

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, FEBRUARY 8, 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 Tony Koeller, Beth Emmendorfer, Michelle Weber, Heather Harrison, Tina Weber, Angelia Thomas, and Eric Fraley present. Bill Fadler was absent. Building & Planning Manager Larry Miller was present as staff liaison. Janet Sanders, Director of Public Works, was also present. Assigned Alderman Joe Bob Baker and Mike Seabaugh were present. Citizens attending were Lorrie Sullivan, Terri Bogues, Melinda Ashley, Andrew Jackson, Austin Mueller, and Megan Andrews.

Approval of January 11, 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

Public Hearing –Public hearing regarding )  
a text amendment to Chapter 65 (Zoning) )  
regarding the addition of provisions for )  
comprehensive (including recreational) )  
marijuana dispensaries, cultivation )  
facilities, manufacturing facilities, )  
testing facilities, transportation/storage )  
facilities, marijuana consumption lounges )  
in specific zoning districts )

Chairman Dryer opened the hearing. Mr. Miller read a report detailing the dates of the application and notifications for this request. Mrs. Sanders spoke on the City's behalf on the text amendment regarding Chapter 65 marijuana. She said the text amendment was based on the discussion the P&Z Commission had at the previous meeting. She said the definitions and the measuring methods follow the state guidelines. Mrs. Sanders said that based on the discussion, the dispensaries would be treated as drug stores, so everywhere drug stores were allowed, dispensaries would also be allowed. Mrs. Sanders said we included definitions for consumption lounges and marijuana clubs, which the P&Z Commission wanted to be treated like bars. Mrs. Sanders explained to the Board that Bars are allowed in commercial and industrial districts if the property is at least 50 feet from a residential district. She said the City had one person interested in having a lounge, and his business isn't 50 ft from a residential district, so he wouldn't be able to have a lounge. Mrs. Sanders said the text amendment was placed on our city website a couple of weeks ago so anyone could read it.

Chairman Dryer asked if anyone would like to speak in favor of the proposed text amendment. He asked if anyone would like to speak in opposition. Lorrie Sullivan came forward and said she lives at 1307 Clover Dr, and there is a dispensary down the street that was pharmaceutical but now has become recreational. She doesn't want that to become a lounge because there is already enough traffic on the road since they've started selling recreationally, causing parking on the street, tire ruts in their grass, and speeding. She asked the Commission to come and see how bad the traffic was. She said if there was an emergency, there was no way an emergency vehicle could get through.

Commissioner Koeller asked if the dispensary on Clover Drive was next to a residential district, and Mrs. Sanders said it was. Commissioner Koeller said that according to the text amendment's wording, a marijuana lounge couldn't be at the current dispensary. Mrs. Sanders said that was correct. He said the Commission has no authority over the traffic complaints and told her she needed to call the Police Department.

Terri Bagues from 2850 Clover Drive also came forward to speak in opposition. She said she also wanted the Commission to drive down their street to understand better what was happening. She said they were parked on both sides of the road, and an emergency vehicle won't be able to get down the road.

Commissioner Koeller again said the P&Z Commission has no authority over the traffic complaint. The Commission is only here for the text amendments for marijuana.

Chairman Dryer let everyone know that this text amendment would also be in front of the Board of Alderman for a Public Hearing, and they could also voice their concerns to them.

Chairman Dryer closed the hearing, finding no one else wishing to speak in favor or opposition.

## OLD BUSINESS

Considered text amendments to )  
Chapter 65 (Zoning) to add provisions )  
for recreational marijuana )

Chairman Dryer said to the Commission that this Topic was already discussed, and he went over the critical points of the Text Amendments. He asked if there was anything else to discuss. Commissioner Koeller said he would like to say the only person we have interested in having a Marijuana lounge is next to a residential district and wouldn't be able to have one. Mrs. Sanders said he was correct, and it follows the same as Bars do in the City of Jackson.

Commissioner Koeller made a motion to approve the text amendments. Commissioner Eric Fraley seconded the motion.

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

Defining and regulating Tiny Homes )

Mr. Miller advised the Commission of the changes they made to the ordinance defining and regulating Tiny Homes and told them they would have to make a motion to set a Public Hearing for the next P&Z Commission meeting in March.

Commissioner Koeller motioned to set the Public Hearing for a text amendment for Tiny Homes at the next P&Z Commission meeting in March. Commissioner Harrison seconded the motion.

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

## NEW BUSINESS

Request for Approval of a Land Exchange )  
Certification for Transfer of .36 Acres )  
from a 6.4 Acre Parcel to 1636 )  
Enterprise Court Submitted by )  
Jackson Ridge Development, LLC )

Request for Approval of a Land Exchange )  
Certification for Transfer of .46 Acres )  
from a 6.4 Acre Parcel to 1608 )  
Enterprise Court Submitted by )  
Jackson Ridge Development, LLC )

Request for Approval of a Land Exchange )  
Certification for Transfer of .49 Acres )  
from a 6.4 Acre Parcel to 1622 )  
Enterprise Court Submitted by )  
Jackson Ridge Development, LLC )

Mr. Miller reported that three land exchanges are affecting three lots next to each other on Enterprise Court.

Megan Andrews, the applicant, came forward and said there was a large pond on the property, and the three property owners wanted to extend their property to the edge of the pond. She said there would be an easement around the pond so Jackson Ridge Development, LLC, could maintain it.

Chairman Dryer asked if the landowners would like to comment, and they declined.

Chairman Dryer asked if there was a motion to approve all three land exchanges at once.

Commissioner Michelle Weber made a motion to approve the three land exchanges. The request was seconded by Commissioner Emmendorfer and was unanimously approved.

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

Request for approval of a Preliminary )  
Plat of Orchard Place Subdivision )  
submitted by The Villas of West Park, LLC )

Mr. Miller reported to the Commission that they had an updated plat showing phases one and two of the proposed Orchard Place Subdivision. He noted that the property was on Old Orchard Road next to Buchheits. He explained to the Commission that the major street plan shows Old Cape Road going through their property of phase one. The Villas of West Park, LLC moved it to the north of the property, phase two. The City was okay with it because there is still access from the west side for Old Cape Road to connect.

Megan Andrews, the applicant, came forward and said she didn't have much to add. They are looking at possibly adding a strip mall in the phase one area.

Commissioner Koeller asked if the road would continue north and circle out. Mrs. Andrews said she thought the plan would be a cul-de-sac in the future.

Chairman Dryer asked for a motion to approve the plat that The Villas of West Park, LLC submitted.

Commissioner Michelle Weber motioned to approve the plat submitted by The Villas of West Park, LLC. The request was seconded by Commissioner Koeller and was unanimously approved.

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

Consider a motion to add items to the )  
agenda )

No items were added to the agenda.

Consider a motion to adjourn )

Commissioner Emmendorfer motioned to adjourn, seconded by Commissioner Harrison, 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.*