

FILED

JUN 18 2024

JEANNIE GOFF
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0538

ORDINANCE NO. 24-0246

INTRODUCED BY: Council Member Groetke

1 **AN ORDINANCE APPROVING APPLICATION CU24018 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A**
3 **SAWMILL IN A RURAL/AGRICULTURAL (RA5) ZONE DISTRICT LOCATED**
4 **IN COUNCIL DISTRICT 6.**

5 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
6 hearing on May 9, 2024, on Application/Petition Number CU24018, for a conditional use
7 permit for a sawmill on real estate located in Jefferson County, State of Missouri, to-wit:
8 Parcel Number: 22-3.2-08.0-0-000-010.01 in the Rural/Agricultural (RA5) zone district;
9 and

10 **WHEREAS**, the record of the May 9, 2024, hearing and the recommendation of
11 the Planning and Zoning Commission have been filed with the Jefferson County,
12 Missouri, Council; and

13 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
14 the following items and exhibits filed with and presented to the Jefferson County,
15 Missouri, Council with respect to the Application:

16 a. Jefferson County Planning Division Staff Report to the Planning
17 and Zoning Commission and the case file for this Application;

18 b. The record of the hearing before the Planning and Zoning
19 Commission including the following exhibits:

1 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
2 adopted August 6, 2003, and effective April 2, 2008;

3 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
4 Unified Development Order (UDO) adopted April 2, 2008, as
5 amended;

6 Exhibit C, Staff Report and case file;

7 Exhibit D, Packet Submitted by Petitioner.

8 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

9 a. All persons required to receive notice of the hearing were notified,
10 all notices were published, and signs posted in accordance with Missouri law and
11 the Unified Development Order.

12 b. The Jefferson County, Missouri, Council has jurisdiction over the
13 subject matter of this application.

14 c. The requested conditional use permit is in harmony with and is
15 compatible with surrounding and adjacent land uses and properties.

16 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
17 **COUNCIL, AS FOLLOWS:**

18 Section 1. Application Number: CU24018 is approved for the real estate
19 described as Parcel Number: 22-3.2-08.0-0-000-010.01 and a conditional use permit is
20 hereby issued for a sawmill, subject to the following conditions as outlined in the
21 Jefferson County Code of Ordinances:

- 1 1. *Site Development is required pursuant to Section 400.5300.* The Site
2 Development Plan shall, in addition to typical site development requirements
3 demonstrate compliance with all of the conditions set forth in Section 400.3285
- 4 2. *Lot.* These facilities shall be located on parcels a minimum of two (2) acre in size.
- 5 3. *Hours of operation.* The facility may operate between the hours of 7:00 A.M. and
6 6:00 P.M., Monday through Saturday.
- 7 4. *Access.*
- 8 a. The State, County or road district that has jurisdiction shall approve
9 access.
- 10 b. Lighting at the entrance shall be required.
- 11 c. All access points shall be marked and signed to warn of truck traffic.
- 12 d. Access through a private subdivision shall be avoided.
- 13 5. *Buffers.*
- 14 a. A minimum of a fifty (50) foot buffer shall be required on all sides of the
15 site where no residential structures are within two hundred (200) feet of
16 the site.
- 17 b. When located next to existing residential structures that are within two
18 hundred (200) feet of the site, a one hundred (100) foot buffer shall be
19 required.
- 20 6. *Screening.*
- 21 a. Screening shall be required when a residential structure is less than two
22 hundred (200) feet from the site.

1 b. Screening shall not be required when a residential structure is more than
2 two hundred (200) feet from the site.

3 c. When required, screening may consist of fifty (50) foot natural buffer or
4 fifteen (15) foot planted buffer per the buffering requirement of Article
5 XIV. A combination of natural and planted buffer may be approved by the
6 Planning Division so long as the natural buffer is at least twenty-five (25)
7 feet deep.

8 7. *Erosion and sediment controls.* Site will be reviewed by the Stormwater Division
9 to determine if erosion and sediment controls are needed.

10 When the Site Development Plan has been approved and all required conditions have
11 been met the sawmill operation may commence. All proposed structures must acquire a
12 building permit before work on the structure may commence.

13 Section 2. The zoning map of Jefferson County, Missouri shall be amended
14 by changing the area where said real estate is located on the map with the marking
15 “CU24018”.

16 Section 3. This Ordinance shall be in full force and effect immediately upon
17 passage by the Jefferson County, Missouri, Council as of the date listed below.

18 Section 4. If any part of this Ordinance is invalid for any reason, such
19 invalidity shall not affect the remainder of this Ordinance.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>yes</u>
Council Member District 6, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 10 DAY OF June, 2024:

X PASSED _____ FAILED



Charles Groeteke, County Council Chair



Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 18 DAY OF June, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon
Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff
Jeannie Goff, County Clerk

By Shelley Blankenship
Deputy Clerk

First Reading: 05-28-2024

Second Reading: 06-10-2024

Third Reading: 06-10-2024