

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, APRIL 10, 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, Eric Fraley, Angelia Thomas, Heather Harrison, Bill Fadler, Russ Wiley, Michelle Weber, and Tina Weber were present. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh was present, while Alderman Joe Bob Baker was absent. Mayor Dwain Hahs, Steve Stroder, Wyatt Stroder, Brian Gerau, Greg and Lisa Berry, Nicole Burger, Scott and Carolyn Hahs, Tracy Barnett, Blake Fields, Debbie Smith, Tom and Diana Harley, David Gentry, Jason Comstock, and Lacy Giudicy were the citizens in attendance.

APPROVAL OF MINUTES

Approval of the March 13, 2024 )  
regular meeting minutes )

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

PUBLIC HEARINGS

Public hearing for a rezoning request )  
for 26.2 acres of parcel )  
#099003600007000000 from an )  
R-1 Single-family residential district to an )  
I-2 Heavy industrial district as submitted )  
by Trussworks Realty Missouri, LLC. )

Chairman Dryer opened the hearing. Mr. Miller read a report detailing the dates of the application and notifications for this request.

Mayor Dwain Hahs asked to speak about the grant application and the City's involvement. Mayor Hahs said it started in October of 2023 when Steve Stroder came to the city wanting to bring a truss manufacturing plant to Cape Girardeau County. There were three locations Mr. Stroder was looking at. The Mayor told Mr. Stroder that the City was interested in having them enter the City Limits of Jackson, so they involved SEMO Redi, the County Economic Development Organization. Since the site would need a road and City utilities, they decided it best to apply for a grant. In November, the Board of Alderman approved applying for the grant. The City Hired an engineering firm to lay out the road and utilities to understand better how much the project would cost. The Mayor said that at the end of November, the Board of

Alderman approved the RPC from Perryville to write the grant. In December, a public hearing was held to approve the application to the CBDG, the Community Development Block Grant State Department of Economic Development. With this grant, the City had to commit to 15% of the grant. The grant was based on a 32,000 sq ft building, and the business plan was for 45 jobs and 15-20 million dollars of sales. The total for the grant was 950,000 dollars. An annexation agreement was made with Trussworks LLC to allow the City to start planning. The mayor said on April 4, 2024, the City was notified that they received the grant and, that the City would pay the 120,000 dollars, which is the 15% agreed upon, and that the State would provide the rest.

Chairman Dryer asked for the applicant to come forward.

Steven Stroder from 2155 Greensferry Road came forward and was sworn in. Mr. Stroder spoke about Trussworks Mid America. He said the facility would build roof trusses, wall panels, and floor trusses, which will be built inside the building. Mr. Stroder showed the Commission a site plan for the building on the 26.2-acre tract. He also showed the Commission a 50-foot buffer area around the existing property. Mr. Stroder said the closest house to the west is approximately 651 feet, and to the south is 842 feet. Mr. Stroder then explained the building and its operation to the Commission. He said the building will have big insulated doors. No truck deliveries would be allowed to leave in the evening, and the loads would leave in the mornings. The incoming loads would be during the day only as well. He said the traffic will go from Cane Creek Rd to US 61 North.

Chairman Dryer asked if Mr. Stroder could show where the road would be constructed again, and Mr. Stroder pointed it out to the Commission.

Chairman Dryer then asked the Commission if there were any Questions for Mr. Stroder.

Commissioner Fadler asked how high the building would be, and Mr. Stroder said it would have approximately 16-foot-tall walls and a 1:12 pitch roof. Commissioner Fadler then asked if the only thing the houses on the west side would see was the peak of the building. Mr. Stroder said they might not even see that since they are removing 21 feet of dirt, which would make the building sit lower.

Commissioner Tina Weber asked if his ground would be flat, and Mr. Stroder said it would be when it was finished being graded.

Commissioner Thomas asked about the hours of operation, and Mr. Stroder said that, typically, the first shift is from 6 a.m. to 4 p.m., and the second shift goes past midnight.

Commissioner Tina Weber said there wouldn't be a third shift, and Mr. Stroder confirmed that.

