



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, April 12, 2023 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Larry Miller, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the March 8, 2023 regular minutes

OLD BUSINESS

2. None

NEW BUSINESS

3. Consider a request for approval of a minor subdivision plat of Independence Center Eighth Subdivision as submitted by Douglas Siding, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on April 10, 2023, at 1:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, March 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 Commissioners Tony Koeller presiding and Beth Emmendorfer, Michelle Weber, Heather Harrison, Tina Weber, Eric Fraley, and Bill Fadler present. , Chairman Harry Dryer and Commissioner Angelia Thomas were absent. Building & Planning Manager Larry Miller was present as staff liaison. Alderman Joe Bob Baker and Mike Seabaugh were present. No citizens were attending.

Approval of February 8, 2023)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tina Weber, seconded by Commissioner Emmendorfer.

PUBLIC HEARINGS

Public Hearing –Public hearing regarding)
a text amendment to Chapter 65 (Zoning))
regarding defining & limiting tiny houses)

Commissioner Koeller opened the hearing. Mr. Miller read a report detailing the dates of the application and notifications for this request.

Commissioner Koeller closed the hearing, finding no one wishing to speak in favor or opposition.

OLD BUSINESS

Considered text amendments to)
Chapter 65 (Zoning) regarding defining &)
limiting tiny houses)

Commissioner Koeller asked if there needed to be a discussion or if anyone had any questions.

Seeing no discussion or questions, Commissioner Koeller asked for a motion to approve the text amendments. Commissioner Fadler made a motion to approve the text amendments, which was seconded by Commissioner Tina Weber.

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

New Business)

There was no new business.

Consider a motion to add items)
to the agenda)

No items were added to the agenda.

Consider a motion to adjourn)

Commissioner Tina Weber motioned to adjourn, which was seconded by Commissioner Harrison and unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building & 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.

Staff Report

ACTION ITEM: Request for approval of a minor subdivision plat of a Resubdivision of Lot 10 of Independence Center Eight

APPLICANT: Douglas Siding, LLC.

APPLICANT STATUS: Property Owner

PURPOSE: To subdivide an existing duplex into separate lots.

SIZE: 16,103 sq. ft.

PRESENT USES: Duplex / Attached Single Family Dwelling

PROPOSED USE: Attached single-family homes with separate ownership

SURROUNDING LAND USE: O-1 Professional Office district in all directions

HISTORY: This property was constructed as a duplex s with a 2-hour fire-rated separation

TRANSPORTATION AND PARKING: All required street frontage and parking currently exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2009 COMPREHENSIVE PLAN:

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0139E DATED 9-29-2011

PHYSICAL CHARACTERISTICS: No unusual characteristics were noted.

COMMENTS: The subdivision plat has been reviewed for compliance with the Land Subdivision Regulations

ACTION REQUIRED: The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Alderman for approval, and a negative recommendation requires a super-majority (6 votes).



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: INDEPENDENCE CENTER EIGHTH

DATE OF APPLICATION: 03-29-2023

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: DOUGLAS SIDING LLC
1826 LEWIS DRIVE
JACKSON, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: DOUG DOUGLAS

Contact's Mailing Address: RT 4 BOX 111
MARBLE HILL, MO 63764

Contact's Phone: 573-576-2224

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: STRICKLAND ENGINEERING
113 W. MAIN ST., SUITE 1
JACKSON, MO 63755

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|--|---|
| <input type="checkbox"/> Preliminary plat approval | <input type="checkbox"/> Final plat approval |
| <input checked="" type="checkbox"/> Minor subdivision approval | <input type="checkbox"/> Re-subdivision plat approval |

