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Planning & Zoning Meeting

January 25, 2024

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Jefferson County, Missouri

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

January 25, 2024

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 11
5	Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 11
6	Exhibit C	Planning Division Staff Report and Respective Case File	Page 11
7			
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11			
12	[Exhibits retained by Counsel.]		
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1                    JEFFERSON COUNTY PLANNING AND ZONING  
2                    COMMISSION MEETING AND PUBLIC HEARING, January 25,  
3                    2024, between the hours of 6:30 in the evening and  
4                    7:07 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                    Tim Dugan  
18                    Jeffrey Spraul  
19                    Mike Huskey

20

21

22                    PLANNING DIVISION STAFF:

23

24                    Dennis J. Kehm, Jr.  
25                    Josh Jump  
26                    Rachel Krispin  
27                    Elaine Roesch

28

29                    COUNTY COUNSELOR:

30

31                    Jason Cordes  
32                    Jalesia Kuenzel

33

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35                    DIRECTOR OF COUNTY SERVICES:

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37                    Mitchell Bair

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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 represent a public hearing  
8    before the Planning and Zoning Commission. This  
9    public hearing is designed to allow for citizens and  
10   other interested parties to provide the Commission  
11   and, ultimately, the County Council with information,  
12   comments, testimony, and evidence to assist the  
13   Commission to make a more informed decision relative  
14   to the 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 to the side of the  
19    room. And it's important that the speaker place the  
20    agenda item number on this form so that an accurate  
21    record can be maintained. You are also required to  
22    print your name and address and then sign this form.  
23    When the Chairman asks if anyone is in attendance  
24    wishing to speak on a specific application, those  
25    wishing to provide comment are required to come

1 forward, provide their name and address, and then  
2 address their comments to the Planning and Zoning  
3 Commission.

4 It is important to remember that members of  
5 the Planning and Zoning Commission will make a  
6 decision on each application and you should direct all  
7 comments to the Commission. Responding to the  
8 audience both wastes time and may reduce the impact of  
9 your statement. 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 directed at county staff.

14 The structure of the meeting is as follows:

15 The Chairman will introduce each project by  
16 name and number and then will then direct the staff of  
17 the Planning Division to present the application. The  
18 staff representative will then present a brief  
19 overview of the application. The Commission may  
20 question the staff relative to that project. The  
21 Chairman will then call the petitioner, the party that  
22 submitted the application.

23 The petitioner may call additional  
24 individuals, generally supporting consultants, and is  
25 allowed a ten-minute, uninterrupted period of

1 presentation of facts surrounding the application.  
2 After completion of the presentation of the  
3 application, the members of the Commission may ask  
4 questions of the petitioner relative to the  
5 application. There is no time limit for questions.

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

15 After all questions from the Commission  
16 have been heard, the Chairman will ask for any citizen  
17 wishing to address the Commission who are opposed to  
18 this application. There will be a total of 20 minutes  
19 allocated for the public comment in opposition to the  
20 application. No one speaker will be allowed to speak  
21 more than three minutes. The Commission may ask  
22 questions of any speaker. The time used for speakers  
23 to answer those questions will not be subtracted from  
24 the 20 minutes.

25 Because time is limited, we strongly

1 recommend the speaker be prepared and know the facts  
2 regarding the application. We recommend that you  
3 avoid repetition. If you are part of a larger group,  
4 we suggest that you designate a spokesperson to  
5 comment for the group. The speaker may acknowledge  
6 that he or she represents a larger group. This will  
7 be the sole public hearing before a public body  
8 regarding the application.

9 The petitioner will then have five minutes  
10 to respond to issues raised during the comment period.  
11 The Commission may further question the petitioner.  
12 Time used to respond to questions from the Commission  
13 will not count to any allocation.

14 After closure of the comment period, the  
15 Commission will then deliberate on the application.  
16 The Commission may direct additional questions to the  
17 staff or it may proceed directly to considering the  
18 application. Decision of the Planning and Zoning  
19 Commission will forward -- be forwarded to the County  
20 Council for final action. Final action by the County  
21 Council will generally take the form of an ordinance  
22 approving the application or a resolution denying the  
23 application. In most instances there will be no  
24 further public hearing before the County Council.

25 I call this meeting to order.

1                   Madam Secretary, will you please take roll?

2                   MS. ROESCH: Danny Tuggle.

3                   COMMISSIONER TUGGLE: Here.

4                   MS. ROESCH: Greg Bowers.

5                   COMMISSIONER BOWERS: Here.

6                   MS. ROESCH: Johnathan Sparks.

7                   COMMISSIONER SPARKS: Here.

8                   MS. ROESCH: Larry Adkins.

9                   COMMISSIONER ADKINS: Here.

10                  MS. ROESCH: Jeffrey Spraul.

11                  COMMISSIONER SPRAUL: Here.

12                  MS. ROESCH: Tim Dugan.

13                  COMMISSIONER DUGAN: Present.

14                  MS. ROESCH: Jessie Scherrer.

15                  Mike Huskey.

16                  COMMISSIONER HUSKEY: Here.

17                  MS. ROESCH: We have a quorum.

18                  COMMISSIONER BOWERS: Thank you.

19                  Is there any changes to the agenda?

20                  If not, I'll entertain a motion to approve.

21                  COMMISSIONER DUGAN: So moved.

22                  COMMISSIONER ADKINS: Second.

23                  COMMISSIONER BOWERS: I have a motion to

24                  approve the agenda made by Commissioner Dugan;

25                  seconded by Commissioner Adkins.