Commissioner Thomas said that while she was looking at videos of other truss manufacturers, they appeared to have their bay doors open. This would cause a lot of noise with the tools used to be heard. Mr. Stroder pointed out where the saws would be in the building and said you can't hear them in the offices, much less in the yard.

Commissioner Koeller asked if the closet house was approximately 700 feet from where the saws are located in the building. Mr. Stroder confirmed they were at least that far. Commissioner Koeller commented the saws are at least two football fields from the nearest house.

Commissioner Thomas commented that a privacy fence needs to be installed according to the ordinance in addition to the 50-foot buffer area. Mr. Stroder said he thought it read "or" a privacy fence, according to what Curt Poore, the City's Attorney, told him. Mr. Stroder explained that a privacy fence wouldn't do anything unless they were 60 feet tall, which is the approximate height of the trees.

Commissioner Thomas asked if the forklifts would be running late at night, and Mr. Stroder explained that they would, but he has never known this to be a problem with the other facilities that Trussworks operates, which are much closer to houses.

Commissioner Wiley asked if the 50-foot landscaping buffer would remain if the property were sold, and Mr. Stroder said yes, he thought it would.

Commissioner Fadler asked what would happen to the area between the buffer and the property line, and Mr. Stroder said he would mow it.

Seeing no other questions from the Commission, Chairman Dryer asked if anyone would like to speak in favor of the rezoning.

Brian Gerau from 1846 E Jackson Blvd came forward to speak in favor and was sworn in. Mr. Gerau referenced a letter that the Chamber of Commerce wrote in full support of the rezoning because the facility would create retail sales taxes, create jobs, and enhance the industrial park. Mr. Gerau said he had researched the trusswork company and found it to be a great organization.

There were no questions for Mr. Gerau.

The chairman asked if anyone else would like to speak in favor of the rezoning, and after seeing no one, he asked if anyone would like to speak in opposition to it.

Blake Fields from 596 Canyon Trail came forward to speak in opposition and was sworn in. Mr. Fields explained he moved back to Jackson because it is a great place to raise children. He said he is speaking out against this business because of the noise and air pollution it would create near his home. He said he bought the house he is currently in because of the safe and quiet environment. The facility would jeopardize this by the big tractor-trailer trucks that will increase traffic. He said the saws would create noise levels well over 125 decibels, which, with the distance to the nearest house, would still be approximately 80 decibels. Mr. Fields explained that heavy traffic and alarm clocks are examples of 80 decibels. He said this was not what he hoped for when he bought his house in Jackson.

There were no questions for Mr. Fields.

David Gentry from 2830 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Gentry said he had been in the neighborhood for two years and built his house there because of how quiet it was. He said this facility would jeopardize this and bring trucks, causing traffic issues. He said if this goes in, his home is going up for sale, and he is moving out of Jackson. Mr. Gentry said he doesn't need this behind his house. Mr. Gentry said there are noise nuisance laws that he will make sure will be enforced until he leaves Jackson.

Chairman Dryer asked Mr. Gentry to show him where his house was, and he pointed to the lot where it was located.

Commissioner Fadler stated this wouldn't bring traffic into the neighborhood but onto US 61 N, and Mr. Gentry confirmed, adding it's bad enough as it is already.

Lacy Giudicy from 2829 Clear Spring Place came forward to speak in opposition and was sworn in. Ms. Giudicy said her concerns were what had already been brought up. She said US 61 N is the only way in or out of their neighborhood. She said there was already no shoulder on the road, and her concern was how cars would get around the truckload of wide loads with trusses. She said the sound would affect the people trying to sleep from working swing shifts in the neighborhood. Ms. Giudicy said that opposing this would protect their investments and quality of life. She said the addition of jobs is huge; however, the salary for the type of jobs in the facility would be between 15 and 18 dollars an hour, based on indeed.com. She said it may be bringing the average salary down in the community. Ms. Giudicy said we want to bring high-paying jobs to the community.

Chairman Dryer asked Ms. Giudicy where she gets the numbers when comparing wages, and she said she does a quick Google search.