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

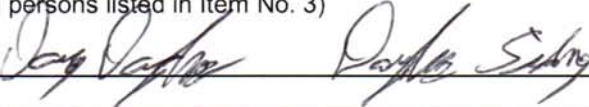
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | |
|---|----------------------------------|
| R-1 Single Family Residential | C-1 Local Commercial |
| R-2 Single Family Residential | C-2 General Commercial |
| R-3 One and Two Family Residential | C-3 Central Business District |
| R-4 General Residential | C-4 Planned Commercial District |
| MH-1 Mobile Home Park | CO-1 Enhanced Commercial Overlay |
| CO-1 Enhanced Commercial Overlay | I-1 Light Industrial |
| 0-1 PROFESSIONAL OFFICE DISTRICT | I-2 Heavy Industrial |
| | I-3 Planned Industrial Park |

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☒

OWNERS' SIGNATURES:

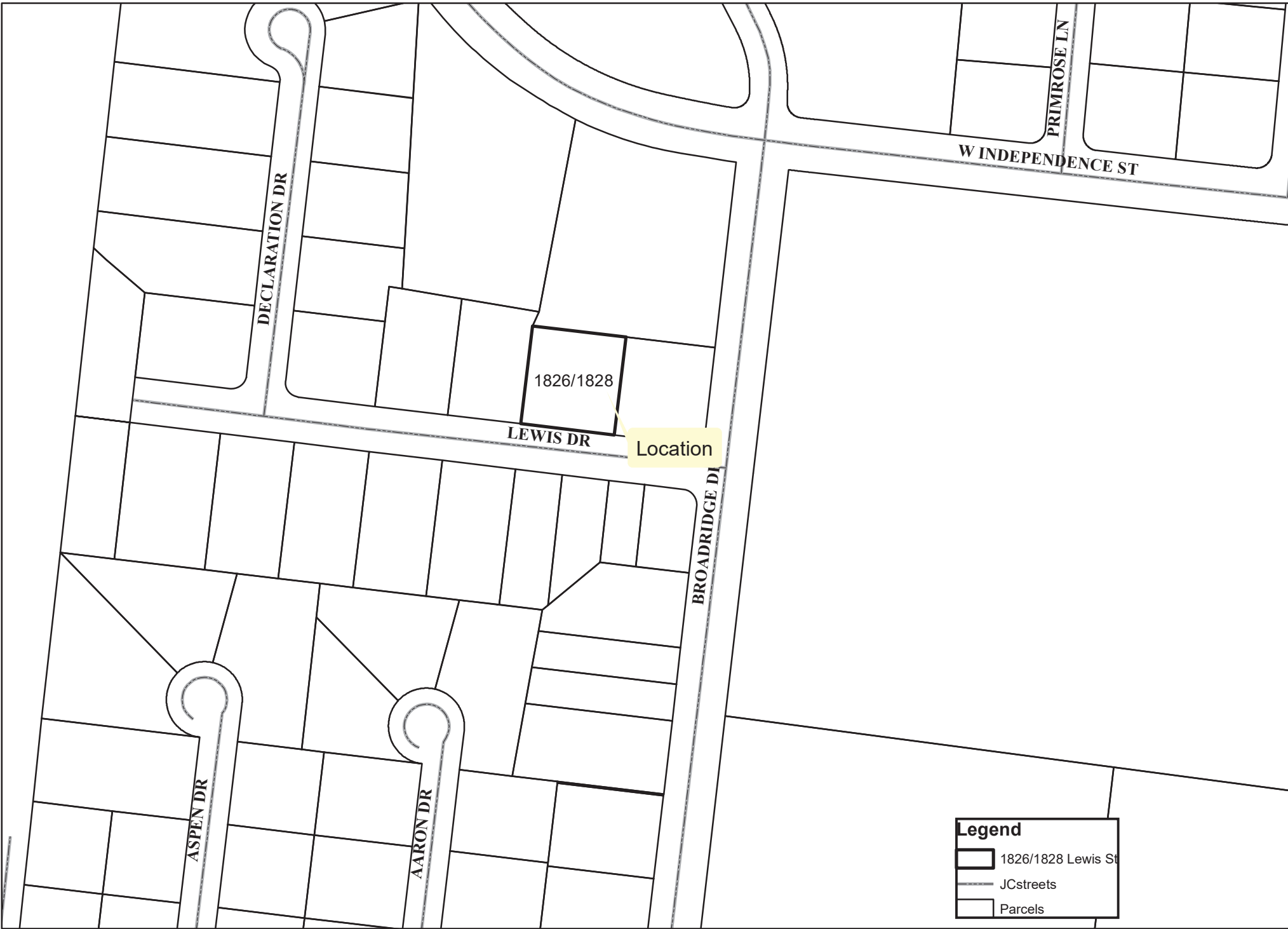
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)



