

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, JANUARY 12, 2022, 6:00 P.M.  
REGULAR MEETING  
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session with Chairman Mike Seabaugh presiding and Commissioners Tony Koeller, Beth Emmendorfer, Wade Bartels, Heather Harrison, and Tina Weber present. Harry Dryer and Bill Fadler were absent. One position is currently vacant. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Alderman Joe Bob Baker and Tom Kimbel were also present. Citizens attending were Stacey Abrams-McIntosh, Michael Lackamp and Garrett Lackamp.

Approval of the December 8, 2021 )  
regular meeting minutes )

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Koeller, seconded by Commissioner Emmendorfer.

#### NEW BUSINESS

Request for a Special Use Permit )  
for an existing daycare under new )  
ownership in an R-4 General Residential )  
District at 1327 East Main Street as )  
submitted by Tot Spot Academy and )  
Preschool, LLC )

Mrs. Sanders reported the existing Just Kids daycare on East Main Street has been sold. Since Special Use Permits do not transfer with the property, the new property owner must apply for their own permit. The recommended special conditions are the same conditions that were applied to the previous owner's permit.

Mrs. Abrams-McIntosh came forward and said she has received a \$30,000 grant for a daycare and was looking for a house or other building when her realtor advised her that Just Kids Daycare had been for sale in the past. She contacted the property owner and bought the Just Kids property. She said she thought the property was zoned commercial and it was not disclosed that there was a special use permit. When she applied for her business license, she found out from Mrs. Sanders that a new special use permit was required. She said if the special use permit is not approved, she will have to pay back the grant money. The money is being used for new ceilings and flooring, remodeling the bathrooms that smelled of urine, new fixtures, etc. Mrs. Abrams-McIntosh said she has been in education for 20 years and serves the Parents as First Teachers for Jackson schools. She has hired an assistant director for the daycare and her husband will also be involved. The daycare is currently closed, and she took possession of the building on December 17<sup>th</sup>.

Parking was discussed, along with the proposed special conditions. Mrs. Abrams-McIntosh said the existing parking will be re-configured to better utilize the space and will have more than the required spaces. The circle drop-off lane is also two cars wide. She said she could meet all the conditions.

Commissioner Emmendorfer made a motion to approve the request with the special conditions recommended in the staff report, seconded by Commissioner Koeller. The motion was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 2 absent (1 vacant position)

Request for rezoning of 2.65 acres of )  
Property at 720 South Old Orchard Road )  
From R-1 Single Family Residential to )  
C-2 General Commercial submitted by )  
Independence Self Storage, LLC )  
(contingent upon successful annexation) )

Mrs. Sanders reported this development was begun in the county and the owner would now like to annex into the city to have city utilities available. He is currently in the annexation process and there are several simultaneous moving parts to make this annexation possible, including the need to rezone to C-2 General Commercial and obtain a variance for setbacks due to the location of the sewer main. She said if any piece fails the annexation will not proceed and the storage units will still be built, but in the county.

Mrs. Sanders reminded the Commission they have the option to hold a public hearing, and a public hearing is required by the Board of Aldermen. Opposition by nearby property owners can be expected since there was opposition to the recent rezoning of the future portion of McKendree Crossing subdivision to duplex zoning on the other side of Old Orchard Road.

Chairman Seabaugh asked Mr. Lackamp if he had anything to add. He did not.

Commissioner Koeller made a motion to set a public hearing. Commissioner Emmendorfer seconded the motion and it was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 2 absent (1 vacant position)

Consider a motion to add items to the )  
agenda )

No items were added to the agenda.

Consider a motion to adjourn )

Commissioner Koeller made a motion to adjourn, seconded by Commissioner Bartels and unanimously approved.

Respectfully submitted,

Tony Koeller  
Planning and Zoning Commission Secretary

Attest:

Janet Sanders  
Building & Planning Manager

*NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.*