Tracy Barnett from 597 Canyon Trail came forward to speak in opposition and was sworn in. Ms. Barnett pointed to the Commission, where her house was, and said she had been living there for only eight days. She said she talked to the City of Jackson about the property and was unaware of this. She said she received her house permit in September of 2023. Ms. Barnett picked this house and location because of the quietness of the neighborhood. She said she has chronic lung problems, and she doesn't want to breathe in the dust. She said she doesn't want her family woken up by forklifts beeping in the mornings. Ms. Barnett said she has family that lives next to a sawmill, and it's the nastiest, dustiest place to open your windows, and in fact, they don't because of the dust. She said she would like to know exactly how much sales tax this will bring in because she thinks there will be tax-exempt people. She said traffic is a concern because school buses have problems pulling onto US 61 N, let alone tractor-trailer trucks hauling trusses. She said that as far as the noise goes, 80 decibels are loud, and she doesn't want to hear it. She hopes the City of Jackson will see what this will do to our community's kids and health.

There were no questions for Ms. Barnett.

Jason Comstock from 2976 Vista Ridge came forward to speak in opposition and was sworn in. Mr. Comstock wanted to know if there have been any complaints from the other facilities, like noise or pollutants. He said prolonging exposure to 90 decibels would cause hearing loss. He

said Cold Creek Subdivision is a great place to walk and is concerned about the noise and pollutants. He doesn't want to be exposed to the loud noise and possible hearing loss.

There were no questions for Mr. Comstock.

Scott Hahs from 3012 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Hahs said he works in a factory and has worn ear protection for 12 years. He doesn't want to come home to hear the loud noises and see them building trusses in his backyard. He said there is no benefit for this in the neighborhood.

There were no questions for Mr. Hahs.

Tom Harley from 3062 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Harley said he and his wife moved here about six months ago from a noisy area near Dallas, Texas. He thought they had picked a quiet neighborhood and had no idea this was happening or a possibility. He said it may have changed his mind about moving here. Mr. Harley said he wants to keep the quiet neighborhood, and if it's zoned residential, he would like to keep it residential.

There were no questions for Mr. Harley.

Diana Harley from 3062 Clear Spring Place came forward to speak in opposition and was sworn in. Ms. Harley said she had the same concerns as the others, such as noise, air quality, and traffic. She said it took approximately 5 minutes to pull onto US 61 N this morning, leaving the neighborhood. She said they picked the location because of the quietness and openness around them. She said that when they were in the Dallas area, the place started the same, and by the time they moved, there was no land available; there were rooftops and businesses everywhere. The noise, traffic, and construction there were horrible. We have no desire to lose the quality of life they have now. Ms. Harley said had they known this would happen, they would have never moved here. She said she is concerned about the other areas around them wanting to be changed to an Industrial Park and taking over. She said she was for the business coming into Jackson, but she wanted to know if there was another place it could go.

Commissioner Fraley said this area is residential now because it is undergoing annexation with the City. He said that anytime there is an annexation, the property being annexed will be residential until the rezoning takes place.

Commissioner Harrison said the area north of the property is already zoned as Industrial. Ms. Harley said she is concerned about the area north of the subdivision outside the city limits.

Commissioner Thomas said this is the only place in Jackson where an I-2 abuts an R-1 zoning. She said some abut an R-2 zoning but not an R-1 zoning.

Chairman Dryer asked if anyone else wished to speak in opposition. Since no one else was, he asked Mr. Stroder to come back to discuss the citizens' concerns.

Commissioner Harrison asked Mr. Stroder if he would continue with the Trussworks facility if the annexation didn't go through since it was in the county. Mr. Stroder said he would continue if the annexation didn't go through.

Mr. Stroder said he appreciates everyone's comments and hopes to answer them. He said he wouldn't want to place a facility that everyone was talking about during their time to be heard. He said that when he bought the property in the county, he thought he wouldn't have to mess with all the city regulations. Mr. Stroder said he would construct the facility according to the city regulations even though it was in the County. He then heard the idea of moving into the City, which he thought was very positive; he said that Jackson didn't have a very good tax base, which was a big deal. He said the problem Jackson has is not having enough industry. Mr. Stroder explained that Industry brings in more taxes than residents do, which will take care of the community.

