



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, May 10, 2023 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Larry Miller, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of April 12, 2023, regular minutes

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request for a comprehensive rezoning of 403 and 409 East Main Street and 108 South Georgia Street from an I-2 Heavy Industrial District to a C-3 Central Business District as submitted by the City of Jackson.
3. Consider a request for rezoning of 204, 207, 208, 212 Cherry Street, and 211, 219 N. Missouri Street from R-4 General Residential District to C-3 Central Business District submitted by Cape Girardeau County.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on May 4, 2023, at 11:00 AM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 12, 2023, 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 Beth Emmendorfer, Michelle Weber, Heather Harrison, Tina Weber, Angelia Thomas, and Bill Fadler present. Commissioners Tony Koeller and Eric Fraley were absent. Building & Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh was present, with Alderman Joe Bob Baker absent. No citizens were attending.

Approval of March 8, 2023)
regular meeting minutes)

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

PUBLIC HEARINGS)

There was no Public Hearing.

OLD BUSINESS)

There was no old business.

NEW BUSINESS

Consider a request for approval of a)
minor subdivision plat of Independence)
Center Eighth Subdivision as)
submitted by Douglas Siding, LLC.)

Chairman Dryer asked Mr. Miller for a staff report. He told the commission that this is a lot with a duplex on the property, and the owner wants to divide the lot into two lots, so half of the duplex is on one side, and the other half is on the other.

The owner of the lot wasn't present.

Chairman Dryer asked if there needed to be a discussion or if anyone had any questions.

Having yet to discuss or ask questions, Chairman Dryer requested a motion to approve the minor subdivision plat. Commissioner Fadler made a motion to approve the plat, which was seconded by Commissioner Tina Weber.

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

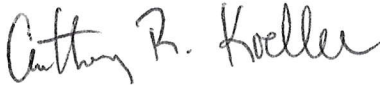
Consider a motion to add items)
to the agenda)

No items were added to the agenda.

Consider a motion to adjourn)

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

Respectfully submitted,



Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
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.

Staff Report

ACTION ITEM: Consider a request for a comprehensive rezoning of 403 and 409 East Main Street and 108 South Georgia Street from an I-2 Heavy Industrial District to a C-3 Central Business District as submitted by the City of Jackson.

APPLICANT: City of Jackson

APPLICANT STATUS: Municipal Governing Authority

PURPOSE: To clean up some non-conforming uses and make more consistent zoning transitions in this area

SIZE: Varies

PRESENT USES: I-2 Heavy Industrial District

PROPOSED USE: C-3 Central Business District

SURROUNDING LAND USE: See attached map

HISTORY: I-2 Heavy Industrial District

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN:

FLOODPLAIN INFORMATION: These properties are not in a floodplain as determined by FEMA panel 29031C0143E dated 9/29/2011.

PHYSICAL CHARACTERISTICS:

COMMENTS: These three properties were found to be non-conforming use. Single-family residences and multifamily are not allowed in the current zoning. They could not build back if more than 65% of the house is damaged. Because of this, we have been seeing problems regarding banks lending money for home loans.

ACTION REQUIRED: The Commission shall study this application and return a recommendation to the Board of Aldermen. Staff recommends that P&Z hold a public hearing to allow input from the property owners and the surrounding properties.



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: March 20, 2023

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

403 and 409 E Main Street / 108 S Georgia Street

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Varies

Mailing Address: n/a

City, State ZIP: n/a

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Varies

Mailing Address: n/a

City, State, ZIP: n/a

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Larry Miller, Building and Planning Manager

Mailing Address: 101 Court Street

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-2300

Email Address (if used):

CURRENT ZONING: (check all that apply)

- ☐ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☐ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☒ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Single-Family Residential

PROPOSED ZONING: (check all that apply)

- | | | | |
|-------------------------------|-----------------------------------|---|---------------------------|
| <input type="checkbox"/> R-1 | (Single-Family Residential) | <input type="checkbox"/> C-1 | (Local Commercial) |
| <input type="checkbox"/> R-2 | (Single-Family Residential) | <input type="checkbox"/> C-2 | (General Commercial) |
| <input type="checkbox"/> R-3 | (One- And Two-Family Residential) | <input checked="" type="checkbox"/> C-3 | (Central Business) |
| <input type="checkbox"/> R-4 | (General Residential) | <input type="checkbox"/> C-4 | (Planned Commercial) |
| <input type="checkbox"/> MH-1 | (Mobile Home Park) | <input type="checkbox"/> I-1 | (Light Industrial) |
| <input type="checkbox"/> O-1 | (Professional Office) | <input type="checkbox"/> I-2 | (Heavy Industrial) |
| <input type="checkbox"/> CO-1 | (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Same

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

See Attached

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

Request by Board of Alderman to correct non-conforming uses and properties with split zoning and to
provide for more consistent zoning area

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

SIGNATURES:

I state upon my oath that all of the information contained in this application is true.

