

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 13, 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 Harry Dryer serving as Acting Chairman and Commissioners Heather Harrison, Wade Bartels, Tina Weber, Eric Fraley and Bill Fadler present. Absent were Mike Seabaugh, Tony Koeller, and Beth Emmendorfer. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Tom Kimbel were also present. Citizens present were Brandon Hill, Tim Welker, Nolan Bartels, and one unidentified citizen.

Approval of the March 9, 2022)
regular meeting minutes)

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Bartels seconded by Commissioner Weber.

PUBLIC HEARING

Public hearing regarding a request for a)
Special Use Permit for gun sales in a C-3)
Central Business District at 125 Court)
Street submitted by Jones Drug Store, Inc.)
(property owner))

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

Acting Chairman Dryer asked the applicant to come forward to speak. Mr. Brandon Hill of 825 North West Lane came forward and was sworn in. He said he and Brian Kiefer are partners in this, and Brian lives in an apartment above Jones Drug Store and this will be in his home. The business will have nothing to do with the drug store. Sales will be by appointment only and be special orders they place or orders shipped by sports stores such as Cabela's. They will handle the background checks and transfers for those shipments. They need the zoning approval to apply for an ATF license because ATF checks the zoning. He said someday this may grow to need a store location. Commissioner Weber asked how long the ATF approval takes. Mr. Hill said it may be a month but he does not know.

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

OLD BUSINESS

Request for a Special Use Permit for)
gun sales in a C-3 Central Business)

District at 125 Court Street submitted by)
Jones Drug Store, Inc. (property owner))

Finding no further discussion, Commissioner Weber made a motion to approve the request. The motion was seconded by Commissioner Bartels and was unanimously approved.

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

NEW BUSINESS

Request for approval of a Land Exchange)
Certification for transfer of 0.46 acres of)
property from 3702 Bainbridge Road to)
3146 County Road 306 (outside city)
limits) submitted by Timothy & Michelle)
Welker)

Mrs. Sanders explained this to transfer part of the property at 3702 Bainbridge Road to an adjacent property in the county. The transferred property will remain in the city limits.

Mr. Tim Welker came forward and explained he always wanted an acre behind his house and every year would ask the property owner. This year they approached him about a trade. He thinks they want the property for better access to their 100 acres. The parents are deceased and the property may develop as a subdivision. The Smith family owns the property.

Commissioner Fadler asked if there is a requirement for Mr. Welker to bring his new property in the city. Mrs. Sanders said there is no requirement unless he wants it to have city utilities. Mr. Welker said he does not at this time.

A motion was made to approve the request by Commissioner Fadler, seconded by Commissioner Harrison. The motion was unanimously approved.

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

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

Acting Chairman Dryer pointed out the email submitted by Mr. Haynes.

Mrs. Sanders reported the applicant has requested this item be placed on hold until the next meeting due to losing one of his property buyers and re-thinking the layout of the subdivision. She suggested this item be tabled.

Commissioner Weber made a motion to table the item to the next meeting. The motion was seconded by Commissioner Fadler and was unanimously approved.

Request for a Special Use Permit for oversized attached signs for two 75 sq. ft. attached signs at 2502 E. Jackson Blvd. Submitted by Aldi, Inc.

Consider a motion to add items to the agenda

Adjournment)

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Respectfully submitted,

Tina Weber
Acting 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.