1                   All those in favor say aye.

2                   COMMISSION: Aye.

3                   COMMISSIONER BOWERS: Opposed?

4                   Approval of the agenda passes unanimous.

5                   Approval of the minutes. Are there any

6                   changes to the minutes?

7                   COMMISSIONER HUSKEY: It doesn't show

8                   Jessie Scherrer present on the roll call.

9                   COMMISSIONER BOWERS: Let the record show

10                  that Jessie Scherrer needs to be added to people

11                  present in the minutes from December 14, 2023.

12                  I'll entertain a motion to approve the

13                  amended minutes.

14                  COMMISSIONER DUGAN: So moved.

15                  COMMISSIONER ADKINS: Second.

16                  COMMISSIONER HUSKEY: Second.

17                  COMMISSIONER BOWERS: I have a motion on

18                  the floor by Commissioner Dugan to approve the revised

19                  minutes; seconded by Commissioner Huskey.

20                  All those in favor say aye.

21                  COMMISSION: Aye.

22                  COMMISSIONER BOWERS: Opposed?

23                  Approval of the minutes passes unanimous.

24                  Swearing in of the witnesses.

25                  MR. KEHM: Thank you, Mr. Chair.

1                   Again, folks, thank you for coming out  
2 tonight. We really appreciate you attending these  
3 meetings. If you are going to be speaking on the one  
4 case that we have tonight, your testimony actually  
5 becomes a part of the official record for that case;  
6 therefore, your testimony does need to be sworn.

7                   Rather than swear people in individually,  
8 we do it all at once here at the beginning of the  
9 meeting to save a little bit of time. So if you are  
10 going to be speaking on the case tonight, you're  
11 thinking about speaking, you haven't decided but might  
12 want to speak, just please go ahead and stand up right  
13 now, raise your right hand, and the board secretary  
14 over here will swear you in.

15                   [Witnesses sworn by Secretary Roesch.]

16                   MR. KEHM: Thank you very much.

17                   You can have a seat. Remember, when it is  
18 your turn to talk, the Chair will recognize you, head  
19 on up to the front of the room. Your first stop is  
20 over here to hand off your speaker slip with these  
21 folks. Then you'll head on over to the podium, you'll  
22 state your name, you'll state your address, you'll  
23 state that you've been sworn in and then you can begin  
24 your remarks. Thank you very much.

25                   COMMISSIONER BOWERS: Thank you.

## 1 Introduction of evidence.

2 MR. KEHM: Members of the Jefferson County  
3 Planning and Zoning Commission, the county would ask  
4 that the following exhibits be entered into the record  
5 for the one case to be heard by you this evening.

6 Those exhibits are Exhibit A, the Official Master Plan  
7 for Jefferson County, Missouri, which was adopted on  
8 August the 6th, 2003, and was made effective on  
9 April the 2nd, 2008. Exhibit B, the Code of  
10 Ordinances of Jefferson County, specifically Chapter  
11 400 of that code, that would be Unified Development  
12 Order; it was adopted on April the 2nd, 2008, and has  
13 been amended numerous times since them. And, finally,  
14 Exhibit C which is the staff report and case file for  
15 the one case to be heard by you this evening.

16 COMMISSIONER BOWERS: Thank you, sir.

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

19 COMMISSIONER DUGAN: So moved.

20 COMMISSIONER TUGGLE: Second.

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

24 All those in favor say aye.

25 COMMISSION: Aye.

1                   COMMISSIONER BOWERS:  Opposed?  
2                   Introduction of evidence is accepted  
3 unanimously.  
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1                   COMMISSIONER BOWERS: Under new business,  
2    first consideration: VR23061, request for a deviation  
3    for a for parcel located at 9000 Grab Lane, Hillsboro,  
4    in Joachim Township in Council District No. 4.

5                   Mr. Jump, before we start, I believe  
6    Mr. Cordes has something he needs to say.

7                   MR. CORDES: Thank you, Mr. Chair.

8                   It's good to see you all. I know we,  
9    obviously, didn't have the early January meeting but  
10   it's -- I'm glad to see you all here.

11                  I just wanted to remind the members of the  
12    Commission that the matter before you tonight does not  
13    involve any questions about the use of the property.  
14    The use of the -- the property is currently zoned LR2.  
15    So, for example, a commercial horse riding stable or  
16    track is allowed as a matter of right in an LR2-zoned  
17    property. So the issue of the use of the zoning is  
18    not in front of you.

