

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 7, 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, and Commissioners Tony Koeller, Eric Fraley, Angelia Thomas, Heather Harrison, Michelle Weber, and Tina Weber were present. Commissioners Bill Fadler and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens attending were Chris Koehler, Melanie Cantrell, Pat Rokke, Sandy Dryer, and George Harris.

APPROVAL OF MINUTES

Approval of the January 10, 2024)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring 1 Acre)
from Lot 2 to Lot 1 of the Shriners)
Subdivision, as submitted by MidAmerica)
Hotels Corporation and BKR)
Commercial, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained where the property line is currently located and the proposed location of the new property line after the exchange.

Commissioner Weber asked if the land exchange was because they needed more parking for the building.

Chris Koehler from Koehler Engineering came forward to represent the applicant and said it will be the event center for the Ramsy Branch Subdivision, and they need more parking spaces.

Chairman Harry Dryer asked the Commission if anyone else had any other questions or comments for the applicant.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tina Weber motioned to approve the land exchange as submitted. Commissioner Tony Koeller seconded the request, which was unanimously approved.

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

Consider a request for a special use)
permit for a temporary housing unit for)
the Fire Department at 525 S Hope St)
as submitted by the City of Jackson.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained to the Commission that the special use permit was needed for temporary housing/ office during the remodeling of Fire Station 1.

Commissioner Tina Weber asked what temporary facility they are placing there.

The City of Jackson's engineer, George Harris, who was representing the Fire Department, came forward and explained it would be a larger-scale construction office than you would see on construction sites. He said it will contain four bedrooms, a kitchen area, and a bathroom. Mr. Harris also explained that the location of the building had to be there because it was the closest to the sewer connection.

Commissioner Tina Weber asked how long the temporary building would be there, and Mr. Harris told her it would be for approximately 12-15 months.

Chairman Harry Dryer asked if the building would be equivalent to a double-wide trailer. Mr. Harris told him it would be.

Chairman Harry Dryer asked the commission if there were any other questions for the City Engineer.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller motioned to approve the submitted special use permit and waive the public hearing. Commissioner Heather Harrison seconded the request, which was unanimously approved.

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

Consider a rezoning request for)
Stroder's Industrial Park Subdivision)
from an R-1 and R-2 Single-family)
residential district to a C-2 General)
commercial district as submitted)
by Trussworks Reality Missouri, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller told the Commission that the rezoning is for the subdivision plat that was before them last month. He informed the board that an annex agreement had been in place since after the meeting. Mr. Miller explained to the board that once this subdivision is annexed, the larger portion will be R-1, and the small portion in the city is already R-2. Mr. Stroder is asking it all to be rezoned to C-2.

Commissioner Tony Koeller asked if there is C-2 around this property. Mr. Miller showed the Commission on the map that there is Commercial property on the south side of the subdivision.

Commissioner Tony Koeller asked if a public hearing at their level is optional. Mr. Miller said it is optional for P&Z and mandatory at the Board of Aldermen level.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller motioned to approve the rezoning without a public hearing. The request was seconded by Commissioner Michelle Weber and was unanimously approved.

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

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Tina Weber motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Tony R. Koeller". The signature is fluid and cursive, with the first name "Tony" and last name "Koeller" clearly legible.

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "Larry Miller". The signature is cursive and written in a darker blue ink than the rest of the document.

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.