

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 10, 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:

**Greg Bowers
Mike Huskey
Johnathan Sparks
Larry Adkins
Jessie Scherrer
Jeffrey Spraul
Tim Dugan**

The following member was not present:

Danny Tuggle

Also present were 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 Dugan made a motion to approve the agenda.

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

Commissioner Bowers made a motion for approval of the July 27, 2023 minutes.

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

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 Dugan made a motion to accept exhibits.

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

The first item of New Business for Consent was FP23027, The Final Plat for Bear Ridge Plat Two, parcel 03-7.0-35.0-1- 001-001. Located on the south Side of Bear Creek Road, ³/₄ miles east of

Carol Park Road, House Springs, in Meramec Township and Council District #7.

Commissioner Dugan made a motion to approve FP23027, The Final Plat for Bear Ridge Plat Two.

Commissioner Greg Bowers seconded the Motion. Motion carried with all in favor.

The first item of New Business for Consideration was VR23026, a Request for a Deviation for parcel 08-5.0-21.0-0-000-017.13, located at 6735 Bailey Farm Road, Imperial in Imperial Township and Council District #4 for relief from for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

Mr. Jump presented the staff report for VR23026.

The following individual testified in favor of VR23026:

Luke Holder

No one testified in opposition of VR23026.

Commissioner Bowers made motion to accept Exhibit “D”, Narrative submitted by Petitioner.

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

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve VR23026, a Request for a Deviation for relief from for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

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

**YAY
Mike Huskey
Tim Dugan
Greg Bowers
Jessie Scherrer
Johnathan Spar
Jeffrey Spraul**

**NAY
Larry Adkins**

Motion for approval carried 6 to 1.

The next item of New Business for Consideration was PC23028, a Request for a Zone Change and Development Plan for parcels 02-2.0-10.0-4-003-001, 02-2.0-10.0-4003-002., located at

130 & 138 Fielder Lane, Fenton, in Rock Township and Council District #2, from Single-Family Residential (R-7) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Wow Entertainment.

Ms. Krispin presented the staff report for PC23028.

The following individual testified in favor of PC23028:

William Birmann

No one testified in opposition of PC23028.

Commissioner Bowers made a motion that the Jefferson County Planning and Zoning Commission approve PC23028, a Request for a Zone Change from Single-Family Residential (R-7) Zone District and Planned Commercial (PC) Zone District to Planned Commercial (PC) Zone District and Development Plan Approval for Wow Entertainment in accordance with departmental comments, regulatory requirements, and staff report conditions of approval.

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

Under Reports to the Commission, Mr. Kehm announced they would meet next on August 24th, 2023.

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 August 10, 2023 Planning and Zoning Commission Meeting adjourned at 7:10 pm.

**Respectfully Submitted
Elaine Roesch**