follows:

**YAY
Danny Tuggle
Jessie Scherrer
Larry Adkins
Jeff Spraul
Chris Hastings
Greg Bowers**

**NAY
Johnathan Sparks
Mike Huskey**

Under Reports to the Commission, Mr. Kehm announced Commission would meet next on July 27, 2023 and the amendment of P & Z bylaws would be on that agenda.

Under Citizens to be Heard Kevin Lacostal spoke.

**There being no further business, Commissioner Bowers made a motion to adjourn.
Commissioner Adkins seconded the motion. Motion carried with all in favor.
The July 13, 2023 Planning and Zoning Commission Meeting adjourned at 7:50 pm.**

**Respectfully Submitted
Elaine Roesch**