

**JEFFERSON COUNTY  
PLANNING AND ZONING COMMISSION**

Minutes January 14, 2010

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on January 14, 2010, at 7:00 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:

Tom Dismuke  
Paul Kopp  
Mike Price  
Bill Koehrer  
Charlie Lesch  
Jesse Ford  
Lester Munzlinger

The following members of the commission were not present:

Kevin Fitzgerald  
Don Geatley  
Mike Huskey

Also present were Martin Toma, Director of County Services and Code Enforcement, Kristi Bales, Assistant Director of County Services and Code Enforcement, Justin Randall, Planner II, Jay Rodenbeck, Planner II, Elaine Roesch, Recording Secretary, Dennis J. Kehm, Jr., County Counselor, members of the press and other concerned citizens.

The first item of Business was approval of the amended agenda.

Commissioner Kopp made a motion for approval of the agenda.

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

The next item of Business was approval of the December 3, 2009 minutes.

Commissioner Kopp made a motion for approval of the December 3, 2009 minutes.

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

Ms. Bales presented the following exhibits for all the petitions:

Exhibit A	The Jefferson County Official Master Plan
Exhibit B	The Jefferson County Unified Development Ordinance

Exhibit C Staff Reports with respective case files

Commissioner Munzlinger made a motion to accept the presented exhibits.

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

The first item of New Business was a Public Hearing on proposed Amendments to the Jefferson County Unified Development Order.

Mr. Dan Govero addressed the commission regarding stormwater detention requirements.

Chairman Dismuke moved to close the Public Hearing on proposed Amendments to the Jefferson County Unified Development Order.

Motion carried with all in favor.

The first item of New Business for Consideration was PC09059, a request for a Zone Change for parcel 02-6.0-14.0-2-001-058., located at the intersection of Schneider Drive and Spitz Drive, west of Highway 141, in Rock Township, from Non-Planned Community Commercial (CC2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for A-1 Locker Rental Self Storage.

Mr. Randall presented the staff report for PC09059.

The following individual testified in favor of PC09059:

Doug Mueller

Commissioner Price made a motion that that the proposed zone change is in accordance with the purpose and intent of the Planned Commercial (PC) Zone District and recommends approval of PC09059 and Development Plan for A-1 Locker Rental Self Storage, subject to the regulatory requirements, departmental comments and recommended modifications stated in the staff report.

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

The next item of New Business for Consideration was CU10001, a request for a Conditional Use Permit for parcel 02-5.0-22.0-4-002-015., located at 4710 Happy Lane, in Windsor Township, for a residence in a Non-Planned Community Commercial (CC2) Zone District.

Mr. Randall presented the staff report for CU10001.

The following individual testified in favor of CU10001:

Donald Faulstich

The following individual testified in opposition of CU10001:

Garry Pickrell

Commissioner Price made a motion that the Jefferson County Planning and Zoning Commission recommend approval of CU10001 subject to the conditions stated in staff report and added condition #4. "A design professional shall verify that there will be no adverse downstream impact with regard to stormwater".

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

The next item of New Business for Consideration was CC210002, a request for a Zone Change for parcel 06-6.0-24.0-3-002-003., located at 6420 The Cedars Court, in Meramec Township, from Non-Planned Neighborhood Commercial (NC1) Zone District and Large Lot Residential (LR2) Zone District to Non-Planned Community Commercial (CC2) Zone District.

Mr. Randall presented the staff report for CC210002.

The following individual testified in favor of CC210002:

Dale Brewer

The following individual testified in opposition of CC210002:

Charles Davis

Commissioner Price made a motion that the Jefferson County Planning and Zoning Commission finds that the proposed is in accordance with the purpose and intent of the Non-Planned Community Commercial (CC2) Zone District and recommends approval of CC210002.

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

The next item of New Business for Consideration was RS10003, a Zone Change request for parcel 21-3.2-07.0-009.20, located at 4575 Dubois Creek Road, north of the intersection of Highway 61 and Highway TT, in Plattin Township, from Single-Family Residential (R40) Zone District to Large Lot Residential (LR2) Zone District.

Mr. Rodenbeck presented the staff report for RS10003.

The following individuals testified in favor of RS10003:

Lance Sago

The following individuals testified in opposition of RS10003:

Irene Laiben  
Norman Matthews

Commissioner Price made a motion that the Jefferson County Planning and Zoning Commission finds that the proposed zone change is in accordance with the purpose and intent of the Large Lot Residential (LR2) Zone District and recommends approval of RS10003.

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

The next item of New Business for Consideration was RS10004, a request for a Zone Change for parcel 02-9.0-32.0-021., located on Blue Springs Road, west of the Highway 21 exit at Shady Valley, in Rock Township, from Planned Mixed Residential Use (PR2) Zone District to Single-Family Residential (R40) Zone District.

Mr. Randall presented the staff report for RS10004.

The following individuals testified in favor of RS10004:

Dan Govero

Commissioner Price made a motion that the Jefferson County Planning and Zoning Commission finds that the proposed zone change is in accordance with the purpose and intent of the Single-Family Residential (R40) Zone District and recommends approval of RS10003.

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

The next item of New Business for Consideration was VR10005, a request for a Deviation for parcel 02-9.0-32.0-021., located on Blue Springs Road, west of the Highway 21 exit at Shady Valley, in Rock Township, from Article 14 Section 14.080-A., to allow the required street frontage plantings to be located outside of the first 20 feet of the property line.

Mr. Randall presented the staff report for VR10005.

The following individual testified in favor of VR10005:

Dan Govero

Commissioner Price made a motion to approve VR10005, subject to the condition stated in the staff report.

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

Next on the agenda was Resolution 1-14-2010A of the Planning and Zoning Commission of the County of Jefferson, Missouri, to report on and recommend amendments of the County's Unified Development Order for the County of Jefferson, Missouri; directing that this Resolution serve as the Planning and Zoning Commission's report to the Jefferson County, Missouri, Council.

Commissioner Koehrer introduced and moved for the adoption of Resolution 1-14-2010A.

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

Chairman Dismuke called for a roll call vote. The results were as follows:

Commissioner Huskey	(Central Township)	Absent
Commissioner Munzlinger	(High Ridge Township)	Yes
Commissioner Fitzgerald	(Imperial Township)	Absent
Commissioner Lesch	(Joachim Township)	Yes
Commissioner Geatley	(Meramec Township)	Absent
Commissioner Kopp	(Plattin Township)	Yes
Commissioner Dismuke	(Rock Township)	Yes
Commissioner Ford	(Valle Township)	Yes
Commissioner Price	(Windsor Township)	Yes
Public Works Director	(William A Koehrer)	Yes

Motion carried 7-0.

Under Reports to the Commission Ms. Bales announced the January 28, 2010 Planning and Zoning meeting would not be held due to lack of cases.

Next under Reports to the Commission she announced the Bylaws for Planning and Zoning Commission would be placed on the February 11, 2010 meeting.

There were no Citizens to be Heard.

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

Commissioner Ford seconded the motion. The January 14, 2010 Jefferson County Planning and Zoning Commission Meeting adjourned at 8:45 pm.

Respectfully Submitted,

Elaine Roesch,  
Recording Secretary