19                  You're really limited in your consideration  
20    to the -- the two issues with respect to the variances  
21    from the street standard and the width standard, so.

22   Any questions?

23                  Thank you.

24                  COMMISSIONER BOWERS: Thank you, sir.

25                  Mr. Jump.

1 MR. JUMP: Thank you.

2 This is Petition VR23061. The petitioner's  
3 request is relief from 400.2550, street standards,  
4 minimum right-of-way, and service width; and 400.2560  
5 which is the pavement thickness. Essentially, what  
6 they're asking for is to leave existing asphalt and  
7 width of Shady (sic) Valley Acres to service the  
8 proposed development at 9000 Grab Lane.

9 A little bit about the subject property:  
10 It's LR2. It's in Council District 4. It's in the  
11 secondary growth area, suburban development pattern  
12 was applied. It's 26.47 acres in size approximately,  
13 according to the assessor's records. It does have  
14 access to Sandy Valley Acres. The available service  
15 is nonapplicable, I'm assuming it's on septic and well  
16 service. There is a single-family home with an  
17 outbuilding and pool. It was used as a residence at  
18 one point in time, don't believe it is anymore.

19 A little bit about topography: It's  
20 relatively flat. There are major -- no major  
21 topographical concerns. There are no flood concerns.  
22 There is a stream order that traverses the property at  
23 the southern edge of the property. It is vegetated  
24 pretty heavily around the edges of the property but  
25 there is a nice, open field kind of in the middle of

1 the property.

2 This is your zoning map. This is the piece  
3 of property. It is completely surrounded by LR2.  
4 This is Sandy -- Sandy Valley Acres that comes up,  
5 right here, next to the property and then this is Grab  
6 Lane where it breaks off.

7 The next photo I'm going to show you is the  
8 topographical map. It shows you the stream buffer and  
9 I've highlighted the road location of the variance in  
10 front of you tonight. So this is the property. I  
11 moved the image a little north so you can see the  
12 extent of Sandy Valley Acres. It connects to the  
13 county road just kind of down here. And then there is  
14 your topography and that's the location of the stream  
15 buffer that cuts into the property on the southern  
16 edge.

17 These are some interior photos on the site.  
18 This is -- I'm going to kind of work my way left to  
19 right and then to the bottom photo. This photo's kind  
20 of -- there's a pool. There's an outbuilding. This  
21 is the house, single-family home that's on the  
22 property. This is that open field that you kind of  
23 saw in the aerials. Again, barn, house, pool. This  
24 is Grab Lane heading out to Sandy Valley Acres but  
25 this is all internal so this is not -- I just wanted

1 to give you some sense of what the property looked  
2 like today. This is not like the request that's in  
3 front of you. We'll look at those photos next.

4 These are some photos from the road that is  
5 petitioned for the variance tonight. This is the --  
6 this is a photo kind of showing you the thickness of  
7 the road. This is a photo at the entrance at Grab  
8 Lane. This is a photo kind of towards the  
9 intersection and then there is a photo at the  
10 intersection of the county road and you can see it  
11 kind of has a good throat there and good surface as  
12 well.

13 So our analysis: The petitioner is  
14 requesting relief from the surface width and the  
15 surface thickness of the road requirement for Sandy  
16 Valley Acres to use in its current condition to  
17 service the small non-residential use, Ride On  
18 St. Louis is the name of the petitioner, at 9000 Grab  
19 Lane. Again, the use is permitted by the UDO but site  
20 development is required which is what would trigger  
21 this requirement.

22 Normally, streets serving less than  
23 50 units, which would be this one, the street width  
24 shall be 20 feet wide and pavement with 26-foot  
25 right-of-way and curbs and then the 6-inch thickness

1 over quarter-inch rock base or 2-inch Type C Asphaltic  
2 Concrete. There's a variety of combinations they can  
3 use to get there.

4 The existing Sandy Valley Acres serves as  
5 the access road for the site. The road varies between  
6 17 and 20 feet in width, the 20-foot is -- it should  
7 be noted is at the throat; and then 17, we measured  
8 the 17 right at the entrance to Grab Lane, right where  
9 it hits so there -- it kind of varies in between  
10 there.

11 The pavement surface is in excellent  
12 condition. The thickness is unknown but does not seem  
13 to have any failures from normal delivery traffic,  
14 garbage truck traffic, those type of things. There is  
15 room for two vehicles to pass without difficulty up  
16 and to that point of the property at Grab Lane which  
17 is what they would be -- if site -- in site  
18 development that's the requirement they would be  
19 required to do.

20 And the road is a low-traffic road and the  
21 added use would anticipate to add minimal, if any,  
22 increase to traffic on Sandy Valley Acres. There are  
23 20-mile-per-hour speed limit signs installed. Parking  
24 on the street does not appear to be a problem;  
25 however, there are no -- there are no installed "no

1 parking" signs. And then the required streetlight is  
2 missing at the intersection with the county road which  
3 would be a requirement of the petitioner as well.

