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Planning & Zoning Meeting

January 26, 2023

Jefferson County, Missouri

JEFFERSON COUNTY, MISSOURI
PLANNING AND ZONING COMMISSION
MEETING AND PUBLIC HEARING

January 26, 2023

6:30 P.M.

Jennifer M. Jett, CCR
MISSOURI CCR NUMBER: 634

1	E X H I B I T S		
2			
3	Exhibits	Description	Identified
4	Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 10
5	Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 10
6	Exhibit C	Planning Division Staff Report and Respective Case File	Page 10
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11	[Exhibits retained by Counsel.]		
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1 JEFFERSON COUNTY PLANNING AND ZONING
2 COMMISSION MEETING AND PUBLIC HEARING, January 26,
3 2023, between the hours of 6:30 in the evening and
4 7:06 in the evening of that day, at the Jefferson
5 County Administration Center, 729 Maple Street,
6 Hillsboro, Missouri 63050, before Jennifer M. Jett,
7 MO-CCR.

8

9 A P P E A R A N C E S

10

11 PLANNING AND ZONING COMMISSION:

12

13 Danny Tuggle
14 Greg Bowers
15 Johnathan Sparks
16 Larry Adkins
17 Chris Hastings
18 Tim Dugan
19 Mike Huskey

20

21

22 PLANNING DIVISION STAFF:

23

24 Josh Jump
25 Rachel Krispin
26 Elaine Roesch

27

28 COUNTY SERVICES DIRECTOR:

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30 Eric Larson

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1 IT IS HEREBY STIPULATED AND AGREED by and
2 between the parties, that this meeting may be taken in
3 shorthand by Jennifer M. Jett, a Certified Court
4 Reporter, and afterwards transcribed into typewriting.

5 -----

6 COMMISSIONER BOWERS: Ladies and gentlemen,
7 this evening's activities represents a public hearing
8 before the Planning and Zoning Commission. This
9 public hearing is designed to allow citizens and other
10 interested parties to provide the Commission and,
11 ultimately, the County Council with information,
12 comments, testimony, and evidence to assist the
13 Commission in making a more-informed decision relative
14 to applications before it and for making
15 recommendations to the council on those applications.

16 Each individual wishing to address the
17 Commission on a specific application must complete an
18 oath form. These forms are located in the side of the
19 room. It is important that the speaker place the
20 agenda item number on this form so that an accurate
21 record can be maintained. You're also required to
22 print your name and sign this form.

23 When the chairman asks if anyone in
24 attendance wishing to speak on a specific application,
25 those wishing to provide comments are req -- are

1 required to come forward, provide your name and
2 address, and address their comments to the Planning
3 and Zoning Commission. It is important to remember
4 that the members of the Planning and Zoning Commission
5 will make a decision on each application and you
6 should direct all comments to the Commission.

7 Responding to the audience both wastes time and may
8 reduce the impact of your statement.

9 Members of the Planning and Zoning
10 Commission may question any speaker. The Commission
11 will not tolerate verbal outbursts or disruptions from
12 the audience nor will this Commission tolerate
13 personal or abusive attacks toward -- directed toward
14 the county staff.

15 The structure of the meeting is as follows:

16 The chairman will introduce each project by
17 both name and number and will then direct the plan --
18 the staff of the Planning Division to present the
19 application. The staff representatives will then
20 present a brief overview of the application. The
21 Commission may question the staff relative to the
22 project.

23 The chairman will then call the petitioner,
24 the party that submitted the application. The
25 petitioner may call additional individuals, generally

1 supporting consultants, and is allowed a five-minute
2 uninterrupted period for presentation of the facts
3 surrounding the application. After completion of the
4 presentation of the application, the members of the
5 Commission may ask questions of petitioner relative to
6 the application. There is no time limit for questions
7 from the Commission.

8 After all questions from the Commission
9 have been heard, the chairman will ask for any
10 citizens wishing to address the Commission who are in
11 favor of the application to come forward. There will
12 be a total of five minutes allocated for public
13 comment in favor of the application. The Commission
14 may ask questions of any speaker. The time used for
15 speakers to answer these questions will not be
16 subtracted from the five minutes.

17 After all questions from the Commission
18 have been heard, the chairman will then ask any
19 citizens wishing to address the Commission who are
20 opposed to this application to come forward. There is
21 a total of fifteen minutes allocated for public
22 comments in opposition to the application. No one
23 speaker is allowed to speak more than three minutes.
24 The Commission may ask questions of any speaker. The
25 time used for the speaker to answer their questions

1 will not be subtracted from the fifteen minutes.

