

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, DECEMBER 13, 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, Bill Fadler, Eric Fraley, Angelia Thomas, and Heather Harrison were present. Commissioner Michelle Weber, Tina Weber, and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens attending were Jacob Jones and Brandon Bock.

APPROVAL OF MINUTES

Approval of November 8, 2023 )  
regular meeting minutes )

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Eric Fraley.

PUBLIC HEARINGS

None )

OLD BUSINESS

None )

NEW BUSINESS

Consider a request to approve the re- )  
subdivision of Good Day Farm Subdivision )  
submitted by Jackson Boulevard Holdings, LLC.)

Mr. Miller explained where the re-subdivision is located and how the owners want to divide the three lots into four lots. He explained that the new dispensary would be built on lot one.

Chairman Dryer asked if the owner or applicant was present. Mr. Miller told the Commission they were not there because they are located in St. Louis.

Seeing no further questions, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller made a motion to approve the re-subdivision of Good Day Farm Subdivision. The request was seconded by Commissioner Bill Fadler and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a request for a preliminary plat of )  
Old Orchard Town Homes Subdivision )  
submitted by Fruitland Investments, LLC )  
and Lyndon Properties, LLC. )

Mr. Miller reported that the preliminary plat is located on Old Orchard Rd across from Old McKendree Crossing Subdivision, and the Old Orchard Town Homes Subdivision will be in line with McKendree Crossing Dr. He explained that the subdivision is divided into 4 lots big enough to have quadplexes built on them. Mr. Miller told the Commission the applicants were present for further questions.

Mr. Jacob Jones from 26806 State Highway B Marble Hill, MO 63784 came forward and said depending on the lay of the land would determine if a quadplex could be placed in the lot or if a triplex would need to be built instead.

Mr. Brandon Bock from 349 Big Sky Lane Millersville, MO 63766, came forward and was asked by Commissioner Bill Fadler if they were going to be single-story or double-story. Mr. Bock said they would be single-story. Mr. Bock said they will be owned by Fruitland Investments, LLC and Lyndon Properties, LLC, but later down the road, they may individually sell them.

Mr. Miller and the Commission explained that if the lots were individually sold, they would need to be re-subdivided with a zero-lot line which would need to go before the Planning and Zoning Commission and then the Board of Alderman for approval. Also, the fire separation wall between the units needs to have a 2-hour rating, and each unit would need to have its own utility. Mr. Jones and Mr. Bock said they understood, and it wouldn't be for several years.

Seeing no further questions, Chairman Harry Dryer entertained a motion.

Commissioner Bill Fadler made a motion to approve the land exchange. Commissioner Tony Koeller seconded the request, and it was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

ADDITIONAL ITEMS

None )

## ADJOURNMENT

Consider a motion to adjourn )

Commissioner Heather Harrison motioned to adjourn, seconded by Commissioner Bill Fadler, and unanimously approved.

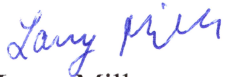
Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

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.*