4 There are a couple of conditions should you  
5 seek to grant approval of this variance. In addition  
6 to meeting requirements of full site development of  
7 this property, the applicant shall install the  
8 required streetlight at the intersection of the county  
9 road and no large events can be held at the property.

10 So for your consideration is relief from  
11 the street standards, minimum right-of-way, and  
12 surface width, and street standards for the pavement  
13 thickness to leave the existing asphalt and width of  
14 Sandy Valley Acres to serve as the development at 9000  
15 Grab Lane. And I'd be happy to take any questions you  
16 guys have.

17 COMMISSIONER BOWERS: Do we have any  
18 questions of staff?

19 COMMISSIONER SPARKS: I do. I do.

20 COMMISSIONER BOWERS: Thank you.

21 MR. JUMP: Yes.

22 COMMISSIONER SPARKS: All right. I have a  
23 few.

24 MR. JUMP: Okay.

25 COMMISSIONER SPARKS: Is this road

1       considered a subdivision road?

2                    MR. JUMP: Not -- not to my knowledge.

3                    COMMISSIONER SPARKS: Okay. So this is  
4 maintained by?

5                    MR. KEHM: Well, it's a privately  
6 maintained -- I don't know what you would mean by  
7 subdivision road, that's something that we would  
8 define, but it's a privately-maintained county road.

9                    COMMISSIONER SPARKS: Privately maintained  
10 road, okay. The reason I was asking is because of the  
11 subdivision, you know, applications for, you know, the  
12 county taking over of any kind of maintenance that,  
13 you -- you can apply for your subdivision road. That  
14 was what I was leading with.

15                  Next question is, is there a time line for  
16 that light for installation if it's -- if this is  
17 approved?

18                  MR. JUMP: They would have to do it before  
19 they'd be granted -- so they would go through site  
20 development and so they have to get plans approved  
21 through --

22                  COMMISSIONER SPARKS: Okay.

23                  MR. JUMP: -- us. So before they could use  
24 that property for that land use, that would be a  
25 requirement to go in before they could use it for that

1 land use. So in terms of a time line, it would be on  
2 the developer, you know, the petitioner on when they  
3 want to use -- determining on when they want to use  
4 the property for the land use on when they want to put  
5 the streetlight in.

6 COMMISSIONER SPARKS: Okay.

7 MR. JUMP: We won't let them have --

8 COMMISSIONER SPARKS: Right. Yeah.

9 MR. JUMP: -- we won't let them have  
10 occupancy of the site to use it as their intended  
11 use --

12 COMMISSIONER SPARKS: Okay.

13 MR. JUMP: -- until -- unless that's in.

14 COMMISSIONER SPARKS: I see that there was  
15 a mention of like garbage type vehicles. Was there  
16 any consideration for fire trucks and their impact on  
17 the road?

18 I mean, it's not something that happens  
19 every day but is there adequate width and -- and  
20 construction of that road for a large fire truck?

21 MR. JUMP: I mean, I don't know what the --  
22 what the fire department's regulations are on what  
23 they seek in terms of width. I mean, the throat  
24 definitely would be wide enough to enter in there in  
25 terms of going back to where there's homes back behind

1 there.

2 COMMISSIONER SPARKS: Right. I understand.

3 From the safety point for --

4 MR. JUMP: Yeah.

5 COMMISSIONER SPARKS: -- for -- for transit  
6 for the fire --

7 MR. JUMP: Yeah.

8 COMMISSIONER SPARKS: -- and stuff.

9 And the last question I have is it says  
10 prohibited from large events.

11 MR. JUMP: Yes.

12 COMMISSIONER SPARKS: Is there a specific  
13 thing that qualifies as a large event?

14 Is there a number or is there a recommended  
15 or suggested?

16 MR. JUMP: So, I mean, in sort of full  
17 disclosure, the -- the petitioner has talked to our  
18 division over the span of probably about three to four  
19 years for looking for a piece of property. They're a  
20 local charity --

21 COMMISSIONER SPARKS: Okay.

22 MR. JUMP: -- so they couldn't have their  
23 like fundraising events out there --

24 COMMISSIONER SPARKS: Okay.

25 MR. JUMP: -- specifically, in this case.

1 COMMISSIONER SPARKS: Okay.

2 MR. JUMP: And so that -- that -- that  
3 would be the type of event we're kind of targeting --

4 COMMISSIONER SPARKS: Okay.

5 MR. JUMP: -- in that statement.

6 COMMISSIONER SPARKS: All right.

7 MR. JUMP: So that -- that'll give you some  
8 sense of -- hopefully, some sense of the scale and  
9 perspective of what we were looking at there.

