

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, APRIL 8, 2026, 6:00 P.M.  
REGULAR MEETING  
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, April 8, 2026, with the following members present:

**Present:** Harry Dryer (Chairman), Tony Koeller (Secretary), Michelle Weber, Russ Wiley, Tina Weber, Travis Niswonger, Heather Harrison, Angelia Thomas, and Bill Fadler

**Absent:** None

**Aldermen:** Mike Seabaugh, Eric Fraley, and Steve Stroder

Building & Planning Manager Larry Miller and Mayor Dwain Hahs were also present.

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## Call to Order

Chairman Harry Dryer called the meeting to order at 6:00 p.m. Secretary Tony Koeller called the roll, and a quorum was present.

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## Approval of Minutes

### 1. Approval of Minutes – February 11, 2026, Meeting

The minutes of the February 11, 2026, meeting were reviewed.

**Action:** Commissioner Tina Weber made the motion, seconded by Commissioner Heather Harrison, to approve the minutes as submitted.

**Result:** Motion carried unanimously.

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## Old Business

### 2. Consideration of amendments to Chapter 65 to establish the Estate Lot Residential (EL-1) District

**Staff Report:** Larry Miller presented the proposed EL-1 zoning district, including:

- EL-1 is intended as a low-density, large-lot, rural-character residential district serving as a transition between agricultural and suburban areas.
- Minimum lot size: 1.5 acres with 200 ft. minimum frontage.
- Setbacks: 50 ft. front, 25 ft. side, 50 ft. rear.
- Maximum lot coverage: 20%.
- Allowed uses include single-family dwellings, home occupations, limited agricultural uses, accessory buildings, churches, and public parks.
- Temporary buildings and shipping containers must comply with Section 65-20.
- Parking follows Section 65-22.

**A lengthy discussion followed regarding:**

- Whether sidewalks, curb & gutter, detention basins, and street lighting should be required in EL-1 subdivisions.
- Cost impacts on housing affordability and the city's need for homes in the \$200k–\$350k range.
- Comparisons to county development standards and the desire to keep development within city limits.
- Natural drainage on large lots and how engineering review would determine when detention is required.
- Whether to prohibit on-street parking in EL-1 due to long driveways and low traffic volumes.
- Street lighting only at intersections or where needed for safety.
- How to incorporate these standards into Chapter 57 (Subdivision Regulations) rather than Chapter 65.
- The City is seeking to spur residential development and subdivision activity.
- Larger-lot options may attract developers by reducing infrastructure costs.
- The Mayor's long-term goal is to grow the City's population to 20,000.
- Annexation opportunities are being evaluated, and several property owners have expressed interest.
- Contractors have already shown interest in the proposed district.

Staff noted that Chapter 65 (zoning district creation) is essentially complete, but Chapter 57 (infrastructure standards) still requires refinement before both can move forward together.

No formal action was taken. Staff will return with revised Chapter 57 language.

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## New Business

### 3. Request for Rezoning – South Old Orchard Road

**From:** I-1 Light Industrial

**To:** R-4 General Residential

**Applicant:** Villas of West Park, LLC (via owner Brandon Williams)

**Staff Report:** Larry Miller presented the request to rezone approximately 10 acres on South Old Orchard Road to allow development of an apartment complex. The applicant wishes to confirm rezoning approval prior to purchase.

**Discussion included:**

- Adjacent zoning includes I-2, C-2, and undeveloped county property.
- The area is not expected to experience negative impacts from R-4.
- Spot zoning concerns were discussed but considered minimal due to the surrounding undeveloped land.
- Only a few nearby property owners would be affected.

**Action:** Commissioner Heather Harrison made a motion, seconded by Secretary Tony Koeller, to approve the rezoning request and waive the public hearing.

**Roll Call Vote:**

Angelia Thomas—Yes

T. Weber—Yes

Koeller—Yes

Dryer—Yes

M. Weber—Yes

Wiley—Yes

Niswonger—Yes

Fadler—Yes

Harrison—Yes

**Result:** Motion carried unanimously.

### 4. Land Exchange Certification – Warren Lake Subdivision

**Applicants:** Egerman Family

**Location:** 1685 Chimney Spring Court & 1550 Ashley Trace Court

**Staff Report:** Larry Miller presented a request to transfer 0.028 acres between two adjacent family-owned lots to square off the shared property line.

**Discussion:** None

**Action:** Commissioner Tina Weber made a motion, seconded by Commissioner Travis Niswonger, to approve the land exchange certification.

**Roll Call Vote:**

T. Weber—Yes  
Koeller—Yes  
Dryer—Yes  
M. Weber—Yes  
Wiley—Yes  
Niswonger—Yes  
Fadler—Yes  
Harrison—Yes  
Thomas—Yes

**Result:** Motion carried unanimously.

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**Adjournment**

As all items on the agenda had been addressed, Chairman Harry Dryer inquired if there was any other business to be brought before the meeting. Hearing none, the meeting was adjourned at approximately 7:10 pm.

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**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*