

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 16, 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, Bill Fadler, Russ Wiley, Michelle Weber, Heather Harrison, Travis Niswonger, and Tina Weber were present. Commissioner Angelia Thomas was absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. Shane Richards, Maureen Richards, Will Richards, and Justin Richards were the citizens in attendance.

APPROVAL OF MINUTES

Approval of the March 12, 2025)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve a final)
plat of Williams Creek Estates submitted)
by SM Richards Properties, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that this piece of property was part of the Nitsch Family Farm, located across the street from T. Raves on E. Jackson Boulevard. He said that back in December 2024, the Nitsch Family Farm sold it to SM Richard Properties, LLC. What happened was that it was recorded without going through the City's process of creating a subdivision, which is why

it's here tonight. They attempted to obtain a permit to open a business here when the City noticed there wasn't a lot in the area.

Commissioner Bill Fadler asked if it was already zoned, and Mr. Miller informed him that it was currently zoned C-2.

Commissioner Tony Koeller inquired about the amount of road frontage on the adjacent lot, and Mr. Miller explained that fifty feet were required in a C-2 district, and there were more than fifty feet, as indicated on the plat.

Chairman Harry Dryer asked if the applicant was present and called him to come forward to speak.

Mr. Shane Richards from 4879 Parkside Court came forward and explained he currently has an existing business selling portable buildings and metal carports outside the city limits on Highway 61 at the location that used to be the old flower and garden shop. He said he wanted to have more frontage in the travel space, and he had the opportunity to purchase the property with Nitsch Family Farm. Mr. Richards apologized for not getting this subdivided through the city and asked if anyone had any questions for him.

Commissioner Bill Fadler asked if MoDOT would allow access to this property, and Mr. Richards said he had already contacted them, and they had given him approval for access to his property.

Commissioner Bill Fadler asked if he would have any structures on the property, and Mr. Richards said they would work out of portable buildings to show their customers what's involved in a portable building. They custom-build them in any way you want, so he would like to have that, but he wasn't sure if it's allowed. He said he hired Willie Sandin to investigate and figure all that out and then pursue it from there.

Commissioner Tony Koeller asked if it would be the same as what he has out on US 61, and Mr. Richards confirmed that it would be the same.

Commissioner Tony Koeller motioned to approve the plat as submitted. Commissioner Heather Harrison seconded the request, which was approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 absent

ADDITIONAL ITEMS

None

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ADJOURNMENT

Consider a motion to adjourn)

Commissioner Tina Weber motioned to adjourn, seconded by Commissioner Tony Koeller, and unanimously approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 absent

Respectfully submitted,

A handwritten signature in blue ink that reads "Tony R. Koeller".

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "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