10 COMMISSIONER SPARKS: I have no further  
11 questions. Thank you.

12 MR. JUMP: Yep.

13 COMMISSIONER BOWERS: Thank you.

14 Are there any other questions of staff?

15 Barring none, is the petitioner present?

16 MS. WASSMAN: Yes.

17 COMMISSIONER BOWERS: Please come forward.

18 MS. WASSMAN: Hello. Marita Wassman.

19 MS. KRISPIN: Thank you.

20 MS. WASSMAN: I guess I gotta say that in  
21 here. Hi. Marita --

22 COMMISSIONER BOWERS: Please state your  
23 name, your address, and state that you have been  
24 spoken -- sworn in.

25 MS. WASSMAN: Yes.

1                   COMMISSIONER BOWERS: And as a reminder,  
2 you will have ten minutes.

3                   MS. WASSMAN: Marita Wassman, 5 North Lake,  
4 Hillsboro. And I have been sworn in. Thank you so  
5 much. Thank you all for being here tonight.

6                   So Ride On St. Louis has been in existence  
7 for 26 years. We were founded in 1998. And we  
8 operated in a flood zone for many years. We had to  
9 move and relocate. So over the past three years, we  
10 have been searching for the perfect property for our  
11 organization and we wanted to remain in Jefferson  
12 County. We have over 80 percent of our clients and  
13 the people that we serve are in this area so it was  
14 important to our demographics and so we found this  
15 property.

16                  And we would like to let everyone know that  
17 we would like to maintain the property, you know, in a  
18 green space, a peaceful setting because the people  
19 that we work with and the clients that we work with  
20 really excel when everything is peaceful and quiet and  
21 calm and so that's one of the things that we're going  
22 after. There was properties along Highway 55 and  
23 things like that but all you do is hear trucks all  
24 day. And if you work with children with autism or  
25 anyone who has any kind of fragile system, that is not

1      conducive for healing. So -- so this property really  
2      lends itself to that.

3                   And I'd like to also share that all of our  
4      clients and everything that we do with Ride on  
5      St. Louis is scheduled. There's nothing that is --  
6      somebody shows up unannounced or, you know, flies by  
7      or anything like that. And if you can sort of relate  
8      us to a piano teacher. So I am an advanced  
9      therapeutic riding instructor with the Professional  
10     Association of Therapeutic Horsemanship. I'm one of  
11     five in the State of Missouri that has that  
12     certification and credentialing. And so everyone I  
13     work with is one-on-one with a horse at a time.

14                   And our horses have limitations. They are  
15     not a machine, like a physical therapy tool; they are  
16     a living animal so we have restrictions on humane use  
17     of the horses and how many times we can use a horse  
18     throughout the day. And, actually, we also have two  
19     of our horses that are in total retirement so they  
20     have reached the age where they cannot be used anymore  
21     for services. And we will have -- it's called our  
22     forever home or always home for those horses so that  
23     when they reach -- two of them are getting to be  
24     30 years old now. We don't just want to put them out  
25     to pasture somewhere where they're not cared for

1       'cause we all know when we get to be geriatric we have  
2       a lot more care that we need sometimes than when we're  
3       younger and it goes the same way with the horses. And  
4       after they've served people for 25 years, we don't  
5       want to see them just be discarded. So those horses  
6       will remain on this property. And it's a very, like I  
7       said, peaceful and quiet atmosphere and so that's part  
8       of what we do is our retirement program for our  
9       horses.

10                   So on Mondays and Fridays and a lot --  
11                   well, we're closed on weekends so I can say that, all  
12                   it is is horse care, so there is going to be no added  
13                   traffic for weekends. And then during the week, we  
14                   just have -- one day, we'll have like Pony Bird  
15                   clients come out and that would be probably -- when  
16                   they come out, they have a small van that holds six  
17                   individuals in wheelchairs. That would be the largest  
18                   group that we have come out at a time.

19                   So I don't know how much more I have to  
20                   talk 'cause I know it goes by quickly. I don't know  
21                   if I can answer any questions, if I've missed  
22                   anything. Oh, I do want to say, you know, we'll have  
23                   hay deliveries that we bring in on like a 16-foot  
24                   trailer, 150 bales at a time. But I know this  
25                   property has been used for cattle and for pigs before,

1 you know, we're buying it now.

2 We will also have a portion of the property  
3 that we're going to contract with a local farmer and  
4 he will be able to grow hay for us and we'll be able  
5 to partner with him and have a hay harvest, as well.

6 Any -- any questions that I can answer?

7 COMMISSIONER BOWERS: Thank you.

8 Do we have any questions for this?

9 COMMISSIONER TUGGLE: Yes.

10 COMMISSIONER BOWERS: Please use your mic.

11 COMMISSIONER TUGGLE: Yes.

12 So is there an opening on both ends of this  
13 property?

14 Can you drive straight through?

15 MS. WASSMAN: You cannot drive straight  
16 through. It has boundaries on all of the sides except  
17 Sandy Valley. But in our proposed plan that I know  
18 we'll be working with the Planning and Zoning, we  
19 would like to have a drive that you drive in and then  
20 it circles around and can drive back out for our  
21 individuals.

