



City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on July 12, 2023, at a regular meeting in consideration of the following:

Special Use Permit for 1985 E. Jackson Blvd. for an oversized attached sign for the Gospel Life Church

Applicant: Greg Schwab & Riverside Regional Library
Filing Date of Application/Fee: April 26, 2023
Submission Date of Application to Commission: July 12, 2023
Public Hearing Date: waived

In examining this consideration, the following factors were considered and found as noted:

Administrative Staff Findings:		Yes/	No
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u>X</u>	<u> </u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
Planning & Zoning Commission Findings:		Yes	/No
1.	Creates adverse effects on adjacent property:	<u> </u>	<u>X</u>
2.	Creates adverse effects on traffic movement or safety:	<u> </u>	<u>X</u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

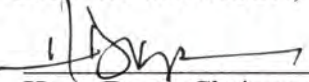
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

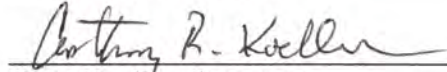
☒ **Approved**
☐ **Disapproved**
☐ **Approved with conditions specified below**

By a roll call of 7 ayes, _____ nays, _____ abstentions, and 2 absent this 12th day of
July 2023.

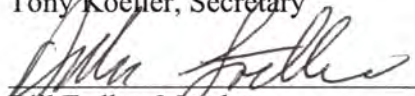
CITY OF JACKSON, MISSOURI



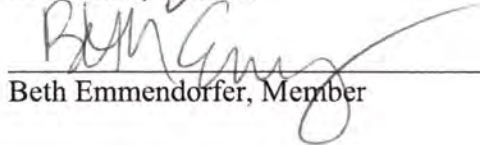
Harry Dryer, Chairman



Tony Koeller, Secretary

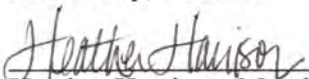


Bill Fadler, Member

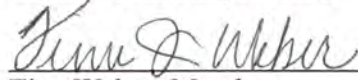


Beth Emmendorfer, Member

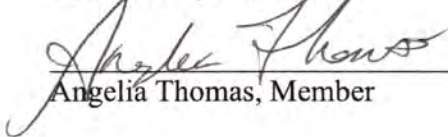
Eric Fraley, Member



Heather Harrison, Member



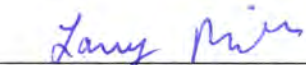
Tina Weber, Member



Angelia Thomas, Member

Michelle Weber, Member

ATTEST:



Larry Miller,
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 4/26/23

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

1985 E - Jackson Blvd

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Riverside Regional Library

Mailing Address: 1997 E. Jackson Blvd.

City, State ZIP: Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): _____

Mailing Address: _____

City, State, ZIP: _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Greg Schwab

Mailing Address: 1985 E Jackson Blvd

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-837-7911

Email Address (if used): greg@gospellife.io

CURRENT ZONING: (check all that apply)

☐ R-1 (Single-Family Residential)

☐ R-2 (Single-Family Residential)

☐ R-3 (One- And Two-Family Residential)

☐ R-4 (General Residential)

☐ MH-1 (Mobile Home Park)

☐ O-1 (Professional Office)

☐ CO-1 (Enhanced Commercial Overlay)

☐ C-1 (Local Commercial)

☒ C-2 (General Commercial)

☐ C-3 (Central Business)

☐ C-4 (Planned Commercial)

☐ I-1 (Light Industrial)

☐ I-2 (Heavy Industrial)

☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Church

PROPOSED ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Church

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

We are trying to advertise for our church w/ a similar size
sign at the library. Having a similar sign will hopefully make
the building look more uniform.

✓ **DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

✓ **SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

g.s.A. [Signature]

Please submit this application along with appropriate non-refundable application fee to:

