

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, OCTOBER 12, 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, Michelle Weber, and Eric Fraley. Commissioners Beth Emmendorfer and Bill Fadler were absent. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Mike Seabaugh and Joe Bob Baker were also present. Citizen present was Megan Andrews.

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

APPROVAL OF MINUTES)

Minutes of the September 14, 2022, meeting were unanimously approved on a motion by Commissioner Michelle Weber, seconded by Commissioner Thomas.

OLD BUSINESS

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

Chairman Dryer asked for a staff report. Mrs. Sanders reported this item has been tabled multiple times waiting for agreement between the developer and the Board of Aldermen on a Memorandum of Understanding. That MOU has now been approved and a copy is included in the agenda packet. At the last minute, the developer chose to switch from private streets to public streets.

Commissioner Koeller made a motion to bring this item from the table. The motion was seconded by Tina Weber and was unanimously approved.

Ms. Megan Andrews, representing the developer, came forward and said the Commission previously approved Phase 8. The streets for both phases will now be public streets, 28' wide with parking on one side and with sidewalks. They will meet the city's street standards. She said the sidewalks will end at the county. The electric supplier will be Ameren. City water will be installed through an easement obtained from an adjacent property owner. City sewer for both phases will connect to an existing sewer at the corner of Phase 8. The new phases will still participate in the homeowners' association to help pay for maintenance of the streets they cross to access their subdivision and for the private street lights. The HOA fees are very low, at about \$200/year per lot. Sewer in the existing Savers Farm Subdivision phases in the county is owned by Liberty Utilities.

Commissioner Koeller made a motion to approve the plat. The motion was seconded by Commissioner Fraley and was unanimously approved.

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

NEW BUSINESS

Request for approval of a minor subdivision)
plat of Jackson Civic Center Subdivision)
submitted by the City of Jackson)

Mrs. Sanders reported this subdivision combines into a single lot the various lots owned by the city at the Civic Center site with a recently purchased lot fronting on North High Street.

Commissioner Harrison made a motion to approve the plat. The motion was seconded by Commissioner Michelle Weber and was unanimously approved.

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

Zoning Text Amendment – defining and)
limiting tiny houses)

Mrs. Sanders reported this item initially started as a citizen request to put a tiny home on a vacant lot. She explained the building code issues related to tiny homes and that a recent appendix to the building code [not adopted] defines tiny homes as less than 400 sq. ft. She said although the Board of Aldermen were not interested in allowing tiny homes to be on lots, the discussion about building codes generated the need to define tiny homes in the zoning code and to determine whether they should be allowed anywhere in town. One possibility is a Community Unit Plan with a Special Use Permit where additional conditions could be added. She said the only current home size restriction in Jackson is in the building code which requires only 120 square feet per person. She confirmed that currently someone could build a 120 sq. ft. home for one person on a traditional lot if the home had proper egress, ceiling heights, and stairs. She said she had checked with several other towns and most have the same lack of regulations. The City of Perryville has defined tiny homes as anything under 850 square feet. Mrs. Sanders said there are currently traditional homes in Jackson that are under 850 square feet, and she did not recommend defining a size that would accidentally make those non-conforming.

The Commission discussed several locations outside of Jackson where there are clusters of very small homes, including west of town on Highway 72, and near Marble Hill. These are believed to be rentals. At Ste. Genevieve there are several scattered on a 100-acre tract used for AirB&B rentals. They are each approximately 18' x 10' and are constructed on stilts.

Mrs. Sanders was asked if this code change would allow shipping container homes. She said shipping containers are separately prohibited for occupancy in the code.

Commissioner Koeller volunteered to research lender and appraisal sources for sizes defined as tiny homes. He will report back at the next meeting. Commissioner Michelle Weber said she would expect the required square footage to include only above-grade sizes, not basements.

Mrs. Sanders said this item will be placed on the next meeting agenda for further discussion. After that meeting, she and the city attorney can create the code language needed to meet the Commission's intent.

Consider a motion to add items to the)
agenda)

No items were added to the agenda.

Adjournment)

Commissioner Koeller made a motion to adjourn, seconded by Commissioner Michelle Weber 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.