

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, JULY 13, 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, Tina Weber, Tony Koeller and Beth Emmendorfer,. Absent were Michelle Doughten, Eric Fraley, and Bill Fadler. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Mike Seabaugh were also present. Citizen present was Patrick Morgan.

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

APPROVAL OF MINUTES )

Minutes of the June 8, 2022, meeting were unanimously approved on a motion by Commissioner Thomas, seconded by Commissioner Harrison.

NEW BUSINESS

Request for approval of a preliminary plat )  
of Savers Farm Subdivision Phase 9 )  
submitted by Cape Land and Development, )  
LLC )

Chairman Dryer opened the item for discussion. Mrs. Sanders reported that staff review comments have not yet been addressed possibly because the developer's engineer has been on vacation. The Board of Aldermen is also negotiating a Memorandum of Understanding to memorialize the agreement between the city and developer regarding ongoing maintenance of items in this subdivision to be privately maintained. The previous Phase 8, approved by the Commission in June, is currently on hold at the Board of Aldermen level pending approval of the Memorandum of Understanding. She recommended the plat be tabled until the August meeting to give an opportunity for the staff comments to be addressed.

Commissioner Koeller made a motion to table the request the request to the August meeting. The motion was seconded by Commissioner Weber and was unanimously approved.

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

Request for a special use permit for a )  
towing business in a C-2 General )  
Commercial District at 1405 South )  
Farmington Road submitted by Land )  
Escapes, LLC )

Chairman Dryer asked for a staff report. Mrs. Sanders reported this property was once the Kinder trailer park, which was demolished years ago. The proposed towing business is currently located on the

Bangert property [998/1000 North High Street] and would like to move to this property. There is a floodplain running through the property and the potential owner is aware of it. The property also abuts Jackson Ridge Estates to the north.

Mr. Patrick Morgan came forward and said he intends to fix up the duplex on the property with one said as his living space and the other side as his office. He questioned the addressing, which he had as 1305 South Farmington Road and the agenda lists as 1405 South Farmington Road. Mrs. Sanders said the duplex is addressed as 1305 South Farmington and the former Kinder Trailer Park portion of the property is 1405. It is still all one tract of property and the addressing was for the buildings.

Mr. Morgan said the property would be both his towing business and Land Escapes, his landscaping business. He provided a map showing a general location for a fenced area for a 200' x 300' towing lot and a 50' x 100' building. He said it would all be 400' from the nearest residence. He intends to clean up the underbrush and, other than clearing the area for the business, leave the remaining trees. He thinks there are about 17 properties that may be notified. He has spoken to 8-10 of them already.

Mrs. Sanders was asked why Odyssey Drive in Jackson Ridge Estates is stubbed to this property line. She said subdivision regulations require streets to be stubbed to adjacent undeveloped property. This is not a major street but if this land is ever subdivided, that street could be continued.

Commissioner Koeller said since there are adjacent residences, a public hearing should be held. He made a motion to set a hearing for the next meeting. The motion was seconded by Commissioner Weber and was unanimously approved.

Vote (to set public hearing): 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a motion to add items to the agenda )  
)

No items were added to the agenda

Adjournment )

Commissioner Emmendorfer made a motion to adjourn, seconded by Commissioner Koeller and unanimously approved.

Respectfully submitted,

Tony Koeller  
Planning and Zoning Commission Secretary

Attest:

Janet Sanders  
Building & 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.*

DRAFT