



City of Jackson

CITY OF JACKSON, MISSOURI

PLANNING & ZONING COMMISSION

SPECIAL USE PERMIT: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on August 13, 2025, at a regular meeting in consideration of the following:

Consider a request for a special use permit to allow the placement of billboards closer to East Jackson Boulevard due to the roadway's rerouting performed by MODOT, as submitted by Jansco Investments Inc.

Applicant: Jansco Investments Inc.
 Filing Date of Application/Fee: July 17, 2025
 Submission Date of Application to Commission: August, 13, 2025
 Public Hearing Date: Waived

In examining this consideration, the following factors were considered and found as noted:

<u>Administrative Staff Findings:</u>		<u>Yes/</u>	<u>No</u>
1.	Application provided all necessary information:	<u>X</u>	<u> </u>
2.	Generally conforms with City Comprehensive Plan:	<u>X</u>	<u> </u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>
<u>Planning & Zoning Commission Findings:</u>		<u>Yes</u>	<u>/No</u>
1.	Creates adverse effects on adjacent property:	<u> </u>	<u>X</u>
2.	Creates adverse effects on traffic movement or safety:	<u> </u>	<u>X</u>
3.	Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

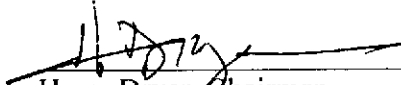
The special use permit has been approved for the East Billboard on the land Jansco owns. The West Billboard special-use permit is contingent on acquiring property from the owner. The special use permit will allow the billboards on property inside the City limits that isn't currently zoned.

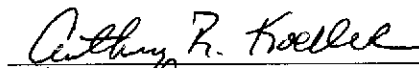
THE ABOVE APPLICATION IS:

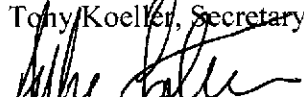
☐ Approved
☐ Disapproved
☒ Approved with conditions specified

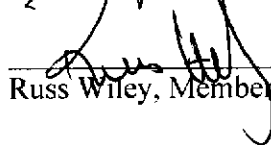
By a roll call of 7 ayes, — nays, — abstentions, and 2 absent this 13th day of
August 2025.

CITY OF JACKSON, MISSOURI

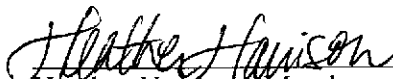

Harry Dryer, Chairman

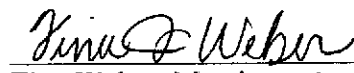

Tony Koeller, Secretary

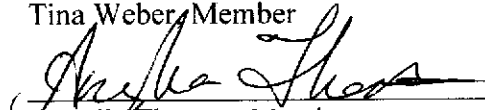

Bill Fader, Member


Russ Wiley, Member

Travis Niswonger, Member

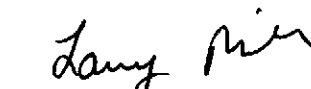

Heather Harrison, Member


Tina Weber, Member


Angelia Thomas, Member

Michelle Weber, Member

ATTEST:


Larry Miller,
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE:

7/17/25

TYPE OF APPLICATION:

☐

Rezoning

☒

Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

East 15-503-21-00-005.01-0000

West 5120 east Jackson Bld.

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): East: Jansco Investments inc. West: Wright family trust

Mailing Address: East: P.O. Box 65 Gordonville, MO 63752 West: 5120 east Jackson Bld. 63755

City, State ZIP:

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): East: Jansco Investments inc. West: Jansco Investments inc.

Mailing Address:

P.O. Box 65

City, State, ZIP

Gordonville, MO 63752

CONTACT PERSON HANDLING APPLICATION:

Contact Name:

David Jansen

Mailing Address:

P.O. Box 65

City, State ZIP

Gordonville, MO 63752

Contact's Phone:

573-225-4600

Email Address (if used):

davidjansen1003@gmail.com

CURRENT ZONING: (check all that apply)

☐

R-1 (Single-Family Residential)

☐

R-2 (Single-Family Residential)

☐

R-3 (One- And Two-Family Residential)

☐

R-4 (General Residential)

☐

MH-1 (Mobile Home Park)

☐

O-1 (Professional Office)

☐

CO-1 (Enhanced Commercial Overlay)

☐

C-1 (Local Commercial)

☐

C-2 (General Commercial)

☐

C-3 (Central Business)

☐

C-4 (Planned Commercial)

☐

I-1 (Light Industrial)

☐

I-2 (Heavy Industrial)

☐

I-3 (Planned Industrial Park)

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)

East Sign Location is owned by Taneco Outdoor

West Sign Location is in negotiations. *David J. [Signature]* 7-23-2025

Please submit this application along with appropriate non-refundable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