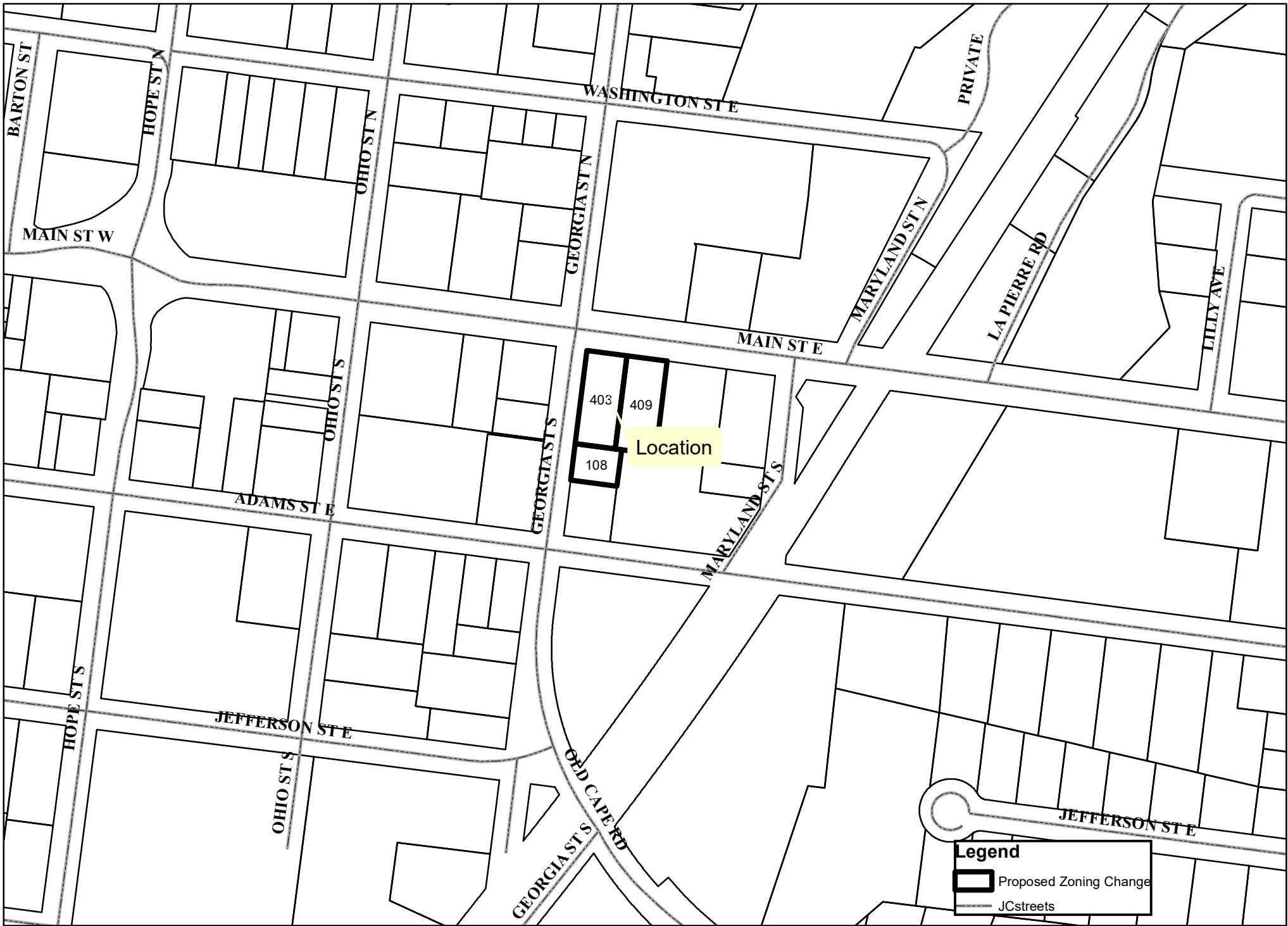
Larry Miller

Please submit this application along with appropriate non-refundable application fee to:

