

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, MARCH 13, 2024, 6:00 P.M.  
REGULAR MEETING  
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular sessions, with Chairman Harry Dryer presiding. Commissioners Tony Koeller, Eric Fraley, Angelia Thomas, Heather Harrison, Bill Fadler, and Tina Weber were present, while Commissioners Michelle Weber and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens in attendance were Chris Koehler, Mayor Dwain Hahs, Ron Cook, and Steve Stroder.

APPROVAL OF MINUTES

Approval of the February 7, 2024 )  
regular meeting minutes )

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

PUBLIC HEARINGS

None )

OLD BUSINESS

None )

NEW BUSINESS

Consider a request to approve the final )  
subdivision plat of Cook Subdivision )  
submitted by Ronald David Cook. )

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained where the proposed subdivision is located and showed the Commission what the subdivision would look like.

Chairman Harry Dryer asked if the property owner or its representative would like to speak in favor of this Subdivision.

Mr. Ronald Davis Cook came forward and addressed the Commission. He said he wanted to subdivide his lot to have a business on lot 1 and his residence on lot 2. This would allow him to sell his house and keep his business on lot 1.

Commissioner Tony Koeller motioned to approve the subdivision plat as submitted. Commissioner Tina Weber seconded the request, which was unanimously approved.

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

Consider a request for the rezoning of )  
Lot 2 of the Cook Subdivision at 1931 )  
West Jackson Boulevard from an I-1 )  
Light Industrial to a C-2 General )  
Commercial as submitted )  
by Ronald David Cook. )

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained to the Commission that lot 1 would remain I-1 Light Industrial, but lot 2 would be rezoned to C-2 General Commercial so Mr. Ronald David Cook could sell his house. He told the council that the home is currently non-conforming use because residential isn't allowed in an industrial district.

Mr. Ronald David Cook said this rezoning was done on the west side of Straightway Farms at 2033 W Jackson Blvd. so they could sell their house. He said he wants to be able to do the same thing.

Commissioner Tony Koeller motioned to approve the rezoning of Lot 2 from an I-1 to a C-2 as a submitted and waive the public hearing. Commissioner Heather Harrison seconded the request, which was unanimously approved.

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

Consider a rezoning request for 26.2 )  
acres of parcel #099003600007000000 )  
from an R-1 Single-family residential )  
district to an I-2 Heavy industrial district )  
as submitted by Trussworks Realty )  
Missouri, LLC. )

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller showed the Commission where the rezoning is, and He informed the board that an annex agreement is in place with the Board of Aldermen. Mr. Miller explained to the Commission that the 26.2 acres will be R-1 once this subdivision is annexed. Mr. Steve Stroder is asking it all to be rezoned to I-2.

Chairman Harry Dryer asked if the applicant was present.

Mr. Steve Stroder, the applicant, came forward and said the property was intended for a manufacturing facility. He asked Mr. Larry Miller to clarify why the property was brought in as an R-1.

Mr. Larry Miller said that anytime property is annexed into the City, that property automatically becomes R-1, and since you have a manufacturing facility, it needs to be rezoned.

Commissioner Bill Fadler asked how he would access the property, and Mr. Steve Stroder said by Cane Creek Road. He said that with the block grant, the City has applied for, the road would be extended up to his property if awarded.

Commissioner Angelia Thomas asked where the building would be on the lot, and Mr. Steve Stroder showed her. She then asked if the tree line would be left to help block the residential properties, and Mr. Steve Stroder assured her it would stay. Commissioner Angelia Thomas then asked Mr. Steve Stroder how much noise would come from his manufacturing facility. He said that the production would be done inside the building and a forklift would operate outside the building, and he didn't see that making much noise.

Commissioner Bill Fadler asked if the whole property would be used for the facility, and Mr. Steve Stroder said he would only utilize approximately 16.2 acres out of the 26.2 acres.

Commissioner Heather Harrison motioned to set a public hearing for the rezoning at the next P&Z meeting. Commissioner Bill Fadler seconded the request, which was unanimously approved.

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

#### ADDITIONAL ITEMS

None )

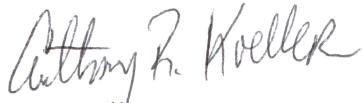
#### ADJOURNMENT

Consider a motion to adjourn )

Commissioner Tony Koeller motioned to adjourn, seconded by Commissioner Heather Harrison, and unanimously approved.

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

Respectfully submitted,



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.*