2 Because time is limited, we strongly
3 recommend that speakers be prepared and know the facts
4 regarding the application. We recommend that you
5 avoid repetition. If you're part of a larger group,
6 we suggest that you designate a spokesperson to
7 provide comments for the group. The speaker may
8 acknowledge that he or she represents a larger group.
9 This will be the sole public hearing before a public
10 body regarding the application.

11 The petitioner will then have five minutes
12 to respond to the issues raised during the comment
13 period. The Commission may further question
14 petitioner. Time used to respond to the questions of
15 the Commission will not be counted against the time
16 allocated.

17 After closure of the comment period, the
18 Commission will then deliberate on the application.
19 The Commission may direct additional questions to the
20 staff or it may proceed directly to considering the
21 application. Decisions of the Planning and Zoning
22 Commission will be forwarded to the County Council for
23 final action. Final action by the County Council will
24 generally take the form of an ordinance approving the
25 application or a resolution denying the application.

1 In most instances, there will be no further public
2 hearing before the County Council.

3 I call this meeting to order.

4 Madam Secretary, would you please take
5 roll?

6 MS. ROESCH: Danny Tuggle.

7 COMMISSIONER TUGGLE: Here.

8 MS. ROESCH: Greg Bowers.

9 COMMISSIONER BOWERS: Here.

10 MS. ROESCH: Johnathan Sparks.

11 COMMISSIONER SPARKS: Here.

12 MS. ROESCH: Larry Adkins.

13 COMMISSIONER ADKINS: Here.

14 MS. ROESCH: Chris Hastings.

15 COMMISSIONER HASTINGS: Here.

16 MS. ROESCH: Tim Dugan.

17 COMMISSIONER DUGAN: Here.

18 MS. ROESCH: Mike Huskey.

19 COMMISSIONER HUSKEY: Here.

20 MS. ROESCH: We have a quorum.

21 COMMISSIONER BOWERS: Are there any -- are
22 there any changes to the agenda?

23 If not, I'll entertain a motion to approve
24 the agenda.

25 COMMISSIONER DUGAN: So moved.

1 COMMISSIONER ADKINS: Second.

2 COMMISSIONER BOWERS: I have a motion to
3 approve the agenda made by Commissioner Dugan;
4 seconded by Commissioner Adkins.

5 All those in favor, say aye.

6 COMMISSION: Aye.

7 COMMISSIONER BOWERS: Opposed?

8 Passes unanimous.

9 Approval of the minutes. Are there any
10 changes to the minutes?

11 If not, I would entertain a motion to
12 approve.

13 COMMISSIONER DUGAN: So moved.

14 COMMISSIONER ADKINS: Second.

15 COMMISSIONER BOWERS: I have a motion to
16 approve the minutes by Commissioner Dugan; seconded by
17 Commissioner Adkins.

18 All those in favor, say aye.

19 COMMISSION: Aye.

20 COMMISSIONER BOWERS: Opposed?

21 Approval of the minutes passes unanimous.

22 Swearing in of the witnesses.

23 MR. JUMP: Thank you, everyone, for coming
24 out tonight. If you are going to give -- be giving
25 testimony on any of the cases, your testimony has to

1 be sworn. So anybody speaking tonight will need to
2 stand up and raise their right hand and then Madam
3 Secretary here will swear you in.

4 [Witnesses sworn by Secretary Roesch.]

5 MR. JUMP: Thank you.

6 COMMISSIONER BOWERS: Introduction of
7 evidence.

8 MR. JUMP: The county would ask that you
9 enter the following exhibits in: Exhibit A, the
10 Official Master Plan for Jefferson County, Missouri,
11 adopted August 6, 2003, and effective April 2, 2008.
12 Exhibit B, the Code of Ordinances of Jefferson County,
13 specifically, the chap -- Chapter 400, the Unified
14 Development Order adopted April 2, 2008, and amended
15 thereafter. And, finally, Exhibit C, Planning
16 Division staff reports with respective case files.

17 COMMISSIONER BOWERS: Thank you.

18 I'll entertain a motion to accept the
19 evidence.

20 COMMISSIONER DUGAN: So moved.

21 COMMISSIONER ADKINS: Second.

22 COMMISSIONER BOWERS: I have a motion made
23 by Commissioner Dugan to accept the evidence; seconded
24 by Commissioner Adkins.

25 All those in favor, say aye.

1 COMMISSION: Aye.

2 COMMISSIONER BOWERS: Opposed?

3 Passes unanimous.

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1 COMMISSIONER BOWERS: Under new business,
2 considerations: PC22076, request for a zone change
3 and development plan approval for a parcel located at
4 949 Montebello Road, Imperial, Windsor Township,
5 Counsel District 4. And, Ms. Krispin.

6 MS. KRISPIN: Thank you.

7 This is PC22076. The petitioner is
8 requesting to rezone a portion of the subject property
9 from nonplanned community commercial to planned
10 commercial and development plan approval for 949
11 Montebello Storage.

