

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JUNE 14, 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 Michelle Weber, Heather Harrison, Tina Weber, Bill Fadler, and Eric Fraley present. Commissioners Angelia Thomas, Beth Emmendorfer, and Tony Koeller were absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizen attending was Dwaine Hahs, Shelly Kaiser, Janet Sanders, Dave Reiminger, Wanda Young, Jim Roach, Paul Sander, Anna Bergmark, Katie Liley, Thomas Ludwig, Josh Koonce, Steven Stroder, and William Penrod Sr.

Approval of May 10, 2023)
regular meeting minutes)

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

PUBLIC HEARINGS)

None

OLD BUSINESS)

None

NEW BUSINESS

Update on Comprehensive Plan)
Houseal Lavigne, Josh Koonce)

Mr. Miller introduced Josh Koonce from Houseal Lavigne to give an update on the Comprehensive Plan for the City of Jackson. Mr. Koonce reviewed the memorandum, which included the vision Statement, goals for the comprehensive plan, land use framework, plan outline, and plan next steps. Mr. Koonce said the memo was vetted with staff and the Comprehensive Committee and revised.

Mr. Koonce said the comprehensive plan started in October 2022. He said it is a five-step process, and the Plan is between steps three (visions) and four (draft framework). Mr. Koonce said the plan is a little behind schedule but within the overall time frame of twelve months.

Mr. Koonce started reviewing each memorandum section, beginning with the vision statement. He said the vision statement includes an aspirational narrative, depicts the community's collective desires, serves as the foundation for the Plan's goals, recommendations, and actions, is long-range 15-20 years, and has community feedback.

Mr. Koonce then talked about the plan's goals, which he said are based on broad and long-range desires that planning efforts are directed towards. He said they may require more minor actions to be achieved. He said those could be land use and development, housing and neighborhoods, commercial and industrial areas, transportation and circulation, and community facilities, infrastructures, and environment. Mr. Koonce said they also align with the Plan Outline section, which he will discuss later.

Mrs. Katy Liley from 2559 Fieldstone Way asked if the comprehensive plan would include the city's current or existing housing. Mr. Koonce said yes, it would be included in the Plan.

Mr. Dwain Hahs from 1333 W Jackson Blvd asked how the industrial industry will be addressed. He said the Jackson Industrial Development Corporation Board would redo its strategic plan based on the comprehensive plan for how the City wants to address future industry. Mr. Koonce said they haven't talked to them as a critical stakeholder interview, but they will do it.

Mr. Koonce then explained the land use framework section of the memorandum. He said the land use framework describes the character of land use and future development. It is based on existing land use patterns and context, the foundation for future decision-making, and the plan content- the land use chapter. Mr. Koonce said there are 13 land use subsection categories within the land use section, and he explained each.

Commissioner Tina Weber asked what the population projection in the future is. Mr. Koonce said the City could see as many as 4000 residents by 2040. He said that is based on the city's trajectory based on the census.

Mr. Koonce went over the Plan outline of the memorandum. He said the plan outline has 9 chapters; 1. Introduction, 2. Community Profile, 3. Vision and Goals, 4. Land use and Development, 5. Housing and Neighborhood Framework, 6. Commercial and Industrial Area Framework, 7. Transportation and Circulation Framework, 8. Community Facilities and Infrastructure Framework, 9. Implementation Strategy. He said what was reviewed during his presentation falls under chapters 3 and 4. He said chapters 1 and 2 outline the Plan. Mr. Koonce said chapters 5 through 8 drill down deeper into the plan, and Chapter 9 is the checklist on how the City will get it done. He said Chapter 9 would also help develop the City's 5-year Capital Improvement Plan.

Mr. Koonce said the Comprehensive Plan should be updated every 10-12 years because many things change once a city reaches 10 years. He said Houseal Lavigne's focus is to make sure the City of Jackson has a Comprehensive Plan that is truly actionable and helps move Jackson in the right direction in the long term.

Mr. Koonce then went over the next steps with the Comprehensive Plan. He said there are 5 task steps with this process: Task 1, Project Kickoff; Task 2, Community Engagement; Task 3, Vision, Guiding Principles, and Land Use Framework; Task 4, Draft Framework Plans; and Task 5, Draft and Final Comprehensive Plan. He said the City is currently in between steps Task 3 and 4.

Commissioner Michelle Weber asked if there is a way to show what goals or achievements have been reached since the last Comprehensive Plan. Mr. Koonce said they reviewed the previous Plan as part of the new Plan's process, and the information will be incorporated into the new Comprehensive Plan.