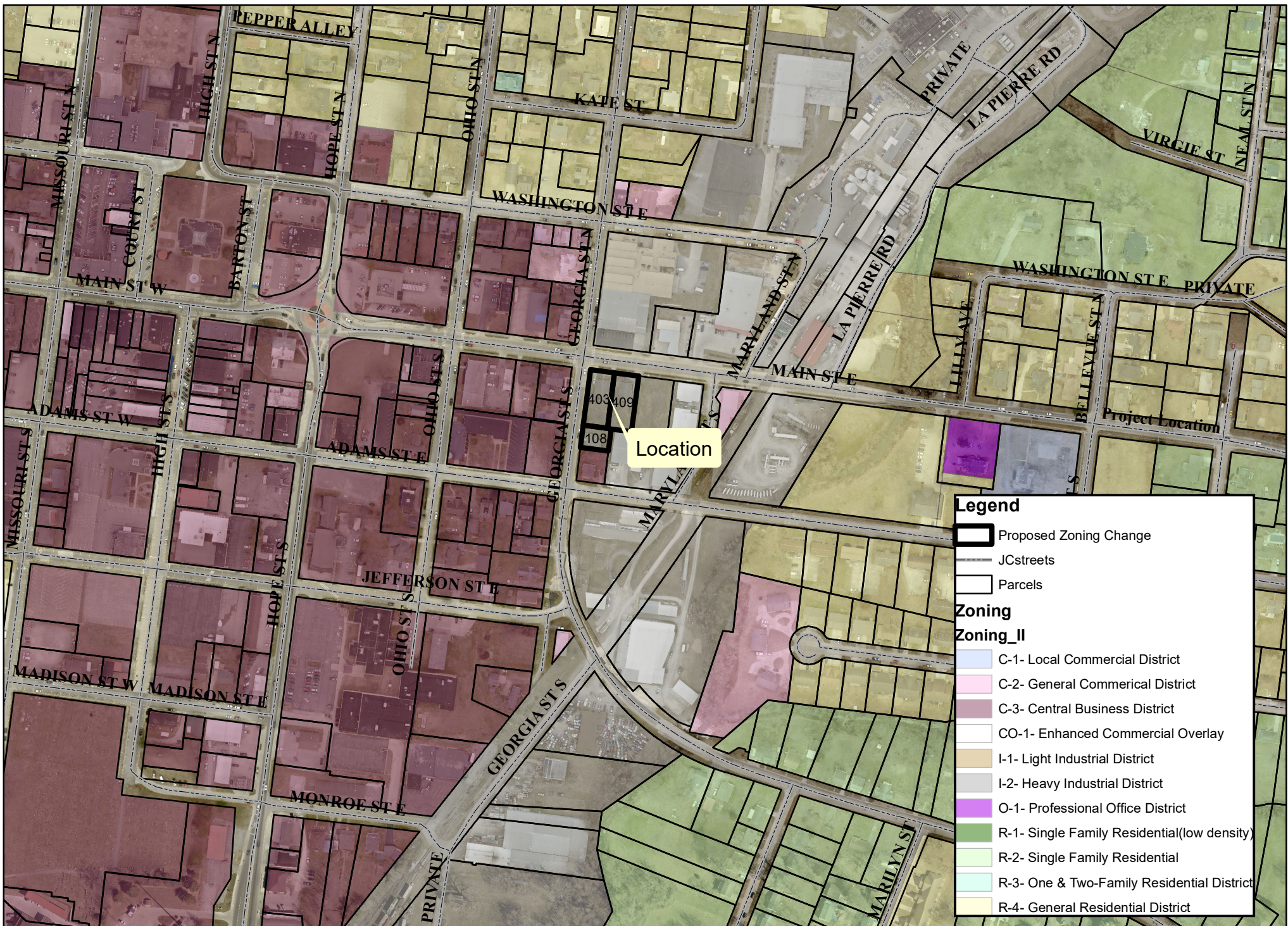
Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
lmiller@jacksonmo.org

