

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, MAY 10, 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, Tony Koeller, and Eric Fraley present. Commissioners Angelia Thomas and Bill Fadler were absent. Administrative Assistant Markie Sharrock was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizen attending was Bob Lichtenegger.

Approval of April 12, 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 )

None

OLD BUSINESS )

None

NEW BUSINESS

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. )

Chairman Dryer asked if anyone would like to speak on this rezoning. Commissioner Koeller explained that these lots currently have single-family residential homes on them, and if 65% or more of the house is destroyed, they would not be able to rebuild. He said the banks wouldn't want to lend money if the property owners wanted to sell their house because of the non-conforming use.

Chairman Dryer said the Board of Alderman requested to correct properties with non-conforming uses and to provide more consistent zoning areas.

Commissioner Koeller motioned to approve the rezoning, which Commissioner Emmendorfer seconded.

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

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. )

Chairman Dryer asked if anyone from the County would like to speak, and no one came forward. Since no one came forward, Chairman Dryer explained that Cape Girardeau County acquired these properties, and they wanted to use them as parking for their new jail. He said a parking lot on the south corner of Cherry St and N Missouri St is an R-4 and is under a special use permit. Rezoning these, along with the other properties, would make the zoning more uniform in that area.

Commissioner Tina Weber motioned to approve the rezoning, which Commissioner Michelle Weber seconded.

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

#### ADDITIONAL ITEMS

Discussion about the Tiny Homes )  
Ordinance being returned to the )  
Planning and Zoning Commission )

Chairman Dryer said the newspaper wrote that the Board of Alderman sent back the ordinance to the P&Z Commission because the Board of Alderman didn't want Tiny Houses inside the city limits. Chairman Dryer said he thought P&Z sent a restrictive ordinance, and it would make it difficult for someone wanting a Tiny Home to do so.

Commissioner Koeller said he thinks P&Z should send the ordinance back to the Board of Aldermen, and they can decide if they want to accept it.

Alderman Joe Bob Baker said some on the Board of Aldermen felt there was no need for tiny homes inside the city limits. He said Alderman Paul Sanders stated that tiny homes would be beneficial in a big city because of the lack of space, but in Jackson, that problem doesn't exist.

Bob Lichtenegger, from 3019 Clear Spring Place, came forward and discussed why he didn't favor the ordinance for tiny homes. He said he isn't against Tiny Homes. He is against getting a special use permit for a Tiny Home. Mr. Lichtenegger said he would like the code left the way it is and let each residential zone and the building code decide what is permissible.

The Commission explained to Mr. Lichtenegger that they created the ordinance to restrict tiny homes. They could only be placed in an R-4 and above as a community unit plan with a special use permit so the city would have some control over them. They said tiny homes could also be placed in a Mobile home District, but they had to be moveable. The commission said the city currently doesn't have a mobile home district.

Mr. Lichtenegger said why not make the ordinance so you wouldn't have to have a special use permit.

The Commission said they wanted the special use permit so they could decide on every one of them. They said that with a community unit plan, the Commission could attach special restrictions as part of the special use permit.

Chairman Dryer told the Commission this topic would be on the agenda for next month and to come up with any questions you might have about the ordinance. He also told the Commission to think about what they wanted to do with the ordinance.

Consider a motion to add items )  
to the agenda )

No items were added to the agenda.

Consider a motion to adjourn )

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

Respectfully submitted,



Tony Koeller  
Planning and Zoning Commission Secretary

Attest:



Markie Sharrock  
Building and Planning Administrative Assistant

*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.*