

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, FEBRUARY 12, 2025, 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. Commissioners Tony Koeller, Russ Wiley, Heather Harrison, Tina Weber, Michelle Weber, Bill Fadler, Travis Niswonger, and Angelia Thomas were present. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh was present. Assigned Alderman Eric Fraley and Steve Stroder were absent. Shawn Wren attended the meeting as a member of the public.

APPROVAL OF MINUTES

Approval of the January 8, 2025 )  
regular meeting minutes )

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

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

Consider a request to approve a minor )  
subdivision plat of Teresa R. Maurer E )  
Main Subdivision submitted by Teresa )  
Rosette Maurer Revocable Living Trust. )

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that this property is at 2684 E Main Street, where Rhodes 101 is. Currently, it is one lot, but the owners want to divide it into two lots. It hasn't been determined what will be built on the second lot, but it is zoned C-2 general commercial district.

Chairman Harry Dryer asked if the applicants were present, and they were not.

The chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Tony Koeller motioned to approve the request as submitted. Commissioner Bill Fladler seconded the request, which was approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips)

Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that Robert and Belinda Phillips own the property and want to sell it to developer Mr. Shawn Wren. Mr. Wren's property purchase is contingent on approving the rezoning and special use permit for the community unit plan. Mr. Larry Miller explained to the commission that the special use permit allows multiple buildings on a single lot. Mr. Miller told the board that Mr. Shawn Wren was present to explain why the rezoning and special use permit for the community unit plan are being requested.

Mr. Wren, from 2950 Perryville Road in Cape Girardeau, explained the reason for the rezoning to the Commission. He said his first plan was to develop this property as single-family lots, but the lots would be too costly. Mr. Wren said the Jackson area doesn't have very much multi-family housing available. He said his plan now is to build four buildings with 36-48 units. He said there would be a private drive from Ridge Road to access the four buildings. He said that to have multiple family units, he would need the property rezoned from an R-2 single-family district to an R-4 multi-family district and a special use permit for a community unit plan.

Commissioner Michelle Weber asked if they would be similar to the ones he owns on West Independence in Jackson. Mr. Wren said he is looking at more of a townhome because of the elevation of the land.

Commissioner Tina Weber asked how many bedrooms they would be, and Mr. Wren said he is looking at two bedrooms since they are the highest demand.

Commissioner Heather Harrison asked if they would be three stories like the ones on Garrett Lane, and Mr. Wren said no, they would only be two stories tall.

Commissioner Heather Harrison asked if they would be rentals or individually sold, and Mr. Wren said it would all be one property obtained by one owner.

Commissioner Bill Fadler asked Mr. Larry Miller if the fire department had looked at this private road, and he said they had not. Mr. Larry Miller said there are no finalized plans because Mr. Wren is waiting to see if his requests are approved before proceeding to the drafting and engineering phase.

Commissioner Heather Harrison asked Mr. Larry Miller if the rezoning goes against the comprehensive plan, and he said it does because the plan shows the property as R-2.

Commissioner Heather Harrison asked if there was a zoning that would allow these buildings without a special use permit. Mr. Larry Miller said that multiple buildings on a site can be used for multi-family dwellings. However, each building must be occupied by three (3) or more families living independently of each other, and they need to be individually subdivided lots of records.

Commissioner Bill Fadler asked if the property was rezoned, if it would stay rezoned, or if it would go away with a new owner. Mr. Larry Miller explained that once a property is rezoned, it stays rezoned no matter who owns it.

The Chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Bill Fadler motioned to have a public hearing on both requests submitted. Michelle Weber seconded the request, which was approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

## ADDITIONAL ITEMS

No additional items .)

## ADJOURNMENT

Consider a motion to adjourn .)

Commissioner Michelle Weber motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 absent

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Tony R. Koeller".

Tony Koeller  
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink, appearing to read "Larry Miller".

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*