APPLICATION FEE: \$200.00

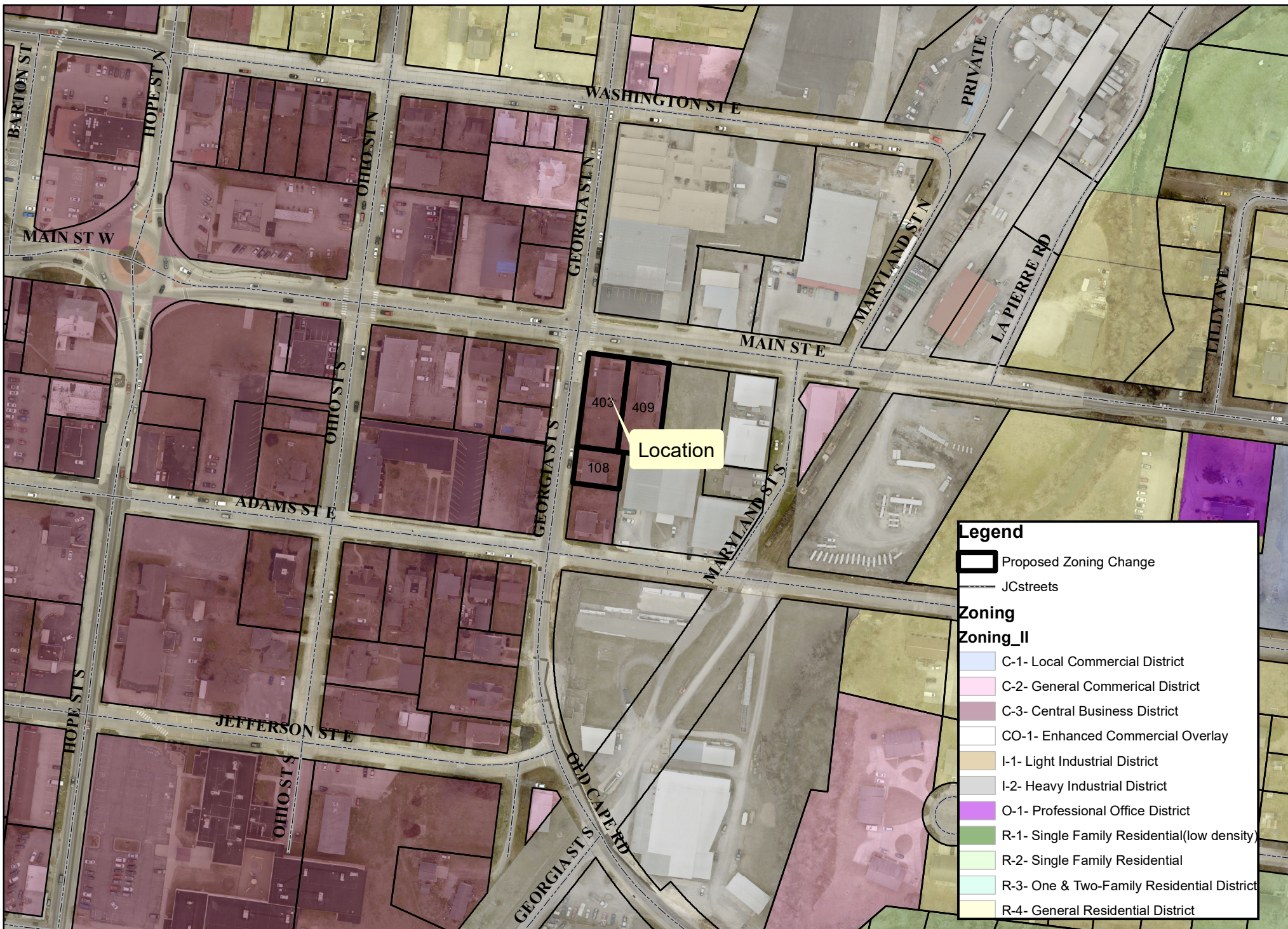


108 South Georgia Street, 403/409 East Main
Location Map



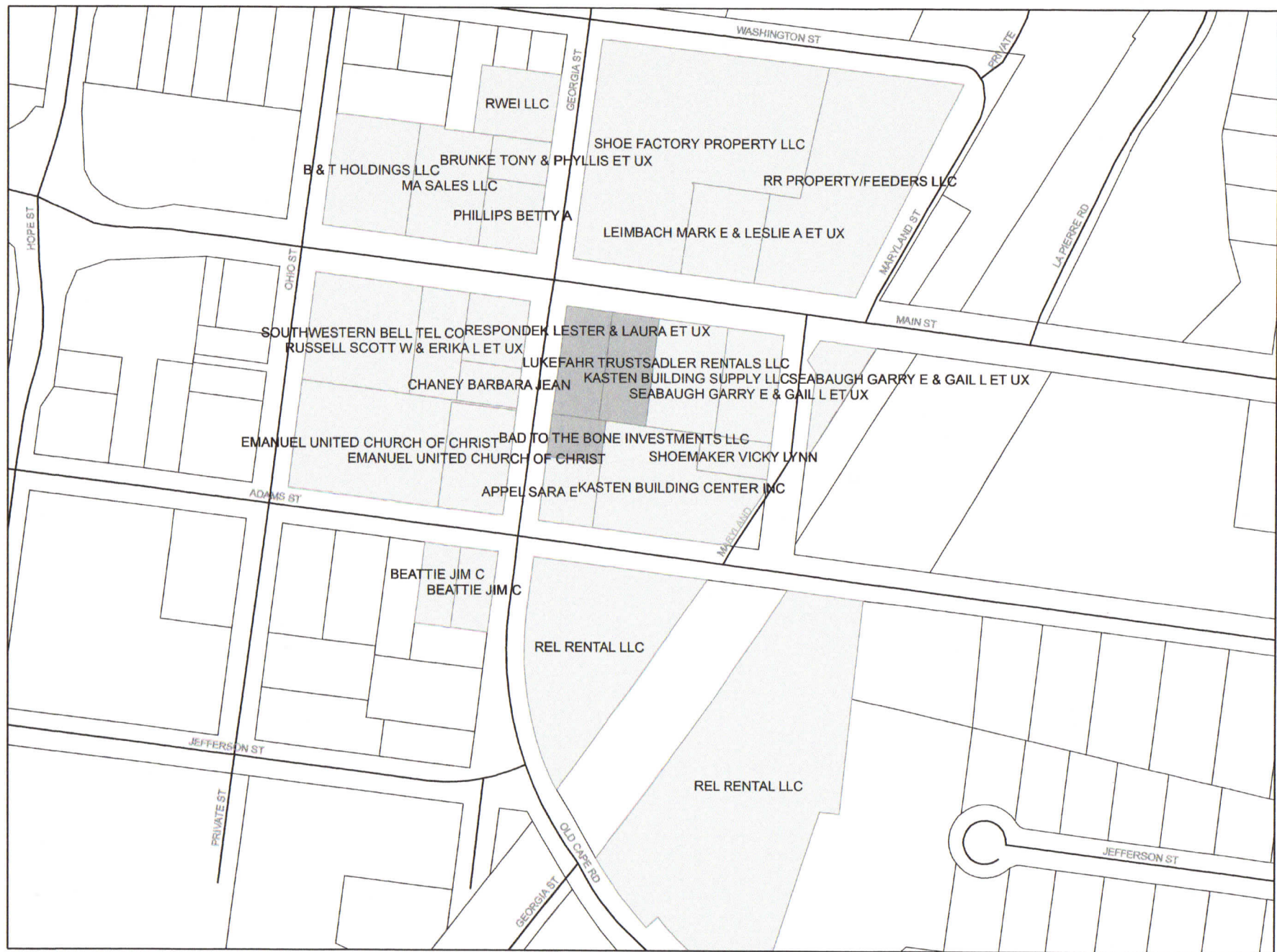
108 South Georgia Street, 403/409 East Main
Current Zoning I-2 Heavy Industrial District

3/28/2023
By: TChaffin



108 South Georgia Street, 403/409 East Main
 Proposed Zoning Change from I-2 Heavy Industrial District to C-3 Central Business District

3/28/2023
 By: TChaffin



Comprehensive Rezoning - 403 & 409 E. Main and 105 S. Georgia St.
Properties Within 185'

4/7/2023 / jls

Staff Report

ACTION ITEM: Request for rezoning of 204, 207, 208, 212 Cherry Street and 211, 219 N. Missouri Street from R-4 General Residential District to C-3 Central Business District submitted by Cape Girardeau County.

APPLICANT: Cape Girardeau County

APPLICANT STATUS: Property Owner

PURPOSE: To rezone

SIZE: Various

PRESENT USES: Various

PROPOSED USE: Parking lot

SURROUNDING LAND USE: North – R-4 General Residential District; South – R-4 General Residential District; East – C-3 Central Business District; West – R-4 General Residential District

HISTORY: These properties were acquired by Cape Girardeau County. They have demolished the buildings that were on them.

TRANSPORTATION AND PARKING: All required street frontage and parking currently exist.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Single-Family Residential

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: Various

COMMENTS: 207 Cherry Street and 211, 219 N. Missouri Street currently have a parking lot. They are operating on a special use permit. Changing them to a C-3 Central Business District would make the zoning more uniform in that area.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional. A public hearing is required at the Board of Aldermen level.



