

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 8, 2025, 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. Commissioners Tony Koeller, Russ Wiley, Heather Harrison, Tina Weber, and Michelle Weber were present. Commissioners Bill Fadler, Travis Niswonger, and Angelia Thomas were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present.

APPROVAL OF MINUTES

Approval of the November 13, 2024)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Michelle Weber.

PUBLIC HEARINGS

None

OLD BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring)
.52 Acres from 965 Royce Drive to 933)
Royce Drive and .58 Acres from 965)
Royce Drive to 944 Royce Drive,)
as submitted by Jeff F. & Gina M. Derrick)
and Ronald N. & Cathrine L. Bone.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that 965 Royce Drive is jointly owned by Jeff and Gina Derek and Ronald and Catherine Bone, who live on either side of the property. They have decided to divide the lot in half, with each party incorporating a portion into their respective properties, thereby enlarging their lots.

Chairman Harry Dryer asked if the applicants were present and if they would like to give further input to the Commission.

Both sets of applicants came forward.

Commissioner Michelle Weber asked if the subdivision covenants or restrictions addressed the splitting of lots. Mr. Jeff Derrick responded that he was not aware of any such provisions. He explained that the land between the two properties has changed hands four times, and no one has built on it, likely due to the steepness of the lot.

Commissioner Tony Koeller said it is a great location, but the lot isn't very buildable because it is very steep. If a house were built on that lot, it wouldn't be cohesive with the neighborhood.

The chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Heather Harrison motioned to approve the request as submitted. Commissioner Tina Weber seconded the request, which was approved.

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

NEW BUSINESS

None

ADDITIONAL ITEMS

No additional items)

ADJOURNMENT

Consider a motion to adjourn)

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

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Anthony R. Koeller".

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "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