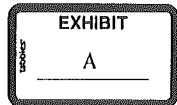




# City of Jackson



## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION TEXT AMENDMENT: 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 September 11, 2024, at a regular meeting in consideration of the following:

**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 applications to voluntary annexation with zoning.**

Applicant: City of Jackson

Filing Date of Application/Fee: August 19, 2024

Submission Date of Application to Commission: September 11, 2024

Public Hearing Date: Waived

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

<b>Administrative Staff Findings:</b>		<b>Yes/</b>	<b>No</b>
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>
<b>Planning &amp; Zoning Commission Findings:</b>		<b>Yes</b>	<b>/No</b>
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>

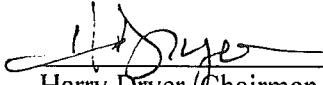
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**

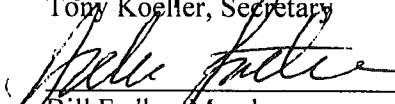
☒ **Approved**  
☐ **Disapproved**  
☐ **Approved with conditions specified below**

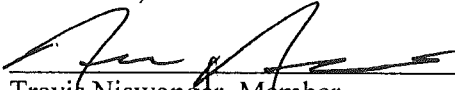
By a roll call of 6 ayes, 0 nays, 0 abstentions and 3 absent this 11th day of  
September 11, 2024.

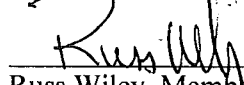
**CITY OF JACKSON, MISSOURI**

  
Harry Dryer, Chairman

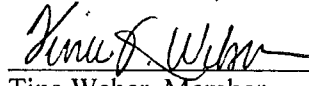
  
Tony Koeller, Secretary

  
Bill Fadler, Member

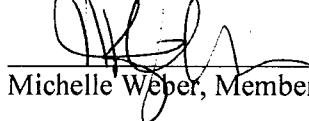
  
Travis Niswonger, Member

  
Russ Wiley, Member

  
Heather Harrison, Member

  
Tina Weber, Member

Angelia Thomas, Member

  
Michelle Weber, Member

ATTEST:

  
Larry Miller  
Building & Planning Manager

**Sec. 65-3. - District boundaries and general regulations.**

- (4) ~~All parcels or portions of parcels which may hereafter be annexed to the City of Jackson which are under five (5) acres shall be classified in the R-1 Single-family residential district. All parcels or portions of parcels which are five (5) acres or greater shall be classified in the A-1 Agricultural district or R-1 Single-family residential district, depending upon the preference of the owner at the time of annexation until, within a reasonable time after annexation, the annexed territory shall be appropriately classified by ordinance in accordance with section 65-29.~~
- (4) All parcels or portions of parcels that may hereafter be annexed to the City of Jackson will have zoning determined pursuant to the procedures set forth in Section 58-12 of the Code of Ordinance.