22 But as I said, everyone is scheduled so  
23 when they come at the top of the hour, we will know  
24 who's -- one car coming in. And sometimes we'll have  
25 volunteers that help with them but they usually come

1 an hour to fifteen minutes before the clients come to  
2 help. So that would be one car coming in and then  
3 fifteen minutes later another car coming in and then a  
4 -- the clients coming in and then the same thing as  
5 they leave. The clients would leave and then we would  
6 have, you know, the volunteers help clean up; they,  
7 you know, wash things for us and put things away; and  
8 then they would leave as well. So we're estimating on  
9 busy days having about ten cars come. And that would  
10 be from a time period from 7:30 in the morning, we  
11 feed the horses; sometimes we have one person, a barn  
12 buddy, who is also in our program for learning  
13 vocational skills, so if they come at 7:30 to help us  
14 feed and then we would have, you know, one or two  
15 other clients come, I mean, volunteers come and then  
16 to help with clients and then the same thing, they'd  
17 stagger kind of out throughout the rest of the day.  
18 And then there might be one car that leaves at seven  
19 o'clock at night in summer.

20 But we don't operate in the evening either  
21 because at a barn there's always flies that you want  
22 to reduce. And we do a lot of fly protection. We put  
23 out little predators that actually eat the larva of  
24 biting flies. We're very concerned about the health  
25 and the cleanliness of our barns because of the people

1 that we work with and our horses. Everybody wants to  
2 be comfortable and we're very concerned about  
3 parasites as well. So, anyway, we don't operate in  
4 the evening because there's too many moths that are  
5 attracted to lights. And we tried that before in our  
6 26-year history and our children sometimes can be so  
7 distracted and it's very upsetting to them so it's  
8 like we don't even do that anymore.

9 COMMISSIONER BOWERS: Thank you.

10 Any other questions for this witness?

11 COMMISSIONER TUGGLE: Yeah, well for staff.  
12 So, sorry. So you got -- hope this grant or whatever  
13 you operate from doesn't end. But if it would, then  
14 they would have to come back; say, you had to sell it,  
15 they'd have to come back to -- if they want to put a  
16 subdivision there?

17 MR. JUMP: Yeah, I mean, it's currently  
18 zoned for residential use as well. I mean, the  
19 overlap of what they're proposing is allowed because  
20 we allow some of those agriculturally non-residential  
21 related uses in that zone district. So, yes, they  
22 would have to -- you know, if they wanted to put a  
23 subdivision there, yes, they'd have to come back and  
24 get that approved via preliminary plat or whatever the  
25 case might be, you know, that's 2-acre minimums so

1 that's what you'd be looking at unless they wanted to  
2 change the zoning. But that -- that would have to  
3 come back to you guys.

4 COMMISSIONER TUGGLE: And -- and you --  
5 sorry.

6 So if they was to do this and the roads  
7 would happen to be permitted to stay the way they are  
8 now, would they -- if they decided to make a  
9 subdivision, would they have to update it at that  
10 time? That's my question.

11 MR. JUMP: I believe so, yes.

12 MR. KEHM: So, yeah, obvious -- if they --  
13 if they wanted -- let's -- let's not call it a  
14 subdivision because --

15 COMMISSIONER TUGGLE: Yeah.

16 MR. KEHM: -- making that property into  
17 just two 20-acre parcels would be a subdivision,  
18 technically, it wouldn't require anything. They could  
19 do that tomorrow; you'd never see it, we'd never see  
20 it.

21 Let's just say if they wanted to come in  
22 and rezone that property to a more dense zone district  
23 to allow for a number of lots there, they would have  
24 to come in and go through that whole process: Get it  
25 rezoned, have a plat approved by you all. And at that

1 point, the road requirements would be imposed that  
2 would be required for any other type of dense housing  
3 development which would certainly be different than  
4 what would be required for this here.

5 So I know that's a long way to answer your  
6 question but, simply, the answer is yes.

7 COMMISSIONER TUGGLE: Yes. Thank you.

8 That's all I have.

9 COMMISSIONER BOWERS: Are there any other  
10 questions for this witness?

11 MS. WASSMAN: And if I could just add to  
12 that, I just wanted to share with everybody that there  
13 will be a husband and wife that have been married for  
14 over six years and they'll living on the property.

15 The -- the wife works for our organization and she is  
16 a certified integrative massage handler with horses  
17 and, also, very talented, writes our grants and does a  
18 lot of support for our organization. And so they will  
19 be permanently living in that main house.

20 COMMISSIONER BOWERS: Thank you.

21 Any other questions?

22 COMMISSIONER SPARKS: I do.

23 You talked a lot about the parcel and as  
24 counsel mentioned, prior to us starting this, it's  
25 about the road. Can you touch on what relief from

1 this and adding this variance in for the road means to  
2 you, specifically, just the road?

3 And, I mean, is it basically a cost saving  
4 measure if you had to become in compliance; is that  
5 the main thing?

6 'Cause I know a lot was talked about the  
7 parcel and what you guys do on it and stuff but to --  
8 to get zeroed in and focused on it, can you tell me  
9 what this variance would do for you?