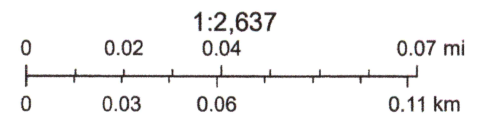
APPLICATION FEE: \$200.00

Building & Planning

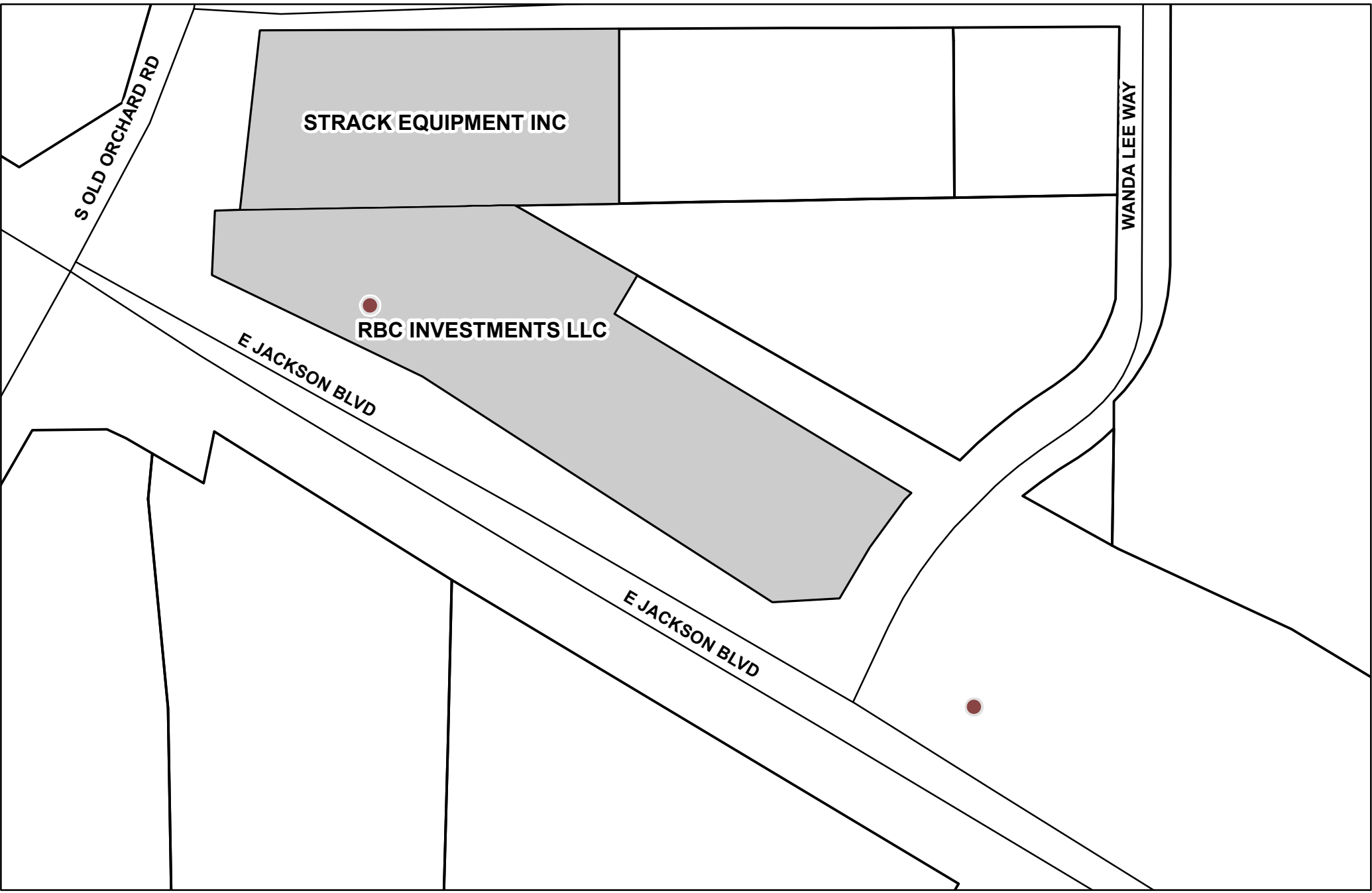


7/29/2025

- Jackson City Addresses
- ▭ Parcels
- Jackson Street Centerlines
- World_Hillshade

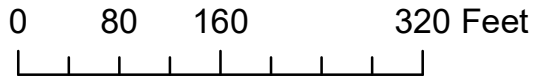


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,



Legend

-  New Billboard Locations
-  Parcels within 185'
-  Parcels



Made by: Rachel Heise
Date : 9/2025

Parcels within 185' of
proposed billboards

