

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JUNE 12, 2024, 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, Angelia Thomas, Russ Wiley, and Travis Niswonger were present. Commissioners Bill Fadler, Michelle Weber, Tina Weber, and Heather Harrison were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. Mike Haynes and Zach Mabery were the citizens in attendance.

ELECTION OF CHAIRMAN AND SECRETARY

Tony Koeller made a motion nominating Harry Dryer as chairman for 2024-25. Angelia Thomas seconded the motion, which was unanimously approved.

Harry Dryer motioned to nominate Tony Koeller as secretary for 2024-25. Russ Wiley seconded the motion, which was also unanimously approved.

Newly elected Chairman Harry Dryer chaired the remainder of the meeting.

APPROVAL OF MINUTES

Approval of the April 10, 2024)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring)
.05 acres from Bainbridge Rd and .10)
acres from 1816 Bainbridge Rd to)
1812 Bainbridge Rd, as submitted by)
Angela D. Jeffers.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that Ms. Jeffers was starting to replace her fence when she discovered the fence wasn't on her property. She talked with her neighbors, who also thought it was her property, and they agreed to a land exchange.

Commissioner Tony Koeller motioned to approve the Land Exchange as submitted.
Commissioner Russ Wiley seconded the request, which was approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

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

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained to the commission where the property was located and that Mr. Haynes asked for two variances. The first variance is from the requirement to submit a preliminary plat, and the second is to defer stormwater detention and sanitary sewer plans until the building phase of design.

Chairman Harry Dryer asked for the applicant to come forward to speak on the request.

Mr. Mike Haynes from 13275 Lakewood Drive, Ste. Genevieve, MO, explained that he owns the property and would like to sell Hubbard Enterprises 1.2 acres so they can build on it. He told the Commission that Zach Mabery from Hubbard Enterprises was here to answer any questions about the building.

Commissioner Tony Koeller asked Mr. Haynes why the variances were needed before the building process. Mr. Haynes said Koehler Engineering recommended the variances to speed up the process. Commissioner Tony Koeller asked if the property sale was contingent on the requested variances. Mr. Haynes said he didn't think so; it would help streamline things.

Mr. Zach Mabery from 70 E School St. Bonne Terre, MO 63628, confirmed it would help streamline the process. He said approving the plat and variances allows them to keep moving forward.

More discussion was had about the variances and the process.

Chairman Harry Dryer requested a motion to approve the final plat of Main Crossroads Commercial Subdivision submitted by Michael K and Linda J Haynes based on the variance from the requirement to submit a preliminary plat.

Commissioner Tony Koeller moved to approve the request, which Commissioner Angelia Thomas seconded. The request was approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Chairman Harry Dryer requested a motion to approve a variance request to defer stormwater detention and sanitary sewer plans until the building phase of design.

Commissioner Tony Koeller moved to approve the request, which Commissioner Angelia Thomas seconded. The request was approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Travis Niswonger motioned to adjourn, seconded by Commissioner Tony Koeller, and unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Respectfully submitted,

A handwritten signature in black ink that reads "Tony R. Koeller". The signature is written in a cursive style with a long horizontal stroke at the end.

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "Larry Miller". The signature is written in a cursive style with a long horizontal stroke at the end.

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