10 MS. WASSMAN: Yes. So, actually, a large  
11 part of it is financial. We are a non-profit  
12 organization and so we have been working at this  
13 campaign for over three to five years now to raise the  
14 money so that we can own our own property. Prior to  
15 that, we were leasing property for a dollar a year for  
16 eighteen years. And that was awesome for us but we  
17 had to get in a position then after so many floods  
18 that we went through, five floods, we had over 250,000  
19 in damages to repair that facility. Then we had to  
20 pull ourself (sic) back up and raise funds to buy  
21 property.

22 So having the variance on this road where  
23 we don't have to put the expense in widening it is a  
24 big concern. But the other thing is, as I mentioned,  
25 people like to come out for healing and peacefulness,

1 and they like to see county, they like to see a  
2 country environment. And so, you know, just the  
3 aesthetics of driving out and coming to a country farm  
4 is part of the experience for people to heal 'cause a  
5 lot of people, you know, if they live in the city or  
6 if they're -- a lot of times a lot of our clients have  
7 to go to hospitals like once or twice a week and they  
8 go to Children's Hospital, there's all the traffic,  
9 they're in those big towers of parking lots. And so  
10 for those kids to come out with their family to a  
11 peaceful environment, the whole experience kind of  
12 affects them. So that's the other part of us wanting  
13 to maintain the road as it is.

14 Does that answer your question?

15 COMMISSIONER SPARKS: Yeah. Thank you.

16 COMMISSIONER BOWERS: Any other questions  
17 for this witness?

18 Thank you, ma'am. We may call you back.

19 MS. WASSMAN: Okay. Thank you.

20 COMMISSIONER BOWERS: Anyone wishing to  
21 speak in favor of this petition?

22 Anyone wishing to speak in favor of this  
23 petition?

24 Anyone wishing to speak in opposition to  
25 this petition?

1                    Anyone wishing to speak in opposition?

2                    Ma'am, do you have anything else you'd like

3                    to add?

4                    Ma'am, I'm sorry, is there anything else

5                    you'd like to add?

6                    All right. Discussion among commissioners?

7                    If not, I'll entertain a motion.

8                    COMMISSIONER DUGAN: I'll make a motion to

9                    approve VR23061 as presented.

10                  COMMISSIONER HUSKEY: Second.

11                  COMMISSIONER BOWERS: To confirm,

12                  Commissioner Dugan, you are with staff recommendations

13                  about the lighting and the large event?

14                  COMMISSIONER DUGAN: Yes, sir.

15                  COMMISSIONER BOWERS: And, I'm sorry, that

16                  was seconded by Commissioner Huskey?

17                  COMMISSIONER HUSKEY: Yes.

18                  COMMISSIONER BOWERS: I have a motion made

19                  by Commissioner Dugan to approve VR23061; seconded by

20                  Commissioner Huskey.

21                  All in favor say aye.

22                  COMMISSION: Aye.

23                  COMMISSIONER BOWERS: Opposed?

24                  COMMISSIONER ADKINS: No.

25                  COMMISSIONER BOWERS: Roll call vote,

1 please.

2 MS. ROESCH: Danny Tuggle.

3 COMMISSIONER TUGGLE: Yes.

4 MS. ROESCH: Tim Dugan.

5 COMMISSIONER DUGAN: Yes.

6 MS. ROESCH: Mike Huskey.

7 COMMISSIONER HUSKEY: Yes.

8 MS. ROESCH: Greg Bowers.

9 COMMISSIONER BOWERS: Yes.

10 MS. ROESCH: Larry Adkins.

11 COMMISSIONER ADKINS: No.

12 MS. ROESCH: Johnathan Sparks.

13 COMMISSIONER SPARKS: Yes.

14 MS. ROESCH: Jeffrey Spraul.

15 COMMISSIONER SPRAUL: No.

16 MS. ROESCH: Motion for approval carries.

17 COMMISSIONER BOWERS: With a count of?

18 MS. ROESCH: Five to two.

19 COMMISSIONER BOWERS: Five to two.

20 Motion VR23061 is approved with a vote of

21 five -- I'm sorry, five yay and two nay.

22 MS. ROESCH: Two nays.

23 COMMISSIONER BOWERS: Thank you.

24

25

1                   COMMISSIONER BOWERS: Reports to the  
2 Commission.

3                   MR. KEHM: Just very briefly, our next  
4 meeting is February the 8th. I think we already have  
5 one case on that agenda. So then we'll have our  
6 second meeting in February and we already have cases  
7 for that and we already have cases for our first March  
8 meeting and those are full agendas --

9                   MS. ROESCH: Yes.

10                  MR. KEHM: -- at this point. So next  
11 meeting one case, the ones after that are going to be  
12 much busier.

