

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on August 25, 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:

Danny Tuggle
Larry Adkins
Mike Huskey
Chris Hastings
Greg Bowers

The following member was not present:

Tim Dugan

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 Adkins made a motion to amend the agenda.

Commissioner Tuggle seconded the motion.

Commissioner Adkins made a motion for approval of the amended agenda.

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

Commissioner Tuggle made a motion to approve the August 11, 2022 minutes.

Commissioner Adkins 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 Tuggle made a motion to accept exhibits.

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

The first item of New Business for Consideration was PR222045, a Request for a Zone Change and Development Plan approval for parcels 02-7.0-36.0-4-002-001., 02-7.0-36.0-4-002-001.43, located at 3129 Miller Road, Arnold, in Windsor Township and Council District #3, from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Arnold Apartments.

Mr. Jump presented the staff report for PR222045.

The following individuals testified PR222045:

Gene Fribis
David Staloch
Shawn White
Larry Barnes

The following individuals testified in opposition of PR222045:

Allison Sweeney
Ronald Hopmeir
Frank Atkinson
Andrew White
Tim Seidenstricker
Joseph Landeau
Peter Erbe
Sue Erbe
Valerie Leonard

Commissioner Hastings made a motion to accept Exhibit "D", Petition submitted with extra signatures of people opposed to the rezoning.

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

Commissioner Adkins made a motion that the Jefferson County Planning and Zoning Commission deny PR222045, a Request for a Zone Change from Single-Family Residential (R-7) Zone District to Planned Mixed Residential (PR-2) Zone District and Development Plan Approval for Arnold Apartments.

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

The next item of New Business for Consideration was PP22050, The Preliminary Plat for Antonia Ridge Estates, parcel 09-4.0-18.0-4-05-007., and 09-4.0-18.0-4-005-007.01, located at 6017 Old Antonia Road, Imperial, in Imperial Township and Council District #4.

Mr. Jump presented the staff report for PP22050.

The following individual testified in favor of PP22050:

Dave Vonarx

No one testified in opposition of PP22050.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve PP22050, The Preliminary Plat for Antonia Ridge Estates in accordance with staff recommendations for requested modifications, conditions of approval, regulatory requirements, departmental requirements, and final plat requirements as set forth in staff report.

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

The last item of New Consideration was PC22052, a Request for approval of a Revised Development Plan for Wow Entertainment, parcel 02-2.0-10.0-4-003-001., located at 130 Fiedler Lane, Fenton, in Rock Township and Council District #2.

Ms. Krispin presented the staff report for PC22052.

The following individuals testified in favor of PC22052:

**William Biermann
Lori Arons**

No one testified in opposition of PC22052.

Commissioner Hastings made a motion that the Jefferson County Planning and Zoning Commission approve PC22052, a Request for a Revised Development Plan for Wow Entertainment in accordance staff recommendations for requested modifications, conditions, regulatory requirements, and departmental comments.

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

Under reports to the commission Ms. Krispin announced the Commission would meet on September 22, 2022.

There were no Citizens to be Heard.

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

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

The August 25, 2022 Planning and Zoning Commission Meeting adjourned at 8:15 pm

**Respectfully Submitted
Elaine Roesch**