12 The subject property is -- is located at
13 949 Montebello Road in Imperial. The property is
14 roughly 3.15 acres in size; however, 2.3 acres are to
15 be rezoned. There are no flood concerns. And a
16 little bit of background about this property: It was
17 rezoned in November of 2021 from planned residential
18 to CC2.

19 This is a look at the zoning map; the
20 subject property outlined in black, CC2. Right to the
21 north is PR2, that is planned residential. And then
22 surrounding it is R20.

23 Here is a topography map. The property
24 does slightly slope downward as you move further into
25 the property, but it is located at the intersection of

1 61-67 and Montebello Road.

2 These are photos of the subject property.

3 This top left one is an overall view of the site. The
4 top right is Montebello Road looking east towards
5 those residentially-zoned properties. This one, right
6 here, is Montebello Road looking out towards that
7 intersection with 61-67. And then bottom right is the
8 overseas shipping containers currently located on the
9 property.

10 This is the submitted development plan.

11 Couple things to go over: There are 44 proposed boat
12 and RV parking spaces, a paved drive aisle with a
13 cul-de-sac. All these spaces are proposed to be
14 gravel. There was a modification requested for that
15 that I'll get into on the next slide. Twelve overseas
16 shipping container locations right here. Some of
17 these, as you saw in the previous slide, already exist
18 on the property. And these are allowable in the
19 commercial zoned districts, which it's current CC2 and
20 it would be allowable in planned commercial, as well.

21 Two parking spaces located right here.

22 There is a preserved tree mass along the northern
23 property line, proposed fencing surrounding the
24 proposed developed area of the property. There is
25 fencing shown right here delineating the proposed

1 planned commercial zone district from the current CC2
2 that they are proposing to leave that as CC2 right
3 there.

4 The petitioner requested one modification
5 to Section 400.4100 for relief from the requirement to
6 pave the proposed parking spaces. The county has
7 previously granted relief from the requirement to pave
8 RV parking spaces as long as the drive aisle is paved.
9 The development plan shows a 26-foot wide paved drive
10 aisle with gravel parking spaces. Staff does not have
11 an issue with this request as it is consistent with
12 previously approved boat and RV storage submittals.

13 The development plan satisfies most of the
14 criteria of approval. The development plan and
15 proposed zoning seem to fit the area of the proposed
16 site as many properties along US Highway 61-67 are
17 zoned commercially.

18 The proposed planned commercial zone
19 district will only have frontage along Montebello
20 Road. This site is currently undeveloped with the
21 exception of a few overseas shipping containers on the
22 property. The proposed use of a boat/RV storage is in
23 a commercialized portion of the county and is in con
24 -- in accordance with the Jefferson County Master
25 Plan.

1 The development plan, as proposed, seeks to
2 minimize the impact to surrounding properties. Per
3 the development plan, the requirements of screening
4 will be met as there were no requested modifications
5 in regard to buffer and screening. Staff has not seen
6 any evidence to indicate there would be any risk to
7 public health, safety, and welfare from this
8 development plan as proposed. The development plan
9 does not impede the normal and orderly development and
10 improvement of the surrounding property as there is
11 commercial zoning nearby.

12 And this is for your consideration tonight:
13 Rezone a portion of the subject property from
14 nonplanned community commercial to planned commercial
15 and development plan approval for 949 Montebello
16 Storage along with the requested modification.

17 I will be happy to answer any questions.

18 COMMISSIONER BOWERS: Do we have any
19 questions for staff?

20 COMMISSIONER DUGAN: Not from me.

21 COMMISSIONER SPARKS: I have one question.

22 COMMISSIONER BOWERS: Thank you.

23 COMMISSIONER SPARKS: You mentioned it was
24 originally in planned residential and then it was put
25 into commercial. What was that? When was that?

1 MS. KRISPIN: That happened in November of
2 2021. It was originally zoned PR2 which is planned
3 residential and then it got rezoned to the CC2 that it
4 currently is.

5 COMMISSIONER SPARKS: Okay. Thank you.

6 COMMISSIONER BOWERS: Do we have any other
7 questions?

8 COMMISSIONER ADKINS: I have a question.

9 COMMISSIONER BOWERS: Yep.

10 COMMISSIONER ADKINS: Regarding these
11 storage containers, I don't remember the exact
12 verbiage of the -- of that ordinance. Do you have
13 that on hand that you might -- for the storage
14 containers on the -- what was required -- what's
15 required as far as, you know, having them on the
16 property?

