



**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING AGENDA**

**Wednesday, July 12, 2023 at 6:00 PM**

**City Hall, 101 Court Street, Jackson, Missouri**

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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 June 14, 2023 minutes.

**PUBLIC HEARINGS**

2. 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.

**OLD BUSINESS**

**NEW BUSINESS**

3. Request the Approval of a Land Exchange Certification for the transfer of .45 Acres from a 6.4 Acre Parcel (Parcel #14-318-00-02-004.01) to 798 Hillcrest Drive Submitted by Jackson Ridge Development, LLC.
4. Request the approval of a Land Exchange Certification for the transfer of .045 Acres from a .140 Acre Parcel owned by Timothy & Edna Estes to 520 Greensferry Rd as submitted by Timothy and Edna Estes.
5. Special Use Permit for 1985 E. Jackson Blvd. for an oversized attached sign for the Gospel Life Church

**CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA**

**ADJOURNMENT**

This agenda was posted at City Hall on July 7, 2023, at 12:00 PM.

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 )

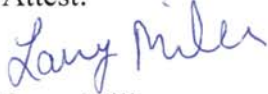
Commissioner Fraley motioned to adjourn, seconded by Commissioner Tina Weber, and unanimously approved.

Respectfully submitted,

Handwritten signature of Anthony R. Koeller in black ink.

Tony Koeller  
Planning and Zoning Commission Secretary

Attest:

Handwritten signature of Larry Miller in blue ink.

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.*

## **Staff Report**

**ACTION ITEM:** 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.

**APPLICANT:** William J. Penrod Sr.

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To rezone from an R-4 General Residential District to a C-2 General Commercial District

**SIZE:** 1.91 acres

**PRESENT USES:** R-4 General Residential

**PROPOSED USE:** C-2 General Commercial

**SURROUNDING LAND USE:** North – R-4 General Residential; South – R-4 General Residential; East – R-4 General Residential and R-2 Single Family Residential; West – R-4 General Residential

**HISTORY:** There are currently four (4) duplex units and one single-family residence on this property. There are two (2) duplex units, one (1) single-family residence on E Main Street, and then two (2) duplex units on S Shawnee Boulevard.

### **TRANSPORTATION AND PARKING:**

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

### **2009 COMPREHENSIVE PLAN:**

**FLOODPLAIN INFORMATION:** This property is in a floodplain per FEMA panel 29031C0144E dated 9/29/11. See attached map

### **PHYSICAL CHARACTERISTICS:**

**COMMENTS:** The owner wants to make offices from the two (2) duplexes on E Main.

**ACTION REQUIRED:** The Commission shall vote to recommend approving or denying this request. A public hearing is required at the Board of Aldermen level. A 2/3<sup>rd</sup> vote is required by the Board of Alderman if denied by P&Z.





## REZONING / SPECIAL USE PERMIT APPLICATION

### City of Jackson, Missouri

APPLICATION DATE: 4-24-2023

TYPE OF APPLICATION: ✓ Rezoning        Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

Corner of East Main & Shawnee

**CURRENT PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): William J Penrod-Sr

Mailing Address: 707 County Rd 533

City, State ZIP: Jackson Mo, 63755

**PROPOSED PROPERTY OWNERS** (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

#### CONTACT PERSON HANDLING APPLICATION:

Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State ZIP \_\_\_\_\_

Contact's Phone: \_\_\_\_\_

Email Address (if used): \_\_\_\_\_

**CURRENT ZONING:** (check all that apply)

- ☐ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☒ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY:

Rental

**PROPOSED ZONING:** (check all that apply)

- |      |                                   |            |                           |
|------|-----------------------------------|------------|---------------------------|
| R-1  | (Single-Family Residential)       | C-1        | (Local Commercial)        |
| R-2  | (Single-Family Residential)       | <u>C-2</u> | (General Commercial)      |
| R-3  | (One- And Two-Family Residential) | C-3        | (Central Business)        |
| R-4  | (General Residential)             | C-3        | (Central Business)        |
| MH-1 | (Mobile Home Park)                | C-4        | (Planned Commercial)      |
| O-1  | (Professional Office)             | I-1        | (Light Industrial)        |
| CO-1 | (Enhanced Commercial Overlay)     | I-2        | (Heavy Industrial)        |
|      |                                   | I-3        | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY:

For people to have offices.

