



KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 Coker Lane
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

January 3, 2024

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755

RE: Stroder's Industrial Park Subdivision

Mr. Miller

This letter was prepared on behalf of Mr. Steven Stroder, to address in part the comments from the staff review of the above noted subdivision. These comments are in response to your email

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 located within the City will not have sewer at the present, however plans are being prepared and will be submitted for construction within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3 acre parcel, which will sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the entire subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans which are being developed.

I believe this fully addresses the staff concerns which were not addressed directly on the revised plat, however if you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

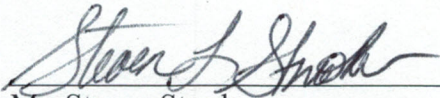
Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.



Chris Koehler, PE, PLS

Request Approved by Owner:



Mr. Steven Stroder

11/7/24
Date:

cc: Mr. Steven Stroder