17 I realize they're -- they're allowed in
18 commercial. I get that.

19 MS. KRISPIN: Right.

20 COMMISSIONER ADKINS: But there were some
21 restrictions on that. Do you recall exactly what
22 those were?

23 MS. KRISPIN: So sometimes these
24 restrictions come in if they're in residential zoning
25 and some -- you guys will occasionally see a CUP for

1 an overseas shipping container if they're in
2 residential property but this one is commercial so
3 there were not those added conditions.

4 COMMISSIONER ADKINS: Okay. Thank you.

5 COMMISSIONER BOWERS: Any other questions
6 for staff?

7 Is the petitioner present?

8 Please come forward. Please state your
9 name, your address, and that you have been sworn. And
10 as a reminder, you will have five minutes for a
11 presentation.

12 MR. FRIBIS: My name is Gene Fribis. I'm
13 with Heneghan Engineering in Arnold. I have been
14 sworn. Our address in Arnold is 1929 Richardson Road.

15 Rachel has done a great job on making this
16 presentation. Her staff report is good, verbal
17 presentation is good and, frankly, I don't have hardly
18 anything to add.

19 The zoning is a little unusual. We're
20 going from commercial to commercial but, actually,
21 that gives us a little flexibility to all of us. So I
22 think, if anything, going from CC2 to the planned
23 commercial, this is probably a good thing for the
24 county.

25 My client Ed Libby is here with me this

1 evening and he can probably answer more questions
2 about his business, certainly, than I can. So unless
3 you have any questions for me, I'm going to have Ed
4 come up and he can talk to you for another couple of
5 minutes.

6 COMMISSIONER ADKINS: I have a question.

7 MR. FRIBIS: Yes.

8 COMMISSIONER ADKINS: Regarding this fence,
9 I see you have fencing that's going around the
10 perimeter of the property; is that correct?

11 MR. FRIBIS: Yes.

12 COMMISSIONER ADKINS: What kind of fencing
13 is this?

14 MR. FRIBIS: I don't know, honestly. It
15 will meet the county requirements.

16 COMMISSIONER ADKINS: I mean, is it a
17 sight-proof fence or -- the reason I ask that is
18 because as you're driving down 61-67, and I travel
19 that road all the time, the storage containers,
20 they've got them right there in the front there and I
21 just thought it would be nice if we had like a
22 sight-proof fence on that so that you can't see that
23 from -- from 61-67.

24 MR. FRIBIS: In the -- in the front?

25 I don't think we have any fence right

1 exactly to the front of the property, if I'm not
2 mistaken. Is that correct?

3 MS. KRISPIN: So there is proposed fencing
4 right here separating the CC2 right there. That would
5 not have to be high-impact screening since that is
6 commercial to commercial. I believe it would have to
7 be medium impact or, actually, I don't know that
8 they'd actually have to have it.

9 MR. JUMP: No.

10 MS. KRISPIN: But that does not require
11 high-impact screening.

12 COMMISSIONER ADKINS: Okay. Thank you.

13 COMMISSIONER BOWERS: Any other questions
14 for this witness?

15 COMMISSIONER SPARKS: I -- I have a couple
16 or one, actually. In regards, dovetailing off the
17 storage container, I've read in the documents that
18 those storage containers will remain on site; is that
19 correct?

20 MR. FRIBIS: Yes.

21 COMMISSIONER SPARKS: Will there be
22 additional storage containers in the future added to
23 this site?

24 MR. FRIBIS: I'll have Mr. Libby answer
25 that question. It's not really an engineering --

1 COMMISSIONER SPARKS: Okay. Thanks.

2 MR. FRIBIS: -- issue but he can address
3 those things. I think --

4 COMMISSIONER SPARKS: Sorry.

5 MR. FRIBIS: -- as I alluded to, I think
6 his presentation is going to be important.

7 COMMISSIONER BOWERS: Any other questions?

8 Thank you, sir.

9 MR. FRIBIS: Okay. All right.

10 MR. LIBBY: Good evening.

11 COMMISSIONER BOWERS: When you're ready,
12 please state your name, your address, and that you
13 have been sworn.

14 MR. LIBBY: My name is Ed Libby. My
15 address is 5736 Pheasant Place, Osage Beach. And I
16 have been sworn.

17 COMMISSIONER BOWERS: Thank you.

18 MR. LIBBY: Well, I had a -- this whole
19 page here but Rachel has covered almost all of the
20 stuff that I was going to cover. There are a few
21 things that I would like to go over. As far as the --
22 the character and that of the neighborhood would not
23 be or would be compatible with the adjoin -- adjacent
24 zoning and uses. There are other storage facilities
25 in the vicinity.

1 This lot has been vacant for several years;
2 from what I hear, I think it's probably about ten
3 years. It used to be a trailer park. It has been a
4 convenient place for discarding trash. I've found
5 three engine blocks, two 55-gallon drums, a broken
6 toilet, large pieces of vinyl siding, pieces of
7 furniture, and over 20 tires and various pieces of
8 trash. So with approval of this plan, this would be
9 eliminated.