**LEGAL DESCRIPTION OF TRACT** (attach a copy of the deed or other legal description):

**REASON FOR REQUEST:** State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

~~For people to have offices.~~

To give the people communitie a reasonable price for comereceal property.

**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

**SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

*William J. Penrod - Sr*

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Please submit this application along with the appropriate non-refundable application fee to:

Larry Miller  
Building & Planning Superintendent  
City of Jackson  
101 Court Street  
Jackson, MO 63755

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[lmiller@jacksonmo.org](mailto:lmiller@jacksonmo.org)

**APPLICATION FEE: \$200.00**

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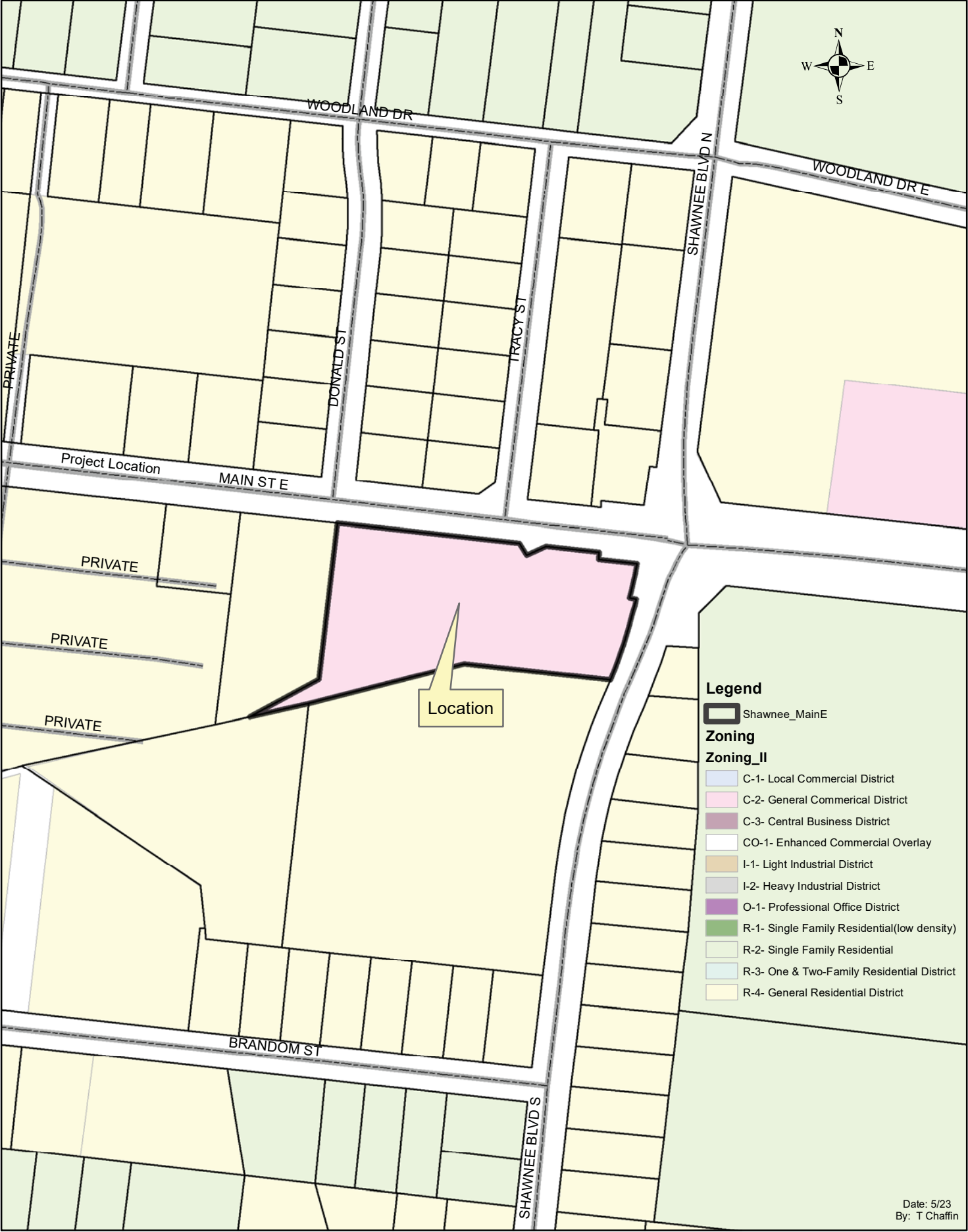
# 1347 East Main Street

