

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JULY 9, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

Call to Order

Chairman Harry Dryer called the Planning and Zoning Commission Meeting to order at 6:00 p.m. in the City Hall Board Room.

Roll Call

Commission members present/absent:

- Bill Fadler – Present
- Harry Dryer – Present
- Tony Koeller – Present
- Russ Wiley – Present
- Heather Harrison – Absent
- Tina Weber – Present
- Travis Niswonger – Present
- Angelia Thomas – Absent
- Michelle Weber – Present

Also Present:

- Mayor Dwain Hahs
- City Administrator Matt Winters
- Assigned Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder
- Citizens in Attendance: Pastor Kevin Mann, Jim Goggin, and Belinda Goggin

Approval of Minutes

Item 1: Approval of the minutes from the June 11, 2025, meeting.

Staff noted a correction regarding previously included roll-call votes, which were removed from the official minutes because a roll call wasn't conducted at the last meeting on the items. It was clarified that while roll-call voting is not required under the Sunshine Law, it is recommended. Roll-call voting will take place moving forward.

Motion: Motion by Tina Weber, seconded by Tony Koeller, to approve the corrected minutes.

Vote: All in favor. Motion carried.

New Business

Item 2:

Request: Removal of the north section of East Main Street (as shown on the Major Street Plan) that connects to North Donna Drive – *Submitted by Mike Haynes.*

- Staff reported the applicant has withdrawn the request to an undetermined future date.
- Mayor Dwain Hahs and City Administrator Matt Winters spoke in favor of the removal, citing better alternatives through Ridge Road and the Shawnee roundabout.
- Discussion focused on development potential, cost implications, and the impact on existing infrastructure.
- No vote was taken. Matter deferred until resubmittal by the applicant.

Item 3:

Request: Land exchange between Connection Point Church and Tim Sadler involving property near East Deerwood Drive.

Applicant: Kevin Mann, Executive Pastor, Connection Point Church.

- Mr. Mann explained that the purpose was to correct an irregular parcel boundary by having Mr. Sadler donate a triangular portion of land to the church.
- No opposition or questions from the Commission.

Motion: Motion by Tony Koeller, seconded by Travis Niswonger, to approve the land exchange.

Roll Call Vote:

- Bill Fadler – Yes
- Harry Dryer – Yes
- Russ Wiley – Yes
- Tina Weber – Yes
- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Item 4:

Request: Approval of a resubdivision plat of Goggin Subdivision No. 1 – *Submitted by James and Belinda Goggin.*

- Applicant seeks to subdivide property on Old Cape Road East into five lots and install a new water main to replace a non-permitted private line.
- Three variances requested:
 1. To classify as a minor subdivision despite containing five lots.

2. To allow lots 3–5 without public street frontage.
3. To allow private water distribution with individual taps off a new private line instead of connecting each lot to the public main.

Applicant: James Goggin, 4580 State Highway W, explained the history and necessity of the request.

- Extensive discussion occurred regarding existing infrastructure, legal access, value creation, and long-term intent.
- Staff confirmed the proposed plat meets requirements with variances.

Motion: Motion by Tina Weber, seconded by Bill Fadler, to approve the resubdivision plat and grant the three variances.

Roll Call Vote:

- Bill Fadler – Yes
- Harry Dryer – Yes
- Russ Wiley – Yes
- Keena Weber – Yes
- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Item 5:

Request: Text amendment to Chapter 65 of the Zoning Code – revising off-street parking requirements for medical and dental clinics.

- Current ordinance requires parking based on exam rooms, employees, and doctors. This resulted in a requirement of 81 spaces for a recently proposed clinic renovation, which staff and the Board of Aldermen deemed excessive.
- Staff proposed simplifying the standard to **one parking space per 250 square feet** of gross floor area.
- Supporting research from peer cities (Cape Girardeau, Perryville, Lebanon, etc.) showed most use square footage-based standards.
- Commission discussion supported staff findings.

Motion: Motion by Tony Koeller, seconded by Tina Weber, to direct staff to draft an ordinance amendment using the one space per 250 sq ft standard.

Roll Call Vote:

- Bill Fadler – No
- Harry Dryer – Yes
- Russ Wiley – Yes
- Tina Weber – Yes

- Travis Niswonger – Yes
- Tony Koeller – Yes
- Michelle Weber – Yes

Motion carried.

Other Discussion:

- The transfer of the special use permit for the McCombs Crematorium to a new owner was handled administratively and approved by the Board of Aldermen, as the use and operations will remain unchanged.

Adjournment

Motion: Motion by Tina Weber, seconded by Tony Koeller, to adjourn.

Vote: All in favor. Meeting adjourned.

Meeting adjourned at approximately 7:00 p.m.

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