

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on October 12, 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
Johnathan Sparks
Larry Adkins
Jeffrey Spraul

The following individuals were not present:

Tim Dugan
Jessie Scherrer
Mike Huskey

Also present were Mitch Bair, Director of County Services and Code Enforcement 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 Adkins made a motion to approve the agenda.

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

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

Commissioner Tuggle 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 Adkins made a motion to accept exhibits.

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

The first item of New Business for Consideration was PI23046, A Request for a Revised Development Plan for Dalton's Lawn and Landscape, parcel 03-1.0-12.0-1-001-012.13, located at

115 TRW Industrial Court, High Ridge, in High Ridge Township and Council District #1.

Ms. Krispin presented the staff report for PI23046.

The following individuals testified in favor of PI23046:

Dalton Lay
Lenny Meers

No one spoke in opposition of PI23046.

Commissioner Tuggle made a motion to accept Exhibit "D", petition signed by neighbors.

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

Commissioner Spraul made a motion that the Jefferson County Planning and Zoning Commission approve PI23046, a Revised Development Plan for Dalton's Lawn and Landscape, in accordance with regulatory requirements, departmental comments, and all staff report conditions of approval condition with alteration of condition D. Petitioner shall be required to put 6 foot tall site proof fence around entire perimeter of entire property. Outdoor storage is permitted subject to all conditions set forth in this Ordinance, including the condition that a six-foot (6') tall sight-proof fence that meets UDO standards shall be installed around the entire perimeter of the subject property.

Commissioner Tuggle seconded the motion. Commissioner Bowers called for a roll call vote.

The results were as follows:

YAY
Danny Tuggle
Greg Bowers
Larry Adkins
Jeffrey Spraul

NAY
Johnathan Sparks

Motion for approval of PI23046 carried 4-1.

There were no Citizens to be heard.

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

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

The October 12, 2023 Planning and Zoning Commission Meeting adjourned at 7:10 pm.

Respectfully Submitted,

Elaine Roesch

