

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 11, 2026, 6:00 P.M.
REGULAR MEETING
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, February 11, 2026, with the following members present:

Present: Harry Dryer (Chairman), Tony Koeller (Secretary), Michelle Weber, Russ Wiley, Tina Weber, Travis Niswonger, Heather Harrison, and Bill Fadler

Absent: Angelia Thomas

Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder (Absent)

Building & Planning Manager Larry Miller and City Administrator Matt Winters were also present.

Call to Order

Chairman Harry Dryer called the meeting to order at 6:00 p.m. Secretary Tony Koeller called the roll, and a quorum was present.

Approval of Minutes

1. Approval of Minutes – January 14, 2026, Meeting

The minutes of the January 14, 2026, meeting were reviewed.

Action: Commissioner Tina Weber made the motion, seconded by Commissioner Heather Harrison, to approve the minutes as submitted.

Result: Motion carried unanimously.

Old Business – None

New Business

2. Text Amendment – Creation of an Estate Residential District (E District) (Item moved forward on the agenda at staff request)

Staff Report: Larry Miller explained that the Economic Development Board had discussed the need for a zoning district to accommodate larger-lot residential development similar to that in surrounding communities. Staff presented draft concepts, including:

- Purpose and key characteristics
- Minimum lot size of approximately 1.5 acres
- Minimum 200-foot frontage
- Reduced infrastructure requirements (no sidewalks, no street lighting, narrower 28-ft street width, no storm sewer/gutter requirement)

Staff noted that these standards were modeled in part after the City of Cape Girardeau's estate-lot district.

Mike Seabaugh, the Chairman of the Economic Development Board, addressed the Commission, explaining that:

- The City is seeking to spur residential development and subdivision activity.
- Larger-lot options may attract developers by reducing infrastructure costs.
- The Mayor's long-term goal is to grow the City's population to 20,000.
- Annexation opportunities are being evaluated, and several property owners have expressed interest.
- Contractors have already shown interest in the proposed district.

Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commission Discussion: Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commissioners asked questions regarding utilities, septic allowances, street standards, and potential development areas. Staff noted that a full draft of the ordinance will be presented at the next meeting for review.

Action: No vote required. Staff will return with a formal ordinance for consideration.

3. Text Amendment – Special Use Permit Continuity Upon Ownership Transfer

Staff Report: Larry Miller explained that under the current code, a change in ownership requires a new Special Use Permit even when the use, building, and site conditions remain unchanged. This issue arose during the recent change in ownership at McCombs Funeral Home. The proposed amendment would:

1. Allow a Special Use Permit to remain valid when ownership changes and the use and site conditions remain the same.
2. Require a new permit only when the use, building, or grounds are altered.

Staff clarified that the business license review would ensure continued compliance.

Commission Discussion: Commissioners discussed examples such as daycares and churches where ownership changes occur without operational changes.

Action: Secretary Tony Koeller made a motion, seconded by Commissioner Michelle Weber, to recommend approval of the Special Use Permit and waive the public hearing.

Roll Call Vote:

Harrison—Yes
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Fadler—Yes

Result: Motion carried unanimously.

4. 2024 Comprehensive Plan – Annual Review by Implementation Committee

Staff Report: Larry Miller presented the annual review required by the Comprehensive Plan. The Implementation Committee—consisting of Matt Winters, Liza Walker, Rodney Bollinger, Janet Sanders, Jeff Winders, and Larry Miller—met to review progress on plan action items.

Highlights included:

- Ongoing sidewalk/trail improvements along Jackson Boulevard
- Engineering underway for future phases pending federal transportation funding
- A grant submitted for a pedestrian bridge connecting Avalon to the Soccer Park trail system
- Discussion of future park needs, including restroom facilities and updating the Park Master Plan

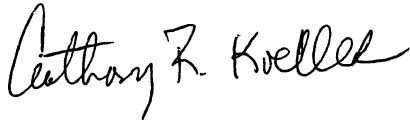
Commission Discussion: Commissioners discussed right-of-way conditions, access issues near East Main Street, and potential improvements to undeveloped areas. Staff noted that some right-of-way segments are City-maintained and others are not.

Action: No vote required. Report presented for information only.

Adjournment

As all items on the agenda had been addressed, Chairman Harry Dryer inquired if there was any other business to be brought before the meeting. Hearing none, the meeting was adjourned by proclamation.

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