Chairman Dryer asked if anyone else had any other questions. Seeing none, he moved to the next order of business.

Request to prohibit tiny homes in the)
City of Jackson by the Board of Alderman)

Chairman Dryer opened the floor up for discussion after mentioning that the Planning and Zoning were tasked with drafting an ordinance for defining and regulating Tiny Homes. Once prepared, it was sent to the Board of Aldermen for their approval. The Board of Alderman didn't approve it and sent it back, telling the Commission they didn't want Tiny Homes in the City of Jackson. Chairman Dryer said the Commission could either draft a language stating Tiny Homes aren't allowed inside the City or send the draft ordinance for Tiny Homes back to The Board of Aldermen telling them they are leaving it the way it was written.

Steven Stroder from 2155 Greensferry Rd asked what constitutes a Tiny Home. Mr. Miller said the City has nothing in the ordinance that defines and regulates them.

A discussion was had about what the square footage of a Tiny Home should be.

Dave Reiminger from 1413 Greenway Dr said his fear would be how the community unit plan would look in 15 years and what it would bring into the community.

Commissioner Harrison said the purpose of the community unit plan, which could only be done with a special use permit, was to allow the Board of Aldermen to set different requirements as they saw fit and prohibit them from being placed throughout the community.

Commissioner Fadler asked if someone wanted to build a 400 sq ft home inside the City, it could be done if there wasn't a covenant restricting it.

Mr. Miller told him he was correct and to remember that the City doesn't enforce subdivision covenants.

After further discussion about Tiny Homes, Mr. Miller told the Commission needed to either accept the recommendation of the Board of Alderman or send it back the way it is and then the

Board could either approve or deny it. Suppose the Board of Aldermen refused to accept it. In that case, they can either do away with the whole ordinance, amend the proposed Tiny Home ordinance or keep everything the way it is, meaning nothing currently in the City Code restricts Tiny Homes from being built.

Commissioner Eric Fraley motioned to send back the proposed ordinance to the Board of Alderman the way it was written, which Commissioner Bill Fadler seconded.

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

Request to remove the CO-1 Enhanced)
Commercial Overlay District zoning)
from the properties on E Main Street,)
I-55, Old Orchard Rd, area)

Mayor Dwain Hahs came forward and spoke about the CO-1 Overlay District. He said it is a district that puts more restrictions on the property. He reviewed the regulations and said they are over and above standard zoning. Mayor Hahs said no other City in our area has this type of zoning. Mayor Hahs told the commission he would like to see this Overlay removed.

Commissioner Tina Weber motioned to approve the request and forward it to the Board of Alderman without a Public Hearing at the Planning and Zoning level, which Commissioner Bill Fadler seconded.

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

Consider a text amendment to the)
City of Jackson Ordinance section)
65-28 Zoning Board of Adjustments)

Mr. Miller explained to the board that this was a code clean-up regarding Public Hearings. He said the current code states only a seven-day notice is required to the public and doesn't comply with the State's requirement of fifteen days.

Commissioner Heather Harrison motioned to approve the text amendment the way it was written, which Commissioner Michelle Weber seconded.

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

Consider a request for rezoning the)
southwest corner of E Main Street and)
S Shawnee Boulevard (county parcel)
number 15-113-00-16-001.00-0000))
Currently known as the Penrod William J)
Trust from an R-4 General Residential)
District to a C-2 General)
Commercial District as submitted by)
William J. Penrod Sr)

Mr. Miller gave a staff report to the Commission explaining where this property was located. He then told them the current and proposed zoning for the property.

Mr. William J. Penrod Sr from 307 County Road 533 came forward and told the Commission he wants to rezone to commercial because he wants to turn the two duplexes on E Main Street into offices.

Commissioner Tina Weber asked what businesses he wanted to place in the buildings.

Mr. Penrod said he had an insurance saleswoman from Shelter inquiring about them.

Commissioner Tina Weber motioned to set a Public Hearing on the above item for July 12, 2023, which Commissioner Heather Harrison seconded.

Vote: 5 ayes, 1 nay, 0 abstentions, 3 absent

ADDITIONAL ITEMS

None

Consider a motion to add items)
to the agenda)

No items were added to the agenda.

Consider a motion to adjourn)


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

Respectfully submitted,

A handwritten signature in black ink that reads "Anthony R. Koeller". The signature is written in a cursive style with a large initial 'A'.

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "Larry Miller". The signature is written in a cursive style with a large initial 'L'.

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.