

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 24, 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
Danny Tuggle
Jeffrey Spraul
Tim Dugan**

The following member was not present:

Jessie Scherrer

Also present were Dennis Kehm, Assistant Director of County Services and Code Enforcement, 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 Adkins seconded the motion. Motion carried with all in favor.

Commissioner Dugan made a motion for approval of the August 14, 2023 minutes.

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

The first item of New Business for Consent was FP23029, The Final Plat for the Timbers Plat Two, parcel 08-1.0-12.0-0-000.047., located at 2318 Prairie Hollow Road, Imperial, in Imperial Township and Council District #4.

Commissioner Dugan made a motion that he Jefferson County Planning & Zoning Commission approve FP23029, The Final Plat for the Timbers Plat Two.

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

The first item of New Business for Consideration was CC223031, a Request for a Zone Change for parcel 04-4.0-18.0-0-000-005.02, located at 1511 State Road F, Pacific, in Meramec Township and Council District #1, from Single-Family Residential (R-40) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

Ms. Krispin presented the staff report CC223031.

The following individual testified in favor of CC223031:

Beth Baile

No one testified in opposition of CC223031:

Commissioner Dugan made a motion that the Jefferson County Planning & Zoning Commission approve CC223031, a Request for a Zone Change from Single-Family Residential (R-40) Zone District to Non-Planned Community Commercial (CC-2) Zone District.

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

The next item of New Business for Consideration was VR23032, a Request for a Deviation for parcel 19-3.0-08.0-1-001-002.02, located at Green Acres, Lot 16D, Festus, in Platin Township and Council District #5, 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 VR223032.

The following individual testified in favor of VR23032:

Richard Townsend

No one testified in opposition of VR23032.

Commissioner Dugan made a motion that the Jefferson County Planning and Zoning Commission approve VR23032, 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 Huskey seconded the motion. Motion carried with all in favor.

Under Reports to the Commission, Mr. Kehm announced they would meet next on September 14th, 2023.

Under Citizens to Be Heard Lori Arons spoke.

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

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

The August 24, 2023 Planning and Zoning Commission Meeting adjourned at 7:17 pm.

Respectfully Submitted

Elaine Roesch