10 I took this house -- I took this second
11 mortgage out on my house to buy this land and do the
12 necessary improvements to the development. And I was
13 a firefighter for 27 years and I'm currently on
14 disability with a fixed income. I believe this plan
15 would benefit me with supplemental income and the
16 county with additional taxes and permits along with
17 eliminating a vacant lot with trash and debris.

18 I've had overwhelming support from the
19 neighbors, both private residents on Montebello and
20 nearby businesses. Several neighbors have stopped and
21 inquired about the plans and most were glad that any
22 development was going to be there and eliminate what
23 they would call an eyesore. That's all I got right
24 now. Any questions?

25 COMMISSIONER BOWERS: Are there any

1 questions for this witness?

2 COMMISSIONER SPARKS: Just back to what I
3 was talking to with the engineer is that, basically,
4 those containers, are they going to basically add on
5 and add on or is it strictly --

6 MR. LIBBY: When I -- when I first
7 addressed this, and it's probably twelve and that --
8 that seems to be what's sufficient there. I doubt if
9 -- I mean, as -- as business grows, I don't -- I -- I
10 can't answer that. It's only with the approval of
11 Planning and Zoning or, actually, the building
12 department, I guess, 'cause they consider the -- the
13 containers as a building. So I had to submit a
14 building application for each container.

15 And they have been approved by the fire
16 marshal. And, also, I've got actually permits for
17 nine containers right now through the building
18 department with three other ones optional according to
19 the plan.

20 COMMISSIONER SPARKS: Thanks.

21 COMMISSIONER BOWERS: Any other questions
22 of this witness?

23 Thank you, sir.

24 COMMISSIONER TUGGLE: Uh, yeah.

25 COMMISSIONER BOWERS: Oh, I'm sorry. Yes.

1 COMMISSIONER TUGGLE: So these -- these
2 containers, and I'm probably off on this, but is there
3 any way you can control what's inside of -- does
4 anybody check?

5 MR. LIBBY: Pardon me?

6 COMMISSIONER TUGGLE: Does anybody check
7 inside these or is -- or is that a permission that the
8 county gives him automatically?

9 Okay. So you got these trailers, these
10 overseas trailers sitting there. Can you just rent
11 them out to anybody without any inspections or --
12 okay?

13 MR. LIBBY: No, these -- these will not be
14 rented out or anything.

15 COMMISSIONER TUGGLE: Okay.

16 MR. LIBBY: This is -- this is -- it would
17 be personal or business use other than the RV and
18 mobile. It's completely two different things. That's
19 why there's a difference in --

20 COMMISSIONER TUGGLE: There's not going to
21 be any storage?

22 MR. LIBBY: Pardon me?

23 COMMISSIONER TUGGLE: They'll be storage in
24 them, though?

25 MR. LIBBY: Storage but it's not open to

1 the public, put it that way.

2 COMMISSIONER TUGGLE: Okay.

3 MR. LIBBY: As far as the fencing, there
4 will be a fencing around the perimeter of the building
5 and it would be a 6-foot chain-link fence which has
6 been approved by the Planning and Zoning.

7 COMMISSIONER TUGGLE: Okay. That's it.

8 That's all. Thank you.

9 COMMISSIONER BOWERS: Any other questions
10 of this witness?

11 Thank you, sir. We may call you back.

12 Is there anyone wishing to speak in favor
13 of this application?

14 Anyone wishing to speak in favor of this
15 application?

16 Anyone wishing to speak in opposition to
17 this application?

18 Anyone in opposition?

19 Do you have anything else to add?

20 Discussion amongst commissioners?

21 If not, I'll entertain a motion.

22 COMMISSIONER DUGAN: I'll make a motion to
23 approve PC22076.

24 COMMISSIONER HUSKEY: I'll second it.

25 COMMISSIONER BOWERS: I have a motion by

1 Commissioner Dugan to approve PC22076; it was seconded
2 by Commissioner Huskey.

3 All those in favor, say aye.

4 COMMISSION: Aye.

5 COMMISSIONER BOWERS: Opposed?

6 PP22076 (sic) passes unanimous.

7 MR. JUMP: Was that with the modification?

8 COMMISSIONER BOWERS: I apologize.

9 COMMISSIONER DUGAN: As presented.

10 MR. JUMP: Okay. Just want to make sure.

11 COMMISSIONER BOWERS: Do I need to
12 reclarify that vote?

13 MR. JUMP: I think so. I think Cordes
14 would -- Jason Cordes would probably want you to
15 clarify that. Being as he's not here tonight, I want
16 to jump in there.

