JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 14, 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, January 14, 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 Adam Liley 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 – December 10, 2025 Meeting**
   The minutes of the December 10, 2025, meeting were reviewed.

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

Result: Motion carried unanimously.

Old Business

2. **Text Amendment – Chapter 65 (Home Occupations)**

Staff Report: Larry Miller reviewed a proposed text amendment to Chapter 65 of the City Code to bring the City's zoning regulations into compliance with recent Missouri state law regarding home occupations. Staff explained that the amendment had previously been tabled to allow

additional discussion and clarification. A letter from City Attorney Curt Poore was provided outlining the necessity of the amendment, enforcement limitations, prohibition on fees, and administrative considerations.

Commission Discussion: Commissioners discussed the requirement that regulations be narrowly tailored to public health and safety, with specific discussion of floor-area limitations, delivery-vehicle restrictions, signage, and traffic impacts. Commissioners expressed concern about enforceability and ensuring compliance with state statute while avoiding overly restrictive provisions.

Action: A motion was made by Commissioner Travis Niswonger, seconded by Secretary Tony Koeller, to recommend approval of the text amendment with the additional recommendation that subsection C be reviewed to ensure the regulations are sufficiently narrowly tailored to public health and safety.

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.

New Business

3. Special Use Permit – Cabinet/Countertop Business (C-2 District)

Staff Report: Larry Miller presented a request for a Special Use Permit to allow a cabinet and countertop fabrication business in a C-2 General Commercial District, located on East Jackson Boulevard near the former Missouri Conservation building. Staff noted that cabinet shops are permitted only in Industrial Districts and therefore require a Special Use Permit in this zoning classification.

Applicant Remarks: Adam Liley addressed the Commission and stated the business would operate primarily indoors with limited employees and minimal noise impacts. He noted the property was recently purchased and the business would continue a long-standing family operation serving the Jackson area.

Commission Questions: Commissioners discussed noise, traffic, surrounding land uses, and the appropriateness of the proposed use. Staff clarified that a public hearing would be required at the Board of Aldermen level.

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

Roll Call Vote:
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Fadler—Yes
Harrison—Yes

Result: Motion carried unanimously.

4. Preliminary Plat Approval – Abbottsford Land Management LP #1 Subdivision

Staff Report: Larry Miller presented a request for approval of a preliminary plat for the Abbottsford Land Management LP #1 Subdivision. The property is located north of East Main Street near the Interstate 55 corridor, adjacent to the location of the existing Welcome to Jackson sign. Staff explained that the City is in the process of acquiring a portion of the property for the construction of a future water tower. The Major Street Plan indicates a future roadway connection through the site, and staff confirmed that sufficient area exists to accommodate the roadway.

Staff further noted that three related variances will be required at the Board of Aldermen level: (1) deferral of stormwater detention until future development of the property, (2) relief from street frontage requirements due to the unique configuration of the tract and access limitations, and (3) the requirement to submit a preliminary plat. The property is zoned C-2 General Commercial, and no zoning change is required.

Commission Discussion: Commissioners discussed the need for additional water storage capacity, irrigation impacts during peak summer usage, and coordination with future infrastructure planning. Commissioners also discussed that approval of the plat does not eliminate the need for supermajority approval by the Board of Aldermen due to the requested variances.

Action: A motion was made by Commissioner Heather Harrison, seconded by Commissioner M. Weber, to recommend approval of the plat for the Abbottsford Land Management LP #1 Subdivision.

Roll Call Vote:
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes

Fadler—Yes
Harrison—Yes
T. Weber—Yes

Result: Motion carried unanimously.

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