Please submit the completed application along with the applicable application fee to:

Janet Sanders
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: jsanders@jacksonmo.org



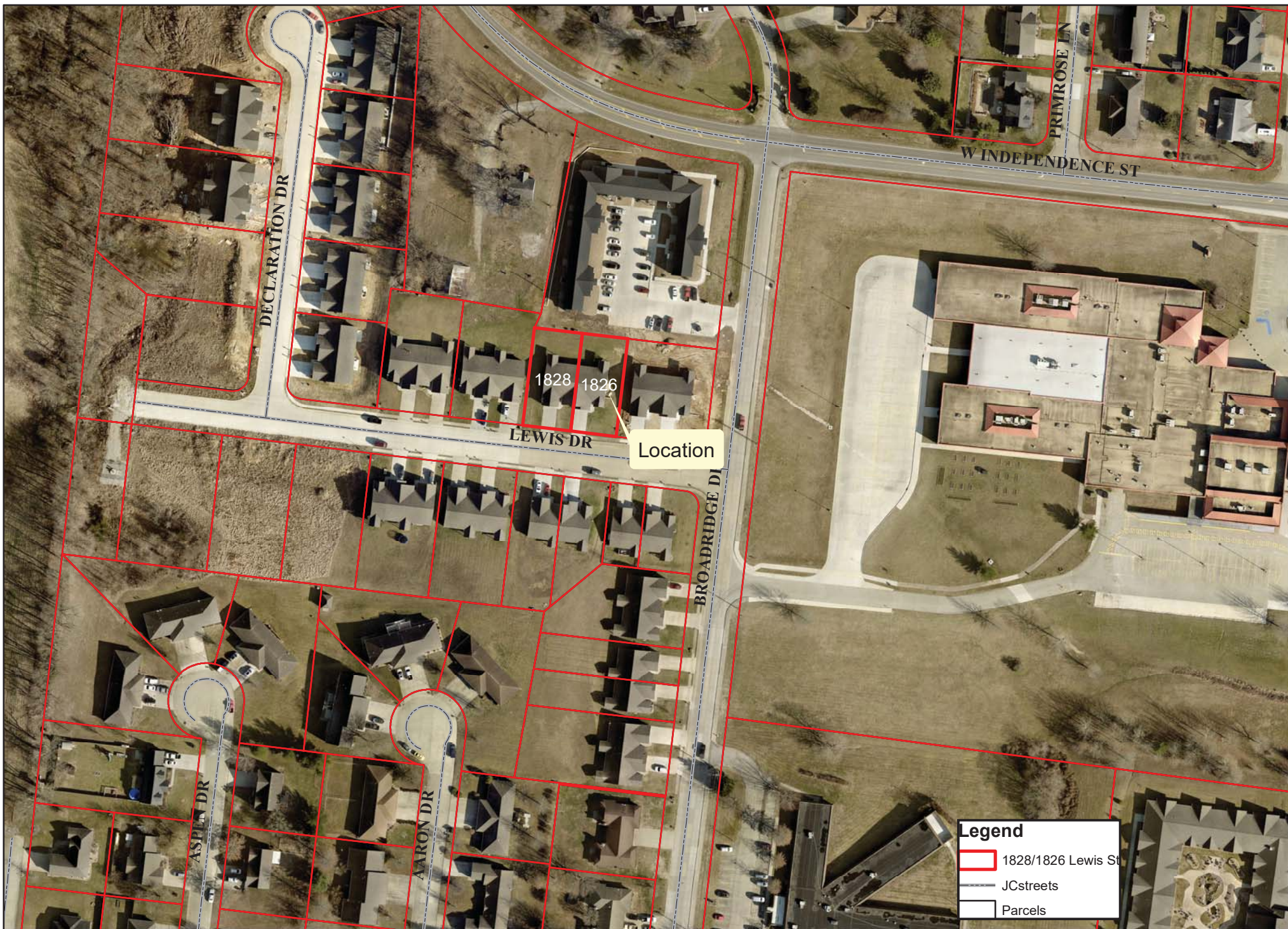
1826/1828 Lewis Drive
Proposed Property Change