17 COMMISSIONER BOWERS: So I have a motion to
18 approve PP22076 (sic) with all staff recommends by --
19 made by Commissioner Dugan; seconded by Commissioner
20 Huskey.

21 All those in favor, say aye.

22 COMMISSION: Aye.

23 COMMISSIONER BOWERS: Opposed?

24 Passes unanimous.

25

1 COMMISSIONER BOWERS: Next item: PC22077,
2 request for a zone change and development plan
3 approval for a parcel located at 5925 and 5926 Old
4 State Road, Imperial, Windsor Township, Council
5 District 4. Mr. Jump.

6 MR. JUMP: Yes. This is PC22077. The
7 petitioner's request is a zone change from nonplanned
8 community commercial (CC2) to planned community -- to
9 planned commercial and development plan approval for
10 Old State Road Storage.

11 A little bit about the subject property:
12 Its current zone district is CC2, nonplanned community
13 commercial. It's in Council District 4. The master
14 plan designation puts it in the primary growth area.
15 Development pattern: This is a develop -- suburban
16 development pattern which allows for a mixture of
17 commercial and residential uses. The parcel size is
18 at 8.37 acres in totality. It does have road frontage
19 on both I-55 and Old State Road. And the subject
20 property, the historic use of it, it was the site of
21 the Bayer's Nursery that has recently vacated the
22 property. I'm sure you all kind of know the site
23 driving down 55 where the big Bayer's sign was.

24 The topography of the property is it's
25 relatively flat with some minor topographical changes.

1 There are significant parts of the property that are
2 in the 100-year floodplain, portions of the property
3 in the floodway, and stream orders that traverse both
4 the western edge of the property and northern edge of
5 the property. Majority of the development's kind of
6 staying out of that, though, so you'll kind of see
7 that in the future slides.

8 In terms of vegetative cover and screening,
9 it does have some overgrown vegetation on the northern
10 edge of the property but the -- most of the site has
11 already been developed as it was the previous site of
12 Bayer's Nursery.

13 The surrounding zoning: It's located off
14 of Old State Road which has a combination of
15 commercial and residential zoning.

16 This is your zoning map. The sites are
17 this parcel here and this parcel here. So it does
18 include this one on -- across Old State and this is
19 the site of where Bayer's was. You can see in the
20 slide here, this is mostly all commercial development.
21 There are some residences kind of sprinkled in on
22 commercial property and then as you get across 55 and
23 south of Imperial Main Street, there's more
24 residential zoning but it is -- it is a very heavily
25 developed commercial area.

1 This is the flood map. The floodway kind
2 of touches this northern edge of the property here.
3 This is your stream buffer that kind of comes here and
4 there's a stream buffer that kind of cuts here on the
5 western edge of this parcel. This is all 100-year
6 floodplain and the red's the floodway. As you'll see
7 in the next slide, the development is proposed to be
8 out of the floodway almost entirely. There is some
9 portions of the development proposed in the flood --
10 the 100-year floodplain but is allowable under code
11 with certain conditions and stuff like that.

12 This is the development plan that was
13 submitted. A few things that -- there is one primary
14 access from Old State Road. It kind of goes into this
15 roundabout. Detention basin proposed here. And then
16 you kind of filter into the site which consists of
17 fifteen total buildings: One office building, the
18 total is 1,225 square feet, and fourteen self-storage
19 buildings with a variety of unit sizes totaling 89,054
20 square feet.

21 And it is important to note there is this
22 little sliver, right here, that's proposed in the
23 floodplain of the buildings but the rest of it is out
24 of the flood plain. Whoops, sorry, didn't mean to do
25 that. They have shown street frontage landscaping

1 proposed along Old State and then some landscaping
2 kind of around this proposed detention basin and the
3 little roundabout, here.

4 These are some photos looking up Old State
5 Road from the site. There is a condition in the staff
6 departmental comments that the portion of Old State
7 Road that is not to the base flood elevation needs to
8 be raised to the base flood elevation with the
9 condition upon the approval of the Public Works
10 Department. I just kind of wanted to show you the
11 pictures of Old State Road and you can see it kind of
12 drastically, about right here, takes a -- goes up
13 pretty quickly, and make you aware of that condition,
14 as well. These are some sites. Again, it's the
15 vacated site of the Bayer's Nursery so these are all
16 the old buildings and things from the Bayer's Nursery
17 site.

18 The petitioner has requested four
19 modifications. The first one is that the minimum
20 buffer requirements be reduced on the development
21 plan. The petitioner is requesting relief from the
22 high-impact standards on the northern property line.
23 The property to the north is partially zoned R20;
24 however, it is currently used by an aerospace company
25 which is a very industrialized use. There is a

1 natural buffer in the form of a stream and some mature
2 trees and shrubs near that stream. Staff sees no
3 detrimental impact to this request given the
4 neighboring use as well as a defined natural buffer.
5 It's also important to note that it would be very
6 difficult to develop that property residentially at
7 any point in the future. There's very limited access
8 and you've got floodway and stream stuff to deal with
9 on the R20 section of it.