Mr. Stroder said that the facility will make noise, but their Arkansas facility is within 75 feet of a house, and they have never had any complaints from the neighborhood. With the saws inside the building, you can't hear them being used outside. He said he has the noise tested inside the saw room, which OSHA requires. He said the decibels aren't high enough to require hearing protection. Mr. Stroder said they offer hearing protection, but it's unnecessary because the decibels aren't high enough to use them. He said he knows what people think because he has been to sawmills; this is not a sawmill. Sawmills are very loud, outdoor, and piles of sawdust. He said his facility doesn't have dust collection. Mr. Stroder said his workers don't have to wear dust masks or aerators because the air quality is not a problem. He said they have sawdust, which is very coarse and not fine. He said it would be a well-kept facility.

Mr. Stroder said traffic shouldn't be an issue because 98% of the facility's loads will be heading toward the interstate. He said there will be a new roundabout at the intersection of Deerwood and US 61 N, and he doesn't want to send his trucks through it. He said the facility will have 4-10 trucks go out daily.

Mr. Stroder said sales tax was mentioned. He said they do mostly direct sales, which will require a sales tax. He said he won't be able to collect sales tax on lumber yards, schools, and churches.

Mr. Stroder said the property was purchased last year, and he feels the people will be surprised once the facility is up and running.

Mr. Stroder said the smell would be pine in the saw shop. The houses shouldn't smell anything since you can't smell it in the parking lot. He said they don't use any chemicals at their facility.

Commissioner Tina Weber asked if the delivery of wood to build the products was part of the 4-10 trucks a day, and he said no, it was not. He said approximately three trucks a day may bring in lumber.

Commissioner Tina Weber asked if the delivery trucks were coming from the interstate, and Mr. Stroder said they would be.

Commissioner Tina Weber asked if the sound would be like being in a cabinet shop, and he said it would not be as loud as a cabinet shop.

Mr. Stroder said he forgot to mention the wages at the facility. He hopes the starting pay will be around 20 dollars an hour, but depending on their job type, it could go up to 35 dollars an hour.

Commissioner Thomas asked how quiet the forklifts are, and he said they use diesel forklifts. He said he could stand beside the forklift and talk to the driver without problems. Mr. Stroder said that standing next to a semi-truck idling is louder than a forklift running.

Commissioner Thomas then asked if he would consider installing some type of sound barrier if the decibel level was louder than what is stated in the city ordinance. Mr. Stroder said no because it would cost too much and wouldn't be necessary. He said if they thought the noise would be loud, they would never place this facility where it is going.

Commissioner Fadler asked if there would be any outbuildings that would house the lumber. Mr. Stroder said an approximate 24' x 100' building would store lumber and pointed to where the building would be located. Commissioner Fadler asked if he could recommend placing the outbuilding on the west side of the main building to place a barrier between the main building and the houses. Mr. Stroder said he understood placing the building there, but the saw shop that gets lumber is on the east side of the building, making it less convenient.

Commissioner Fadler asked what would happen to the facility's scrap wood. Mr. Stroder said he hauls the scraps from the facility and is looking for a place to recycle them.

Commissioner Koeller asked how much scrap is there daily. Mr. Stroder said he wasn't sure, but it's about one tractor-trailer load in a week.

Chairman Dryer asked the commission if there were any other questions for Mr. Stroder. Seeing no other questions, Chairman Dryer closed the public hearing.

## OLD BUSINESS

Consider a rezoning request for 26.2 acres )  
of parcel #099003600007000000 from an )  
R-1 Single-family residential district to an )  
I-2 Heavy industrial district as submitted )  
by Trussworks Realty Missouri, LLC. )

Chairman Dryer asked if the Commission had any questions or comments. Seeing none, the Chairman entertained a motion to approve the request as submitted.

Commissioner Tony Koeller motioned to approve the rezoning from an R-1 to an I-2 as submitted. Commissioner Eric Fraley seconded the request, which was approved.

Vote: 8 ayes, 1 nays, 0 abstentions, 0 absent

#### NEW BUSINESS

None )

#### ADDITIONAL ITEMS

None )

#### ADJOURNMENT

Consider a motion to adjourn )

Commissioner Weber motioned to adjourn, seconded by Commissioner Fraley, and unanimously approved.


Vote: 9 ayes, 0 nays, 0 abstentions, 0 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*