13                  Thank you, guys, for all your work tonight  
14 and we do appreciate it.

15                  COMMISSIONER BOWERS: Thank you.

16                  Are there any citizens wishing to be heard?

17                  Please come forward.

18                  CITIZEN: Charlie (inaudible) --

19                  (Overlapping conversation.)

20                  COMMISSIONER BOWERS: State your name  
21 (inaudible) --

22                  THE COURT REPORTER: Sorry?

23                  MR. KEHM: Oh, hold on. Hold on.

24                  COMMISSIONER BOWERS: I'm sorry.

25                  MR. KEHM: Only one person at a time.

1                   COMMISSIONER BOWERS: Go ahead.

2                   MR. GROETEKE: I'd just like to thank the  
3                   Planning and Zoning Commission members for doing their  
4                   duties here in front of the citizens of Jefferson  
5                   County. I appreciate your hard work that you do for  
6                   the citizens. That's all I've got to say. Thank you.

7                   COMMISSIONER BOWERS: Thank you, sir.

8                   Anyone else wishing to -- citizens wishing  
9                   to be heard?

10                  Please come forward.

11                  MS. MARX: Hi, I'm Yvonne Marx. I'm at  
12                  8883 Sandy Creek Acres Drive. I have been sworn in.  
13                  I really don't have much to say as far as I'm really  
14                  against this whole deal, but I have some exhibits,  
15                  because I don't want to lose my serenity in my  
16                  neighborhood and what I've learned to love but I  
17                  have --

18                  COMMISSIONER BOWERS: Ma'am, I'm sorry, I'm  
19                  going to have to stop you. We've --

20                  MS. MARX: Yeah.

21                  COMMISSIONER BOWERS: -- that's already  
22                  gone through and we've --

23                  MS. MARX: Oh, well, we didn't know.

24                  COMMISSIONER BOWERS: -- talked about it  
25                  and voted on it and it's been approved.

1 MS. MARX: Okay. So I guess you don't need  
2 any examples.

3 COMMISSIONER BOWERS: Thank you.

4 MS. MARX: Thank you.

5 COMMISSIONER BOWERS: Any other citizens  
6 wishing to be heard?

7 Please come forward.

8 MS. KEUNE: Elizabeth Keune, 9067 Sandy  
9 Valley Acres Drive.

10 And what else?

11 Is that all you need?

12 COMMISSIONER BOWERS: You're not required  
13 to be sworn, ma'am, this is public comment.

14 MS. KEUNE: Okay. I guess I missed the  
15 opportunity when we were supposed to talk.

16 One correction that was in the initial  
17 discussion, that road was referred to, I think, as  
18 Sandy -- or Shady Valley Acres but it's Sandy Valley  
19 Acres if that needs to be corrected in your...

20 MR. CORDES: Ma'am, that -- the record on  
21 this case is -- is closed. I mean, obviously, it's --  
22 it's been voted on. The Chair called a couple of  
23 times for -- for folks in opposition to speak so, I  
24 mean, you're free to speak in public comment but, I  
25 mean, as far the case that was -- that was on the

1 agenda tonight, that's -- that's been heard and voted  
2 on.

3 MS. KEUNE: Okay. Well, I guess we don't  
4 understand how this works so all right.

5 Just have a question about the lighting, I  
6 guess I can address that to the person. As we live  
7 directly across from the driveway, if there's lighting  
8 at the entrance to this place, it'll -- it'll just be  
9 right in our bedroom, so.

10 (Audience members speaking out.)

11 COMMISSIONER BOWERS: Again, I'm sorry,  
12 ma'am, again, your comments -- we're in public comment  
13 now and the case that we've already talked about has  
14 already been approved. I'm sorry.

15 MR. KEHM: Yeah, ma'am, if you -- when  
16 we're done, if you want to come over here, we can  
17 answer those kind of questions for you, be glad to.

18 COMMISSIONER BOWERS: Ma'am, did you hear  
19 that?

20 Did you hear Mr. Kehm?

21 Did you -- if you have any other questions,  
22 the staff will be glad to answer any questions after  
23 this meeting's over. Thank you.

24 Any other citizens wishing to be heard?

25 If not, I'll entertain a motion for

1 adjournment.

2 COMMISSIONER DUGAN: So moved.

3 COMMISSIONER ADKINS: Second.

4 COMMISSIONER BOWERS: I have a motion made  
5 by Commissioner Dugan; seconded by Commissioner, all  
6 those -- of adjournment.

7 All those in favor say aye.

8 COMMISSION: Aye.

9 COMMISSIONER BOWERS: Opposed?

10 This meeting is adjourned.

11 [Adjourned 7:07 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.

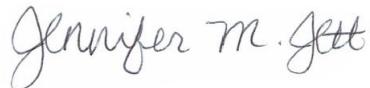
9

10 IN TESTIMONY WHEREOF, I have hereunto  
11 subscribed my name on this 28th day of January, 2024.

12

13

14



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

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24 January 25, 2024  
Jefferson County Planning and Zoning Meeting  
25

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