10 The petitioner is also requesting relief
11 from the existing requirement of parking lot
12 landscaping islands. The site is heavily developed
13 from the existing use -- the previous existing use.
14 The petitioner claims in their request that there will
15 be a lack of staff on-site so they wouldn't be
16 maintained making this request -- requirement
17 impractical. This modification has historically been
18 granted to other storage related projects in other
19 sort of redeveloped parcels.

20 The petitioner is also requesting relief
21 from open-space requirements to be reduced.
22 Petitioner is planning to keep the stream site buffer
23 undeveloped in its natural state. This allows for a
24 more natural buffer and preservation of the stream and
25 bank of the stream. The number of trees and shrubs on

1 that stream side is unknown at this time but there
2 does seem to be a substantial amount.

3 And then, finally, they are requesting the
4 number of -- reduction of the number of parking spaces
5 or to have ten parking spaces, a total of ten parking
6 spaces. The number of spaces along with the way the
7 project is laid out and intended to be used seems to
8 be adequate. Parking is located at the front by the
9 office and leaves the development to be accessed by
10 more than adequate drive aisles in front of the
11 storage unit -- of the storages. This is in line with
12 other mini-storage products -- projects in the county.
13 These projects that have been developed have not
14 created any known issues.

15 So our analysis: The development plan
16 satisfies most of the criteria of approval. The
17 development plan and proposed zoning seem to fit with
18 the area of the proposed site which are mainly
19 commercial. The site utilizes a county road near an
20 intersection and is undergoing a drastic improvement
21 with a future stoplight at the intersection of Old
22 State and Imperial Main providing even better adequate
23 ingress and egress.

24 The site is currently developed with an
25 unoccupied commercial use. The proposed use of indoor

1 mini-storage/mini-warehouse facility and office is in
2 a highly commercialized portion of the county with
3 road frontage on major roadways and is in accordance
4 with the Jefferson County Master Plan. The
5 surrounding zoning is primarily occupied by a heavy
6 commercial presence. There is some residential uses
7 and residential zoning near the proposed property but
8 the majority of properties in proximity are both zoned
9 and used commercially. The proximity to Interstate 55
10 also makes the properties included in this petition
11 more desirable to be used for commercial use.

12 And then, finally, the development plan as
13 proposed and condition by the staff report seeks to
14 minimize impact to surrounding properties. Proposed
15 zoned district planned commercial and development plan
16 does not impede the normal and orderly development and
17 improvement of the surrounding property given that the
18 development plan follows the existing nature of
19 commercial uses on the frontage of both Old State and
20 Imperial Main. Approval of the proposed development
21 would allow for a development consistent with the
22 stated intent of the planned commercial zoned
23 district.

24 And so for your considerations would be a
25 zone change from nonplanned community commercial to

1 planned commercial and development plan approval for
2 Old State Road Storage with modifications that were
3 requested.

4 And I'll be happy to take any questions.

5 COMMISSIONER BOWERS: Do we have any
6 questions of staff?

7 COMMISSIONER SPARKS: Just -- just one
8 quick one.

9 MR. JUMP: Yeah. Go ahead.

10 COMMISSIONER SPARKS: In regards to the
11 parking exemption, the ten space, they'll -- they'll
12 have ADA compliant with that?

13 MR. JUMP: They -- they will have one ADA
14 space, yeah.

15 COMMISSIONER SPARKS: Okay.

16 MR. JUMP: That's -- that's the number. I
17 think it hits two after like 50 spaces.

18 COMMISSIONER SPARKS: Right, okay.

19 MR. JUMP: So, yeah.

20 COMMISSIONER SPARKS: That's all I have.

21 COMMISSIONER BOWERS: Any other questions
22 of staff?

23 Barring none, is the petitioner present?

24 Please come forward. State your name, your
25 address, and that you have been sworn. Remind you,

1 you will have five minutes.

2 MR. VONARX: Good evening. My name is
3 David Vonarx with VonArx Engineering. My address is
4 10785 Business 21 and I have been sworn.

5 Tonight, I'm representing Great American
6 Holdings in this development plan petition and rezone
7 application. The petitioner is seeking to construct a
8 Class A storage facility on the former Bayer Nursery
9 site. Some of the high points of the plan are
10 improved access by flood-proofing the road which is a
11 requirement of the county, Old State, and which would
12 involve raising it to above elevation 413.9. Right
13 now, it dips down to about 410 at -- at its lowest
14 point. So it would require a little bit of raising of
15 the road; a fire-approved access turnaround at the
16 entrance; fully controlled access; a proposed 1,200
17 square foot office building here with stormwater
18 detention and channel protection volume provided.

