

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, SEPTEMBER 11, 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, Heather Harrison, Michelle Weber, Angelia Thomas, and Travis Niswonger were present. Commissioners Bill Fadler, Tina Weber, and Russ Wiley were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. There were no citizens in attendance.

APPROVAL OF MINUTES

Approval of the August 14, 2024)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

Comprehensive Plan Discussion)

Since the last meeting, the P&Z Commission read the Comprehensive Plan. The commission said they would like to see something about a dog park and connecting all parks and schools with Jackson's trail system mentioned in the Plan.

Mr. Larry Miller said he would forward the comments to Houseal Lavigne.

Chairman Harry Dryer mentioned that according to the timeline, there isn't anything about the Commission reviewing the final draft before it is approved on November 13th. He said he would like to see the Commission to be able to review the final draft before it is approved.

It was determined that the Comprehensive Plan Committee would meet on October 23rd, review the plan for the last time, and then send it to the P&Z Commission for review before the November meeting.

NEW BUSINESS

Consider a request on behalf of the)
City of Jackson, Missouri for a text)
amendment to Chapter 65 (Zoning) of the)
Code of Ordinance relative to applications)
to voluntary annexation with zoning)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained this is a code change to Chapter 65-3 (4). He explained that this deals with how a parcel of land is annexed into the City of Jackson. He read the current code to the Commission: "All parcels or portions of parcels which may hereafter be annexed to the City of Jackson which are under five (5) acres shall be classified in the R-1 Single-family residential district. All parcels or portions of parcels which are five (5) acres or greater shall be classified in the A-1 Agricultural district or R-1 Single-family residential district, depending upon the preference of the owner at the time of annexation until, within a reasonable time after annexation, the annexed territory shall be appropriately classified by ordinance in accordance with section 65-29."

Mr. Larry Miller said the new proposed wording would be: "All parcels or portions of parcels that may hereafter be annexed to the City of Jackson will have zoning determined pursuant to the procedures set forth in Section 58-5 of the Code of Ordinance." (Section 58-5 was renumbered to read 58-12 by the City's Attorney after the P&Z meeting)

Mr. Larry Miller explained to the Commission that the new process would expedite the process by having only one board to go before and only one public hearing. He said 58-12 explains the process for annexation with zoning of an existing platted development.

Commissioner Tony Koeller motioned to approve the Text Amendment as submitted.
Commissioner Travis Niswonger seconded the request, which was approved.

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

ADDITIONAL ITEMS

No additional items)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Heather Harrison motioned to adjourn, seconded by Commissioner Tony Koeller, 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