

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, SEPTEMBER 13, 2023, 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 and Commissioners Michelle Weber, Tina Weber, Bill Fadler, Eric Fraley, and Angelia Thomas were present. Commissioners Heather Harrison, Tony Koeller, and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh was present. Alderman Joe Bob Baker was absent. The citizens attending were Sandy Dryer and Kevin Schearf.

APPROVAL OF MINUTES

Approval of July 14, 2023)
regular meeting minutes)

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

PUBLIC HEARINGS

None)
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OLD BUSINESS

None)
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NEW BUSINESS

Consider a request to approve a)
Re-subdivision of Green Meadows)
Commercial Park No. 5 submitted by)
Appleton Valley Farm Inc.)

Mr. Miller explained where the re-subdivision is located and how the owners want to divide the one lot into two lots.

Chairman Dryer asked if the owner was present. Since the owner wasn't present, Chairman Dryer asked if the Commission had any questions.

Commissioner Michelle Weber asked if the two proposed two lots were buildable. Mr. Miller said they were, and they will still be commercial property.

Seeing no further questions, Chairman Harry Dryer entertained a motion to approve.

Commissioner Michelle Weber made a motion to approve the land exchange. The request was seconded by Tina Weber and was unanimously approved.

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

Consider a request to approve a Land)
Exchange Certification for transferring)
.07 Acres from 418 N Missouri Street)
to 425 N High Street, Submitted by)
Kevin Lee and Deborah Kay Schearf.)

Mr. Miller reported that the land exchange will include the properties of 418 N Missouri Street and 425 N High Street, and 418 N Missouri Street will be exchanging .07 acres to 425 N High Street. Mr. Miller said after the exchange 418 N Missouri Street will have a lot size of 8,015 square feet, which is a buildable lot.

Mr. Kevin Schearf from 425 N High Street came forward and said the land he was trying to get was part of the original land when the house was built in the 1890s. He said he plans to build a small building to store all his Halloween decorations.

Seeing no further questions, Chairman Harry Dryer entertained a motion to approve.

Commissioner Tina Weber made a motion to approve the land exchange. Commissioner Eric Fraley seconded the request, and it was unanimously approved.

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

Consider a request on behalf of the)
City of Jackson, Missouri, for a text)
amendment to Chapter 65 (Zoning))
of the Code of Ordinances relative to)
attached or painted signs.)

Mr. Miller reported the attached or painted signs ordinance currently states anything larger than 50 square feet needs a special use permit. Mr. Miller said they have been tasked with doing away with the special use permit for these signs and deciding how many square feet the attached or painted signs should be. Mr. Miller told the Commission he had placed different cities' attached sign ordinances in their packet for review.

The Commission and Mr. Miller Discussed the different ordinances from other cities. The Commission decided to devise an ordinance like Cape Girardeau's and bring it back to the next meeting for review.

Commissioner Tina Weber motioned to devise an ordinance like Cape Girardeau and bring it back to the next meeting. Commissioner Angelia Thomas seconded the motion, and it was unanimously approved.

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

Consider a request on behalf of the)
City of Jackson, Missouri, for a text)
amendment to Chapter 65 (Zoning))
of the Code of Ordinances relative to)
tow companies.)

Mr. Miller reported that our code does not define a tow company. They have been able to have a business in a C-2 district because the code language states any other type of business, institutional, governmental, professional, medical use, retail store, or service use not specifically permitted, and when authorized by the board of alderman after receipt of review and recommendations from the Planning and Zoning Commission. Mr. Miller said they have been tasked with developing a definition for a tow company and deciding which districts they can be in. He told the Commission he placed several city ordinances in their packet for review.

The Commission and Mr. Miller discussed the different ordinances of other cities. The Commission decided to use Sikeston and Perryville's definition to devise a tow company definition and bring it back next month for review. They also decided to keep the special use permits in the C-2 district but to do away with them in the Industrial districts. The Commission also decided to devise a definition for an Auto Salvage Yard.

Commissioner Bill Fadler motioned to devise an ordinance that combines Sikeston and Perryville's ordinance for tow companies and bring it back to the next meeting. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

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

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

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

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tony R. Koeller".

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink, appearing to read "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.