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Planning & Zoning Meeting
January 25, 2024

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 Page 11
Jefferson County, Missouri5 Exhibit B Jefferson County Code of Page 11
6 Ordinances - Chapter 400
Unified Development Order7 Exhibit C Planning Division Page 11
8 Staff Report and Respective
Case File

9

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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 PLANNING AND ZONING COMMISSION:

11 Danny Tuggle
12 Greg Bowers
13 Johnathan Sparks
14 Larry Adkins
15 Tim Dugan
16 Jeffrey Spraul
17 Mike Huskey

18 PLANNING DIVISION STAFF:

19 Dennis J. Kehm, Jr.
20 Josh Jump
21 Rachel Krispin
22 Elaine Roesch

23 COUNTY COUNSELOR:

24 Jason Cordes
25 Jalesia Kuenzel

26 DIRECTOR OF COUNTY SERVICES:

27 Mitchell Bair

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 then. 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 conductive 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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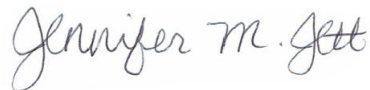
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C E R T I F I C A T E

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

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



JENNIFER M. JETT, CCR
MISSOURI CCR NUMBER: 634

January 25, 2024
Jefferson County Planning and Zoning Meeting

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