19 At the front, Mrs. Bayer is request -- is
20 going to keep the triangle parcel that's located here,
21 has a -- a billboard on it. So that billboard will
22 remain in place so that will be passive income for the
23 Bayer family.

24 The darkened buildings in the rear are is
25 what's considered Phase 2. We're going to have about,

1 I think, 570 units ranging in size from 5x5 to, I
2 think, 10x30s, just a variety of different sizes.
3 We're going to meet all the floodplain ordinances.
4 We're requesting some modifications; we feel they're
5 reasonable. There is -- and Heizer Aerospace Company
6 located up here, part -- part of it's zoned R20 so
7 we're requesting relief from high-impact screening.

8 The code requires 45 parking spaces for --
9 for this site; we think that's excessive. We're
10 requesting that be reduced to ten. We requesting
11 relief from some of the open-space landscaping because
12 the site was heavily developed already. We're just
13 requesting reduction and we're going to install those
14 plans, the open-space plans in the front around the
15 detention basin so that it will be, you know, make it
16 more attractive for -- for everyone, the people on 55
17 to look at and then for the visitors to the site.

18 So, essentially, that's the plan. We feel
19 it's in conformance with the county's code. We're --
20 we're being respectful. The stream buffers, we've --
21 we're not encroaching on that. We're not encroaching
22 on the floodway. The roadway's located partially
23 below the flood elevation; we're going to raise it.
24 So we'll provide better access to the site and to some
25 of the properties along the way. And I'd be happy to

1 answer any questions that any of the commissioners
2 have relative to the petition.

3 COMMISSIONER BOWERS: Thank you, sir.

4 Are there any questions of this petitioner?

5 No questions?

6 Thank you, sir.

7 MR. VONARX: Thank you.

8 COMMISSIONER BOWERS: We may call you right
9 back.

10 MR. VONARX: Sure.

11 COMMISSIONER BOWERS: Anyone wishing to
12 speak in favor of this petition?

13 Anyone wishing to speak in favor?

14 Anyone wishing to speak in opposition to
15 this petition?

16 Anyone speaking in opposition?

17 Do you have anything else to add?

18 MR. VONARX: I do not.

19 COMMISSIONER BOWERS: Discussion amongst
20 commissioners or I will entertain a motion to approve
21 or deny.

22 COMMISSIONER DUGAN: I will make a motion
23 to approve PC22077 as presented.

24 MR. HASTINGS: Second.

25 COMMISSIONER BOWERS: That's with all

1 modifications requested?

2 COMMISSIONER DUGAN: Yes, sir.

3 COMMISSIONER BOWERS: I have a motion made

4 by Commissioner Dugan to accept PP22077 (sic) with req

5 -- with requested modifications; seconded by

6 Commissioner Hastings.

7 All those in favor, say aye.

8 COMMISSION: Aye.

9 COMMISSIONER BOWERS: Opposed?

10 PC22077 passes unanimous.

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1 COMMISSIONER BOWERS: Reports to the
2 Commission.

3 MR. JUMP: Yes. So we do have one case and
4 UDO amendments on the next agenda, so.

5 COMMISSIONER DUGAN: Which is what date?

6 MS. KRISPIN: February 9th.

7 MR. JUMP: February 9th, yeah.

8 COMMISSIONER BOWERS: Are there any
9 citizens wishing to be heard?

10 Any citizens wishing to be heard?

11 If not, I'll entertain a motion to adjourn.

12 COMMISSIONER DUGAN: So moved.

13 COMMISSIONER ADKINS: Second it.

14 COMMISSIONER BOWERS: I have a motion made
15 by Commissioner Dugan, seconded by Commissioner Adkins
16 to adjourn.

17 All those in favor, say aye.

18 COMMISSION: Aye.

19 COMMISSIONER BOWERS: Opposed?

20 Meeting is adjourned.

21 [Adjourned 7:06 p.m.]

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1 C E R T I F I C A T E

2

3 I, JENNIFER M. JETT, a Certified Court
4 Reporter, in and for the State of Missouri, do hereby
5 certify that I was present at the time and place
6 hereinbefore set forth; that said proceedings were had
7 as appears herein; and that this is a true and
8 accurate record of said proceedings.

9

10 IN TESTIMONY WHEREOF, I have hereunto
11 subscribed my name on this 29th day of January, 2023.

12

13

14



15 JENNIFER M. JETT, CCR
MISSOURI CCR NUMBER: 634

16

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22 January 26, 2023
Jefferson County, Missouri, Planning and Zoning
Commission Meeting

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