JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, AUGUST 14, 2024, 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 Harry Dryer presiding. Commissioners Tony Koeller, Bill Fadler, Tina Weber, Heather Harrison, Russ Wiley, and Travis Niswonger were present. Commissioners Angelia Thomas and Michelle Weber were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. There were no citizens in attendance.

APPROVAL OF MINUTES

Approval of the June 12, 2024 regular meeting minutes

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

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Consider a request to approve a Land Exchange Certification for transferring .046 acres from 2457 Smith Trail to 2403 Smith Trail, as submitted by Jennifer Ewert.

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that Ms. Ewert was selling her house, but since her house is a couple of feet from the property line, her buyer's bank wouldn't let the loan go through. She and her neighbor agreed on a land exchange so that her house would have the required side yard setbacks and the bank could grant her buyers the loan.

Commissioner Tina Weber motioned to approve the Land Exchange as submitted. Commissioner Tony Koeller seconded the request, which was approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Amendments to Chapter 58 (Annexation))
and Chapter 65 (Zoning) of the City)
Code - applications for)
voluntary annexation + zoning)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained to the Commission that the Board of Aldermen wanted their thoughts on an application for annexation that would include zoning. Currently, the city's annexation process works with the land being annexed coming in as an R1, and then the applicant has to go before the Planning and Zoning Commission to ask for a rezoning.

Mr. Larry Miller told the Commission that Rodney Bollinger, Janet Sanders, Curt Poore, and he met to discuss the pros and cons of annexation plus rezoning. He told them the process could be done within the law's perimeter.

Mr. Larry Miller explained how the process would work to the Commission. He explained the annexation form would need to be changed in a few areas. The area that asks, "Is a rezoning application to be filed?" would be removed and replaced with "Circle the proposed zoning being requested." There will also be a new section for the comprehensive land use plan.

Mr. Larry Miller explained that steps would be added to the annexation process, consisting of sending public hearing letters to the property owners within 185 feet of the proposed annexation property. He told the Commission that the public hearing would be at the Board of Aldermen level. A sign would also be posted on the tract of land that wanted to be annexed, showing the public hearing date and time. The public hearing would also be placed in the paper at least 15 days before the hearing.

Mr. Larry Miller told the Commission that this new process would not affect rezoning.

Mr. Larry Miller told the Commission that a code amendment would be needed. The amendment would then be brought before the Commission for approval before being sent to the Board of Aldermen for finalization.

Mr. Larry Miller explained that this new process would benefit the applicant because there would be only one process instead of two. They would go before one board instead of two. There would only be one public hearing instead of one at the P&Z and one at the Board of Aldermen levels, and it can be held on the same night the annexation public hearing is held.

Mr. Larry Miller told the Commission the annexation and zoning process would be quicker. He explained that the current process takes approximately 75 days, depending on the holidays, and the new annexation plus zoning process will take approximately 45 days, depending on the holidays.

Mr. Larry Miller gave the Commission an example of the timeline from the application's submission to its approval.

Mr. Larry Miller told the Commission that if they agree on this, the next step would be to get a motion from the Board of Aldermen to give the City permission to turn in an application for the code amendments.

Commissioner Bill Fadler asked if the annexed land would be zoned residential, and Mr. Larry Miller explained it would be up to the applicant to decide what they want the land zoned as.

Alderman Steve Stroder said this new process would have been so much easier after the current annexation process he went through. He said the new process doesn't change anything, and the public could still voice their opinion about the zoning. Alderman Steve Stroder said it would also shorten the process.

Commissioner Heather Harrison asked if the public would still receive the same notification about the zoning. Mr. Larry Miller said the required 15-day notice would still be given. Commissioner Heather Harrison was concerned that the public wouldn't have as many opportunities to speak if there was only one hearing instead of two. Mr. Larry Miller explained this is true but mentioned that not every P&Z rezoning sets a public hearing.

After further discussion, Commissioner Tina Weber moved to approve the request, which Commissioner Tony Koeller seconded. The request was approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

ADDITIONAL ITEMS

The Commission received a draft of the Comprehensive Plan.)

Mr. Larry Miller gave a copy of the Comprehensive Plan draft to the Commission and explained that they are the ones that approve the Plan. It doesn't go before the Board of Alderman for

approval. He told them they needed to review the draft and send any comments to him, which he would then pass on to Houseal Lavigne, the Comprehensive Plan company. He told the Commission the plan had already been placed on the project website, the city's website, and the city's Facebook page so the public could start voicing their input. Mr. Larry Miller told the Commission that the October 9th P&Z meeting would be at the Civic Center because Houseal Lavigne would present the Comprehensive Plan to the Commission and answer questions from the public.

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Bill Fadler motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building and 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