4/4/2023
By: TChaffin



1826/1828 Lewis Drive
Current Property

4/4/2023
By: TChaffin



1826/1828 Lewis Drive
Proposed Property Change

4/4/2023
By: TChaffin

MINOR SUBDIVISION PLAT
INDEPENDENCE CENTER EIGHTH
SUBDIVISION

A RESUBDIVISION OF LOT 10 OF INDEPENDENCE CENTER THIRD, AS
RECORDED IN DOCUMENT NO. 2015-08435, BEING PART OF U.S.P.S. NO. 326,
TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN
IN THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI



REFERENCES

1. DOCUMENT NO. 2016-00825 (SUBJECT)
2. DOCUMENT NO. 2016-02069
3. DOCUMENT NO. 2018-11702
4. DOCUMENT NO. 2022-03905
5. DOCUMENT NO. 2015-08435

FLOODPLAIN NOTE

NO LOTS WITHIN INDEPENDENCE CENTER EIGHTH ARE LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 295265 0139E FOR CAPE GIRARDEAU COUNTY, MISSOURI, EFFECTIVE DATE SEPTEMBER 29, 2011.

ACCURACY STANDARD: TYPE URBAN

BUILDING SETBACKS

30' FRONT SETBACKS
25' REAR SETBACKS
8' SIDE SETBACKS

ZONING CLASSIFICATION

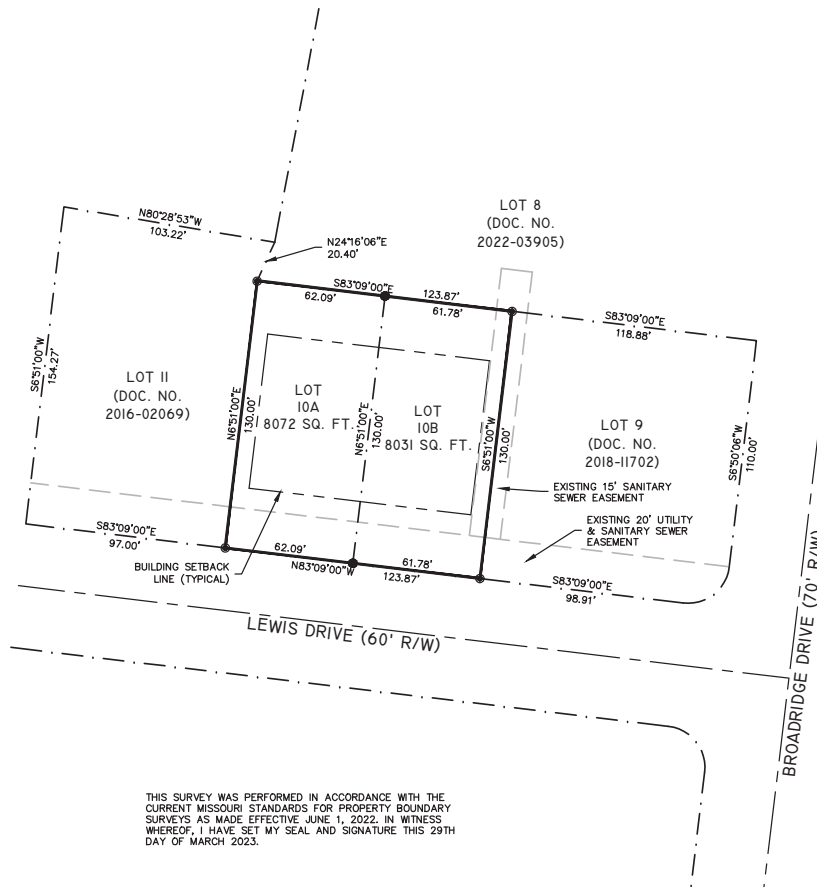
"O-1" PROFESSIONAL OFFICE DISTRICT

No. OF LOTS = 2
SMALLEST LOT SIZE : 8031 SQ. FT.
LARGEST LOT SIZE : 8072 SQ. FT.