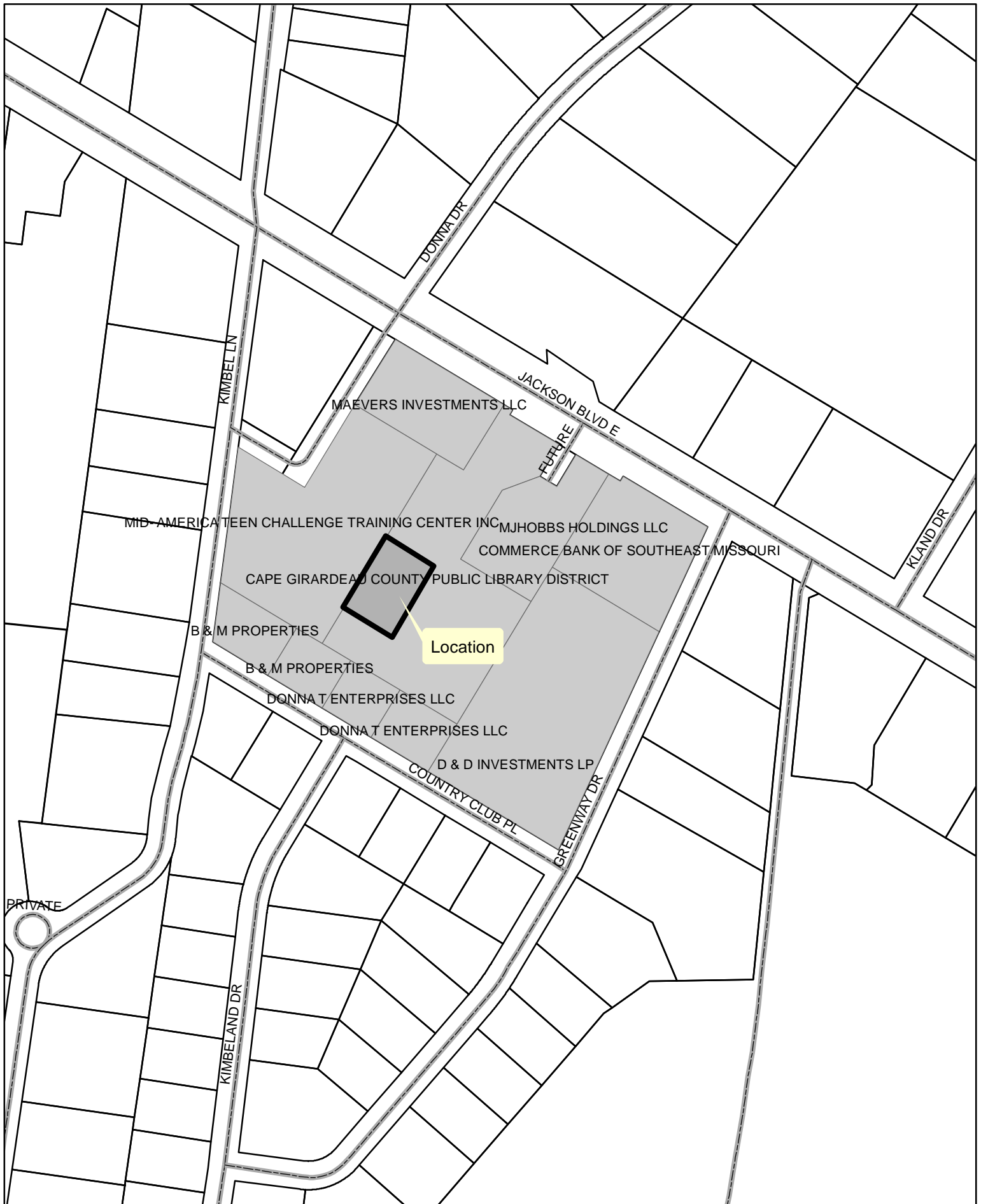
Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
lmiller@jacksonmo.org

APPLICATION FEE: \$200.00



1985 East Jackson Blvd
Location Map



195 East Jackson Blvd
Property Owners Within
185'

Date: 5/4/23
By: T Chaffin

OPTION A

BANNER FRAME SYSTEM

144"

96"



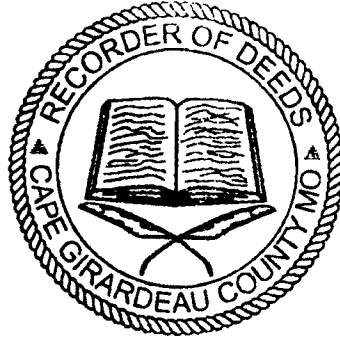
GOSPEL
LIFE
CHURCH

36"





8 2 9 6 8 8 0
Tx:4158079



DOCUMENT #
2021-00275

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
01/08/2021 09:59:06 AM
REC FEE: 30.00
PAGES: 3

General Warranty Deed

THIS INDENTURE, made on the 20th day of July, 2020, by and between **RIVERSIDE REGIONAL LIBRARY, a/k/a THE BOARD OF TRUSTEES OF THE RIVERSIDE REGIONAL LIBRARY**, of the County of Cape Girardeau in the State of Missouri, "Grantor," and **CAPE GIRARDEAU COUNTY PUBLIC LIBRARY DISTRICT, a county library district established in accordance with Sections 182.010 through 182.130 of the Revised Statutes of Missouri operating under the duly appointed County Library Board of Trustees of Cape Girardeau County**, of the County of Cape Girardeau in the State of Missouri, "Grantee":

Grantee's Mailing Address: 1997 East Jackson Boulevard, Jackson, MO 63755

WITNESSETH, that the said Grantor, in consideration of the sum of Ten Dollars and other good and valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to-wit:

Lot Three (3) of M.I. Third Subdivision in the City of Jackson, Cape Girardeau County, Missouri, as shown by plat filed for record in Document No. 2018-05826 in the Land Records of Cape Girardeau County, Missouri.

This instrument was prepared by Thomas A. Ludwig, Esq., Ludwig Law Office, LC, 1334 Indian Parkway, P. O. Box 350, Jackson, MO 63755-0350, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto its successors and assigns, **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will **WARRANT AND DEFEND** the title to the said premises unto the said Grantee, and unto its successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

RIVERSIDE REGIONAL LIBRARY,
A/K/A THE BOARD OF TRUSTEES OF
THE RIVERSIDE REGIONAL LIBRARY

By: [Signature]
Carrie Massey, President

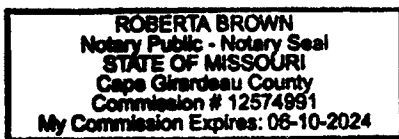
ATTEST:

[Signature]
Kathy Panagos, Vice President

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) ss.

On this 20th day of July, 2020, before me personally appeared Carrie Massey, President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

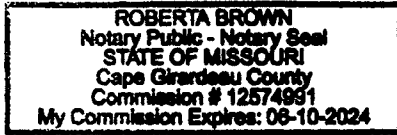


[Signature]
_____, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 08-10-2024

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) ss.

On this 20th day of July, 2020, before me personally appeared Kathy Panagos, Vice President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Roberta Brown, Notary Public
State of Missouri
County of Cape Girardeau
My term expires: 08-10-2024