

**JEFFERSON COUNTY PLANNING AND ZONING COMMISSION**

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on September 28, 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  
Jeffrey Spraul  
Tim Dugan

Also present were Dennis Kehm, Jr. 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 the agenda.

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

Commissioner Bowers made a motion for approval of the September 28, 2023 minutes.

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

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 Consideration was CC223041, a Request for a Zone Change for parcel 07-1.0-12.0-0-000-040., located at 5444 Katrina Drive, House Springs, in

**Meramec Township and Council District #7, from Single-Family Residential (R-20) Zone District to Non-Planned Community (CC-2) Zone District.**

**Miss Krispin presented the staff report for CC223041.**

**The following individual testified in opposition of CC223041:**

**Bryan Clouser**

**The following individuals testified in opposition of CC223041:**

**Donald Emily  
Daniel Kirkpatrick  
Jarrod Kirkpatrick  
Jacquelyn Waller  
Nancy Farr  
Joseph Staat  
Debbie Krugh  
Julie Thompson**

**Commissioner Dugan made a motion to accept Exhibit “D”, copy of Subdivision Restrictions submitted by Nancy Farr.**

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

**Commissioner Dugan made a motion to accept Exhibit “E”, Packet submitted by Nancy Farr.**

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

**Commissioner Dugan made a motion to accept Exhibit “F”, packet submitted by Petitioner.**

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

**Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission deny CC23041, a Request for a Zone Change from Single-Family Residential (R-20) Zone District to Non-Planned Community (CC-2) Zone District.**

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

**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 September 28, 2023 Planning and Zoning Commission Meeting adjourned at 7:35 pm.**

**Respectfully Submitted**

**Elaine Roesch**