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: April 21, 2023

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

204 Cherry St, 208 Cherry St, 212 Cherry St, 207 Cherry St, 219 N Missouri St, and 211 N Missouri St

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Cape Girardeau County

Mailing Address: 1 Barton Square

City, State ZIP: Jackson, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP:

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Chris Koehler

Mailing Address: 194 Coker Ln.

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 335- 3026

Email Address (if used): ckoehler@koehlerengineering.com

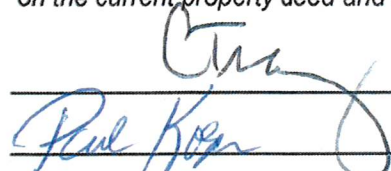
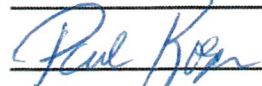
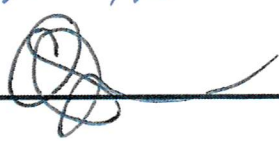
CURRENT ZONING: (check all that apply)

- ☐ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☒ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)

 Presiding Commissioner
 Dist. One Commissioner
 Dist Two Commissioner

Please submit this application along with appropriate non-refundable application fee to:

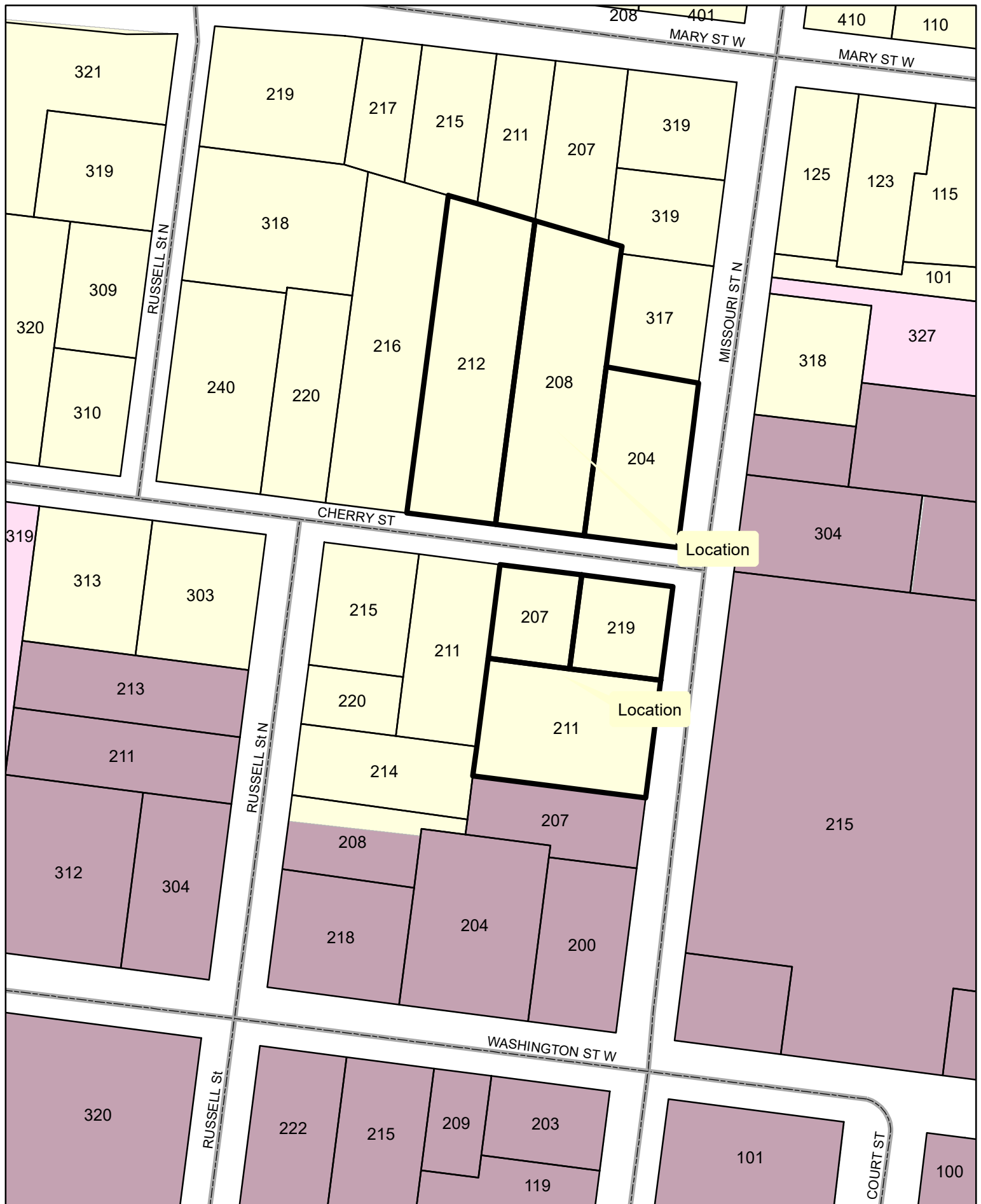
Larry Miller
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
Lmiller [@jacksonmo.org](mailto:Lmiller@jacksonmo.org)

