## JOURNAL OF THE PLANNING & ZONING COMMISSION CITY OF JACKSON, MISSOURI WEDNESDAY, NOVEMBER 8, 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 Heather Harrison, Angelia Thomas, Eric Fraley, Michelle Weber, Beth Emmendorfer, and Tony Koeller were present. Commissioners Tina Weber and Bill Fadler were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh and Joe Bob Baker were also present. Citizens present were Shawn Wren and Susan Tomlin.

APPROVAL OF MINUTES	
Approval of October 11, 2023 regular meeting minutes	) )
The minutes of the previous meeting were to Tony Koeller, seconded by Commissioner	unanimously approved on a motion by Commissioner Michelle Weber.
PUBLIC HEARINGS	
None	)
OLD BUSINESS	
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 after the last meeting that the Commission wanted to add a height requirement for a privacy fence in the I-1 and I-2 districts around a towing company and auto salvage or junkyards. Mr. Miller explained to the Commission that under the I-1 and I-2 districts, a privacy fence height of 10 feet or greater was added.

Commissioner Tony Koeller motioned to accept the ordinance as it is written and send it to the Board of Alderman, where they can hold a public hearing. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

## **NEW BUSINESS**

Consider a request to approve a	
Land Exchange Certification for	
transferring .07 Acres, .014 Acres, and	)
.006 Acres from 302 Greensferry Street	)
to three separate adjoining properties	)
Submitted by Jason and Morgan Sides.	)

Mr. Miller reported that the land exchange would include 208 and 302 Greensferry Road properties and 620 and 626 N Hope Street. The property has yet to be deeded, but 208 Greensferry has been paying its property taxes. He showed the board what pieces of land would be on which property.

Susan Tomlin from 2845 Professional Court in Cape Girardeau, MO, a representative handling the application, came forward to speak on the land exchange. She explained to the Commission that the strip of land was formed when a surveyor couldn't find the corner property pin, so he made a new property corner, causing the little strip.

Chairman Harry Dryer asked if the property previously belonged to 302 Greensferry Road, and Mrs. Tomlin said that it did.

Commissioner Tony Koeller motioned to accept the land exchange as submitted, and Commissioner Heather Harrison seconded the motion, and it was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

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Request approval of a preliminary plat of Eagle View Subdivision as submitted by Robert W. & Belinda Phillips.
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Mr. Miller explained where this subdivision was and what it would be zoned. He told the commission that this subdivision would be built in two phases.

Shawn Wren from 241 Orange Bowl in Cape Girardeau, MO, the developer of the subdivision, came forward to speak on the preliminary plat. He said twelve lots would be in this subdivision, all with city utilities.

Commissioner Tony Koeller asked if all the lots were going to be single-family, and Mr. Wren said they would be.

Commissioner Michelle Weber asked if there would be a minimum size for the houses. Mr. Wren explained that the houses would be similar to Touchdown Ridge restrictions in Cape

Girardeau, MO. He said the houses would be an 1800-square-foot minimum, have full brick, the gables to have smart siding, and three car garages.

Commissioner Heather Harrison motioned to accept the Preliminary Plat as submitted, and Commissioner Tony Koeller seconded the motion, and it was unanimously approved.

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Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

ADDITIONAL ITEMS

None

**ADJOURNMENT** 

Consider a motion to adjourn

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

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Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,

Cuthony R. Kveller

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.