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. GRADER BLADE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

— — — — — PROPERTY/LOT LINE
— — — — — BUILDING SETBACK LINE
— — — — — EASEMENT LINE
— — — — — CENTERLINE
— — — — — SUBDIVISION BOUNDARY LINE



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY
SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS
WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 29TH
DAY OF MARCH 2023.

RODNEY W. AMOS, MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2023 AND DULY

RECORDED IN DOCUMENT NUMBER _____

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

SUBDIVISION DEDICATION

THE UNDERSIGNED, DOUGLAS SIDING, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, THE OWNER OF ALL OF LOT 10, INDEPENDENCE CENTER THIRD, JACKSON, MISSOURI, AS RECORDED IN DOCUMENT NO. 2015-08435 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 06°51'00" EAST ALONG THE WEST LINE OF SAID LOT 10, 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID WEST LINE, SOUTH 83°09'00" EAST ALONG THE NORTH LINE OF SAID LOT 10, 123.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE LEAVING SAID NORTH LINE, SOUTH 06°51'00" WEST ALONG THE EAST LINE OF SAID LOT 10, 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF LEWIS DRIVE; THENCE LEAVING SAID EAST LINE, NORTH 83°09'00" WEST ALONG THE SOUTH LINE OF SAID LOT 10, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID LEWIS DRIVE, 123.87 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.37 ACRES, (16,103 SQ. FT.) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

WE DECLARE THAT WE HAVE CAUSED THE FOREGOING DESCRIBED TRACT OF LAND TO BE SUBDIVIDED INTO LOTS AS NUMBERED AND DESIGNATED ON THE ANNEXED PLAT AND THAT WE HAVE NAMED SAID SUBDIVISION "INDEPENDENCE CENTER EIGHTH SUBDIVISION", AND DO DEDICATE ALL RIGHT-OF-WAYS WITHIN THE AFORESAID SUBDIVISION TO THE PUBLIC USE FOREVER FOR STREET AND UTILITY USE, AND DO HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC USE FOREVER PERMANENT UTILITY, SEWER AND DRAINAGE EASEMENTS ACROSS CERTAIN PORTIONS OF THE AFORESAID SUBDIVISION WHICH ARE SET FORTH ON THE ANNEXED PLAT.

DETAILED RESTRICTIONS FOR ALL LOTS IN "INDEPENDENCE CENTER THIRD" HAVE BEEN RECORDED IN A SEPARATE INSTRUMENT IN DOCUMENT NO. 2015-08434 IN THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS _____ DAY OF _____, 2023.

DOUG DOUGLAS, MEMBER
DOUGLAS SIDING, LLC
A MISSOURI LIMITED LIABILITY CORPORATION

ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED DOUG DOUGLAS, TO ME PERSONALLY KNOWN, BEING A MEMBER OF DOUGLAS SIDING LLC, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PERSON DESCRIBED HEREIN AND DID EXECUTE THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI HEREBY
DECLARE THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE BOARD
OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI ON THE _____ DAY OF
_____, 2022, BY BILL NO. _____ ORDINANCE

NO. _____

LIZA WALKER, CITY CLERK

APPROVED BY:

DWAIN HAHNS, MAYOR

JANET SANDERS, PUBLIC WORKS
DIRECTOR

HARRY DRYER, CHAIRMAN PLANNING
AND ZONING COMMISSION



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

RECORD PLAT FOR
INDEPENDENCE CENTER
EIGHTH SUBDIVISION
JACKSON, MO

SCALE 1"=40'
DATE 03-29-2023
DRAWN BY RA
CHECKED BY DR
PROJECT # 23-050