APPLICATION FEE: \$200.00

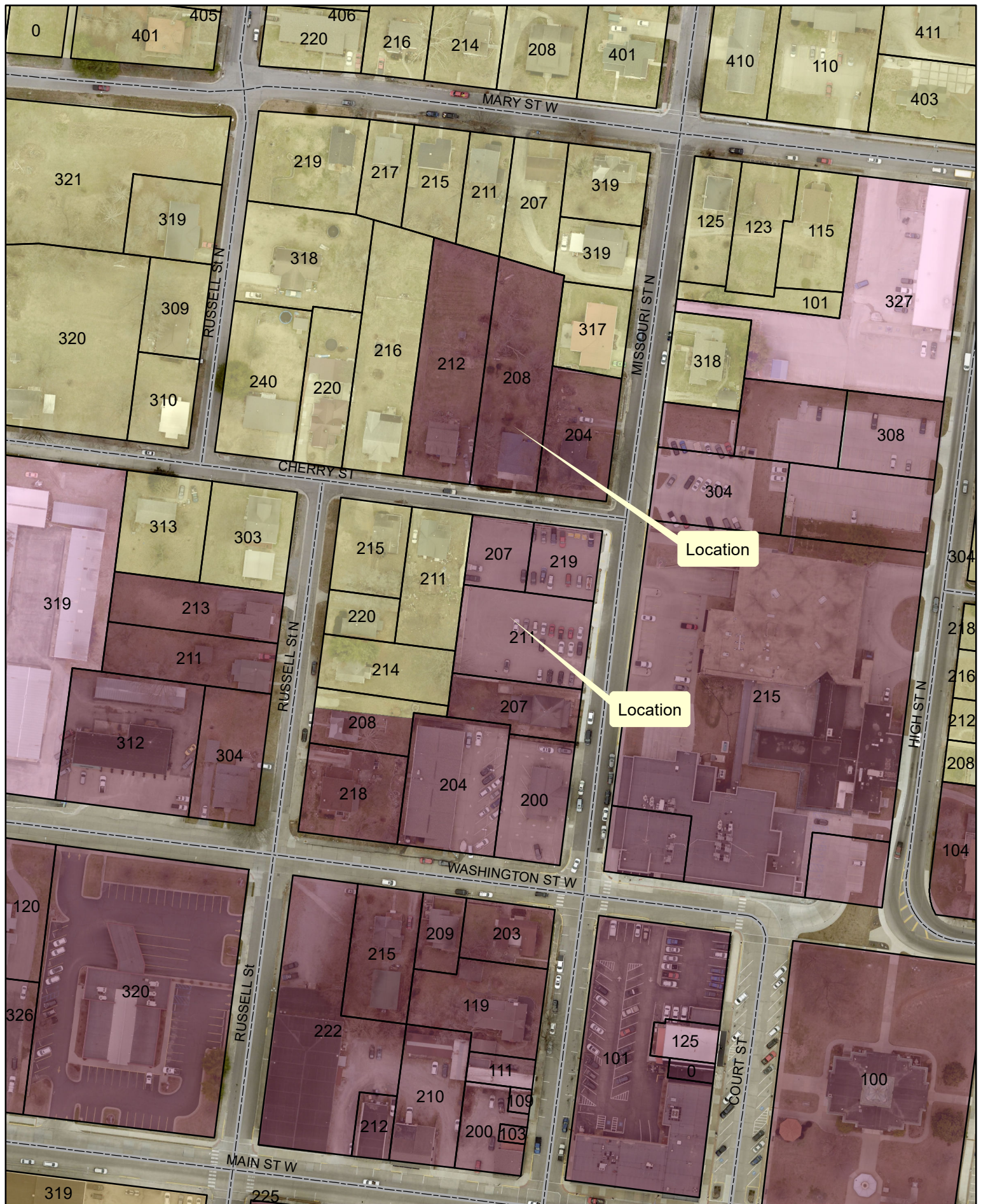


Cherry/ Missouri Street
Location Map



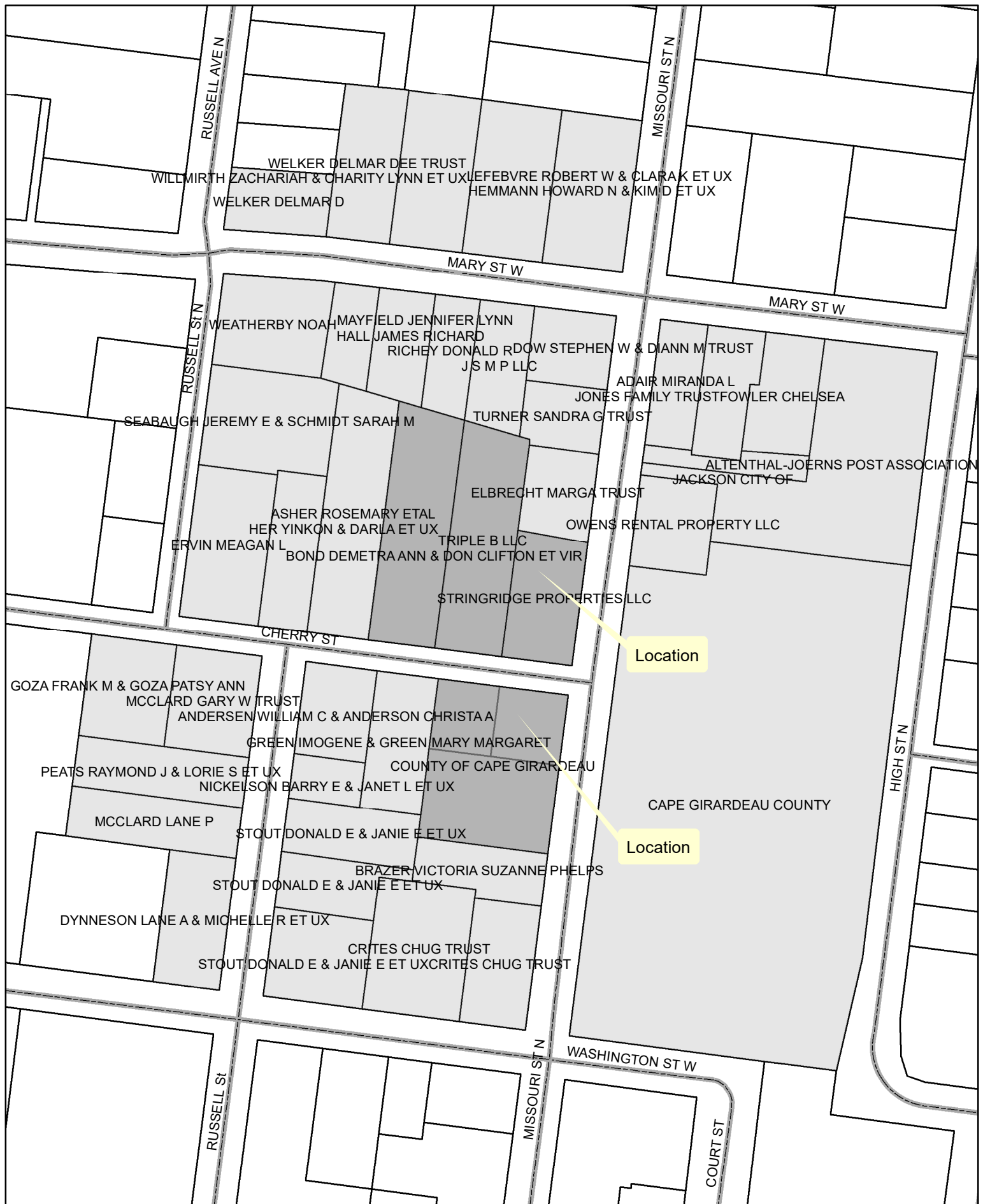
Cherry/ Missouri Street
Current Zoning R-4 General Residential
District

Date: 5/1/23
By: T Chaffin



Cherry/ Missouri Street
Proposed Property Change From R-4
General Residential District to C-3 Central
Business District

Date: 5/1/23
By: T Chaffin



Cherry/ Missouri Street
Property Owners Within 185'