

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, MAY 11, 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 no chairman due to Mike Seabaugh's election to Board of Aldermen, Secretary Tony Koeller opened the meeting. Present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer, Eric Fraley and Bill Fadler present. Absent were Tina Weber and Michelle Doughten. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Mike Seabaugh were also present. Citizens present were Chris Koehler, Melanie Balsman, Harold Brown, and Bob Lichtenegger.

#### ELECTION OF CHAIRMAN AND SECRETARY

Tony Koeller made a motion nominating Harry Dryer as chairman for the 2022-23 year. The motion was seconded by Bill Fadler and was unanimously approved.

Harry Dryer made a motion nominating Tony Koeller as secretary for the 2022-23 year. The motion was seconded by Bill Fadler and was also unanimously approved.

Newly elected Chairman Dryer chaired the remainder of the meeting.

Approval of the April 13, 2022 )  
regular meeting minutes )

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Koeller seconded by Commissioner Harrison.

#### PUBLIC HEARING

Public hearing regarding a request for a )  
Special Use Permit for oversized signs for )  
two 75 ft. attached signs in a C-2 General )  
Commercial District at 2502 East Jackson )  
Boulevard submitted by ALDI, Inc. )

Chairman Dryer opened the hearing and explained the procedure for public hearings. Mrs. Sanders read a report detailing the dates of application and notifications.

The applicant was not present. Mrs. Sanders explained they are out of state. Their intent is to use the standard square ALDI logo sign which will be located on two sides of a tower-like portion of the building.

Commissioner Fadler asked for clarification about the driveway entrances. It was pointed out that there will be two entrances from the highway. One is shared with Alliance Bank.

Chairman Dryer asked if anyone was present to speak in favor or in opposition. Finding none, he closed the hearing.

## OLD BUSINESS

Request for a Special Use Permit for oversized signs in a C-2 General Commercial District for two 75 square foot attached signs at 2502 East Jackson Boulevard submitted by ALDI, Inc. )  
)  
)  
)  
)

Finding no further discussion, Chairman Dryer called for a motion. Commissioner Emmendorfer made a motion to approve the request. The motion was seconded by Commissioner Koeller and was unanimously approved.

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

Request for approval of a preliminary Subdivision plat of East Main Crossroads Commercial Subdivision submitted by Michael K. and Linda J. Haynes )  
)  
)  
)

Mrs. Sanders asked that the Commission make a motion, second, and vote to bring this item from the table since it was tabled at the last meeting. Commissioner Koeller made a motion to bring it from the table. Commissioner Fadler seconded the motion and it was unanimously approved. Mrs. Sanders said since it was now on the table, an action needed to be taken. She recommended formally accepting the withdrawal. Commissioner Harrison made a motion to accept the withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

## NEW BUSINESS

Request for a Special Use Permit for a community unit plan for a high-density mixed residential development in a C-2 General Commercial District at 957 West Independence Street submitted by Brennon Todt )  
)  
)  
)  
)

Mrs. Sanders reported this is a plan to transition the Independence Park mobile home park over time from mobile homes to some mixture of small-footprint homes, apartments, and mobile homes, or to eventually eliminate all the mobile homes. She said the provided drawings are optional concepts and are not definite layouts. None of the proposed layouts exceed the density allowed in a community unit plan. She said staff recommends a number of special conditions be added if the permit is approved. The Commission, and later the Board, can add, delete, or modify these recommended conditions.

Mr. Chris Koehler came forward representing the property owner and stated this is an under-utilized property the owner would like to redevelop over time. It would include small fixed homes on

foundations which are larger than ‘tiny homes’. This would be better for the city and better use of the property.

Mrs. Sanders was asked if these buildings would require permits. She said all would require building permits and must meet the building code.

Commissioner Fraley asked about the proposed time frame. Mr. Koehler responded that mobile homes would be replaced as they leave, but the owner would like to start in 6-12 months to test the market.

Commissioner Koeller asked if the result could be a mixture of apartments, small homes, and mobile homes, and Mr. Koehler said it could.

Mr. Koehler was asked if this development would be continued to the land behind [south]. He said the property owner does not own that land.

Commissioner Fadler asked about the entrances, and it was clarified that there will still be two entrances from West Independence Street.

Commissioner Koeller made a motion to set a public hearing for the next meeting. The motion was seconded by Commissioner Fraley and was unanimously approved.

Vote (to hold public hearing): 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for a Land Exchange Certification )  
for transfer of 0.026 acres of property )  
from 702 Corrine Street to 630 Corrine )  
Street submitted by Harold C. & Susan J. )  
Brown )

Mrs. Sanders reported this is transfer of a sliver of property to straighten the line between two lots.

Mr. Harold Brown came forward and said the current property lines are at an angle and the line between these properties is right at the corner of his house. It is also a hill that belonged to his neighbor, but he was always the one who mowed it. The neighbor offered the property to him in the past but he never accepted. Now the neighbor is deceased, and he purchased the house. This will straighten the line between the two homes. He has a buyer for the house who is aware of this change and agreeable to either lot line location.

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

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

Request for approval of a preliminary )  
Plat of Jackson North Industrial Park )  
Second Subdivision )

Mrs. Sanders reported this subdivision plat has also been withdrawn by the applicant. A copy of the email from the applicant requesting withdrawal was provided to the Commission. Commissioner Koeller made a motion to accept this withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

Consider a motion to add items to the )  
agenda )

## EXECUTIVE SESSION

A motion to adjourn to executive session was made by Commissioner Emmendorfer, seconded by Commissioner Fadler and unanimously approved.

Executive Session: Contract Item Discussion

Adjournment )

Commissioner Koeller made a motion to adjourn, seconded by Commissioner Fraley 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.*