

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, AUGUST 13, 2025, 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, August 13, 2025, with the following members present:

- Harry Dryer, Chairman
- Tony Koeller, Secretary
- Bill Fadler
- Russ Wiley
- Heather Harrison
- Tina Weber
- Angelia Thomas

Absent: Travis Niswonger and Michelle Weber

Mayor Dwain Hahs, City Administrator Matt Winters, Building & Planning Manager Larry Miller, Lauren Billings, Gary Seyer, Pam Masterson, Frank Dietiker Jr., Jacob Jansen, David Jansen, Mike Haynes, and Michael Haynes II were also present.

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### **Call to Order**

The chairman 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**

The minutes of the July meeting were reviewed. A motion was made by Commissioner Tina Weber, seconded by Commissioner Tony Koeller, to approve the minutes as submitted. The motion carried unanimously.

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### **Public Hearings**

There were no public hearings scheduled.

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## **New Business**

### **1. Request to amend the Major Street Plan – removal of a section of proposed North Donna Drive.**

Larry Miller presented the staff report on Mike Haynes's request to remove a portion of the proposed North Donna Drive north of East Main Street.

- **Applicant remarks:** Mr. Haynes stated that the roadway's inclusion on the plan limited his property's development potential. He requested clarification from the City and asked that the street be removed if it is no longer necessary.
  - **Staff recommendation:** Miller recommended eliminating the entire segment from East Main Street to Ridge Road, not just the portion north of East Main.
  - **Commission questions:**
    - Commissioner Dryer asked whether both north and south portions of Donna Drive were included in the request. Staff clarified that only the north portion was included, but removing the entire section to Ridge Road was more practical.
    - Commissioner Fadler asked if there were traffic concerns in the area. Staff and members discussed congestion on Lacey and Bainbridge. Commissioners expressed concern about safety and narrow conditions.
  - **Comments from officials:** Mayor Hahs and City Administrator Winters supported the removal, noting it would encourage commercial development and provide flexibility.
  - **Action:** Tony Koeller's motion, seconded by Heather Harrison, was to schedule a public hearing at the September meeting. The motion was carried unanimously by roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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### **2. Land Exchange – Dana Drive.**

Applicant Frank Dietiker Jr. explained that a small parcel would be transferred to Dana Drive to correct a property boundary and allow an adjacent owner to maintain control of a sliver of land.

- **Commission questions:** The commissioners asked whether the land was being exchanged solely between private parties. The applicant confirmed it was a deed transfer and would not affect other properties.
  - **Action:** Heather Harrison's motion, seconded by Bill Fadler, was to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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### **3. Minor Subdivision – Blues Highway Center (Mongoose Properties LLC).**

The applicant explained that following the land exchange, the property would be subdivided into three lots so that the current tenant could purchase his parcel.

- **Commission questions:** The commissioners asked whether lot sizes met zoning requirements. Staff confirmed that all lots complied with frontage and size standards.
  - **Action:** Tony Koeller’s motion, seconded by Tina Weber, was to approve the minor subdivision. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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#### 4. Special Use Permit – Jansco Investments, Inc.

Jacob and David Jansen requested approval to relocate two billboards near East Jackson Boulevard following MoDOT’s reconfiguration.

- **Staff report:** Miller explained that the billboards, currently in the county, would be moved into the city limits. Since billboards are restricted to the I-55 corridor, a special use permit was required.
- **Applicant remarks:** Mr. Jansen stated that roadway changes had reduced the visibility of the existing signs and that relocation was necessary for visibility.
- **Commission questions:**
  - Commissioners asked whether both properties were under Jansco’s ownership. Jansco owned one property; Ron Clark owned the second.
  - Commissioner Thomas asked whether a permit could be granted contingent upon purchasing the second property. Staff advised this could be done conditionally.
  - Commissioners discussed the fairness of billboard rules, noting that if existing billboards were destroyed, they could not be replaced without a permit.
- **MoDOT input:** Pam Masterson, present on behalf of MoDOT, confirmed the land had previously been MoDOT right-of-way but was recently sold.
- **Action:** Tina Weber’s motion, seconded by Tony Koeller, to recommend approval of one special use permit for the property Jansco owns, and a contingent permit for the second property pending acquisition. The Commission waived its public hearing requirement. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.

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#### 5. Land Exchange – Mohawk Street / Cherokee Street.

Applicant Gary Seyer requested approval of a land exchange for a sliver of undeveloped Mohawk Street to correct a fence line issue.

- **Staff report:** Miller explained that Mohawk Street is a platted but undeveloped “paper street in this location.” The exchange would transfer a small portion of Mohawk to the adjacent property owner along Cherokee Street, allowing an existing fence to remain in

place rather than being relocated. After the exchange, Miller noted that both lots would continue to meet minimum zoning requirements.

- **Applicant remarks:** Mr. Seyer stated the property was purchased by a neighboring resident, who desired to keep the fence in its current location. The exchange would simplify property lines and resolve the issue.
  - **Commission questions:** The commissioners asked whether the adjustment would reduce the size of adjacent lots below minimum standards. Staff confirmed that the minimum lot dimensions would still be met.
  - **Action:** Russ Wiley's motion, seconded by Tina Weber, to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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## **6. Land Exchange – Oakland Drive.**

Applicants David and Gloria McSpadden and Unger Family Living Trust requested approval of a small land exchange between 1044 and 1026 Oakland Drive to correct a shed placement.

- **Staff report:** Miller explained that a shed had been placed on the wrong parcel with permission, and the exchange would align property boundaries. Both lots would remain compliant with zoning requirements.
  - **Applicant remarks:** The applicants were not present to speak on the request.
  - **Commission questions:** Commissioners asked whether either lot would become non-conforming. Staff confirmed both lots remained compliant.
  - **Action:** Tina Weber's motion, seconded by Heather Harrison, to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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## **7. Text Amendment – Chapter 65, Off-Street Parking.**

The City of Jackson requests that parking requirements for medical and dental clinics be amended to require one space per 250 sq. ft. of floor area.

- **Staff report:** Miller noted the change simplified the code and made requirements comparable to those of similar cities.
- **Commission questions:**
  - Commissioners asked how the new requirement compared to existing developments. Staff noted the new rule would require 86 spaces at a current clinic, compared to over 200 under the old formula.
  - Commissioners agreed the new approach avoided “double counting” spaces based on the number of doctors and exam rooms.
- **Action:** Tony Koeller's motion, seconded by Heather Harrison, to recommend approval of the text amendment without a public hearing. Motion carried unanimously by a roll

call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.

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## **Old Business**

None.

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## **Adjournment**

There being no further business, Commissioner Tony Koeller moved, seconded by Commissioner Bill Fadler, to adjourn. The motion carried, and the meeting was adjourned at approximately 7:00 p.m.

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*