

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, NOVEMBER 9, 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 Harry Dryer presiding. Also present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer and Eric Fraley. Commissioners Michelle Weber, Tina Weber and Bill Fadler were absent. Building & Planning Inspector Larry Miller was present as staff liaison. Assigned Aldermen Mike Seabaugh was present and Joe Bob Baker was absent. Citizen present was Ben Chapman.

Chairman Dryer called the meeting to order, and Commissioner Koeller called roll.

APPROVAL OF MINUTES)

Minutes of the October 12, 2022, meeting were unanimously approved on a motion by Commissioner Heather Harrison, seconded by Eric Fraley.

OLD BUSINESS

Request for rezoning 2033 West Jackson)
Boulevard from I-1 Light Industrial District)
to C-2 General Commercial District)
submitted by Gerald & Tom Sewing)

Chairman Dryer asked for a staff report. Mr. Miller reported the owners want to rezone the house because the buyer is not able to get the bank to lend money due to the zoning. He said since the address is an industrial zone, if something was to happen to the house, the house could not be built back because of the zoning.

Chairman Dryer asked the applicant to come forward. Ben Chapman who resides at 2033 West Jackson Boulevard said he is trying to buy the house. He said the bank will not lend the money because if something was to happen to the house, he could not rebuild it since it's an industrial zone. He said the other houses in the area are already zoned C-2.

Chairman Dryer asked if there were any questions from the board for Mr. Chapman. Since there were no questions Chairman Dryer asked if anyone wanted to oppose the matter. Seeing no one come forward, Chairman Dryer asked for a motion.

Commissioner Koeller made a motion to approve the I-1 zone to a C-2 zone. The motion was seconded by Commissioner Emmendorfer and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a motion to add items to the)
agenda)

Chairman Koeller made a motion to table the discussion for tiny homes until the December 14, 2022 meeting. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Adjournment)

Commissioner Harrison made a motion to adjourn, seconded by Commissioner Thomas and unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building & Planning Inspector

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.