## Proposed Rezoning From R-4 to C-2



# 1347 East Main Street

## Proposed Rezoning From R-4 to C-2



## **Staff Report**

**ACTION ITEM:** Request the Approval of a Land Exchange Certification for the Transfer of .45 Acres from a 6.4 Acre Parcel (Parcel #14-318-00-02-004.01) to 798 Hillcrest Drive Submitted by Jackson Ridge Development, LLC.

**APPLICANT:** Jackson Ridge Development, LLC

**APPLICANT STATUS:** Granting Owner

**PURPOSE:** Land Exchange Certification

**SIZE:** .45 Acre

**PRESENT USES:** Part of the pond area

**PROPOSED USE:** Part of Residential Lot

**ZONING:** R-2 Single Family

**SURROUNDING LAND USE:** R-2 Single Family in all Directions

**HISTORY:** Part of Jackson Ridge Estate Subdivision

**TRANSPORTATION AND PARKING:** All required street frontage and parking exists

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57)

**2009 COMPREHENSIVE PLAN:** Single-Family Residential

**FLOODPLAIN INFORMATION:** Not in a Flood Plain 29030143E Dated 9-11-2009

**PHYSICAL CHARACTERISTICS:** Part of the undeveloped pond area

**COMMENTS:** N/A

**ACTION REQUIRED:** The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.



**LAND EXCHANGE CERTIFICATION APPLICATION FORM**  
City of Jackson, Missouri



DATE OF APPLICATION: 6/5/2023

ADDRESS OF GRANTING PROPERTY: None

ADDRESS OF RECEIVING PROPERTY: 798 Hillcrest Dr., Jackson

**GRANTING PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Jackson Ridge Development, LLC

Mailing Address: 2985 Boutin Dr.,

City, State ZIP: Cape Girardeau, MO 63701

**RECEIVING PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): X Alan and Lori Blount

Mailing Address: 798 Hillcrest Dr.

City, State ZIP: Jackson, MO 63755

**ENGINEER / SURVEYING COMPANY:** Dowdy and DeJournett Surveying

Engineer / Surveyor Contact: Matthew DeJournett, PLS

Mailing Address: 2401 State Highway PP

City, State ZIP: Scott City, MO 63780

Contact's Phone: 573-579-4524

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Matt DeJournett

Mailing Address: 2401 State Highway PP

City, State ZIP: Scott City, MO 63780

Contact's Phone: 573-579-4524

Contact's Email Address (if used): mattdejournett@hotmail.com

**APPLICATION FOR (check one):**

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size  
☐ Division of land for cemetery usage  
☒ Lot line adjustment between adjoining lots  
☐ Transfer to adjoining property to improve ingress or egress  
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

**REASON FOR REQUEST** (use additional pages if needed):

To provide lot with access to pond

**CURRENT ZONING:** (circle all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential)            | <input type="checkbox"/> C-1 (Local Commercial)        |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial)      |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential)      | <input type="checkbox"/> C-3 (Central Business)        |
| <input type="checkbox"/> R-4 (General Residential)                  | <input type="checkbox"/> C-3 (Central Business)        |
| <input type="checkbox"/> MH-1 (Mobile Home Park)                    | <input type="checkbox"/> C-4 (Planned Commercial)      |
| <input type="checkbox"/> O-1 (Professional Office)                  | <input type="checkbox"/> I-1 (Light Industrial)        |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)         | <input type="checkbox"/> I-2 (Heavy Industrial)        |
|   | <input type="checkbox"/> I-3 (Planned Industrial Park) |

**LEGAL DESCRIPTION OF TRACT:** Submit a copy of the most current deed for the property being divided.

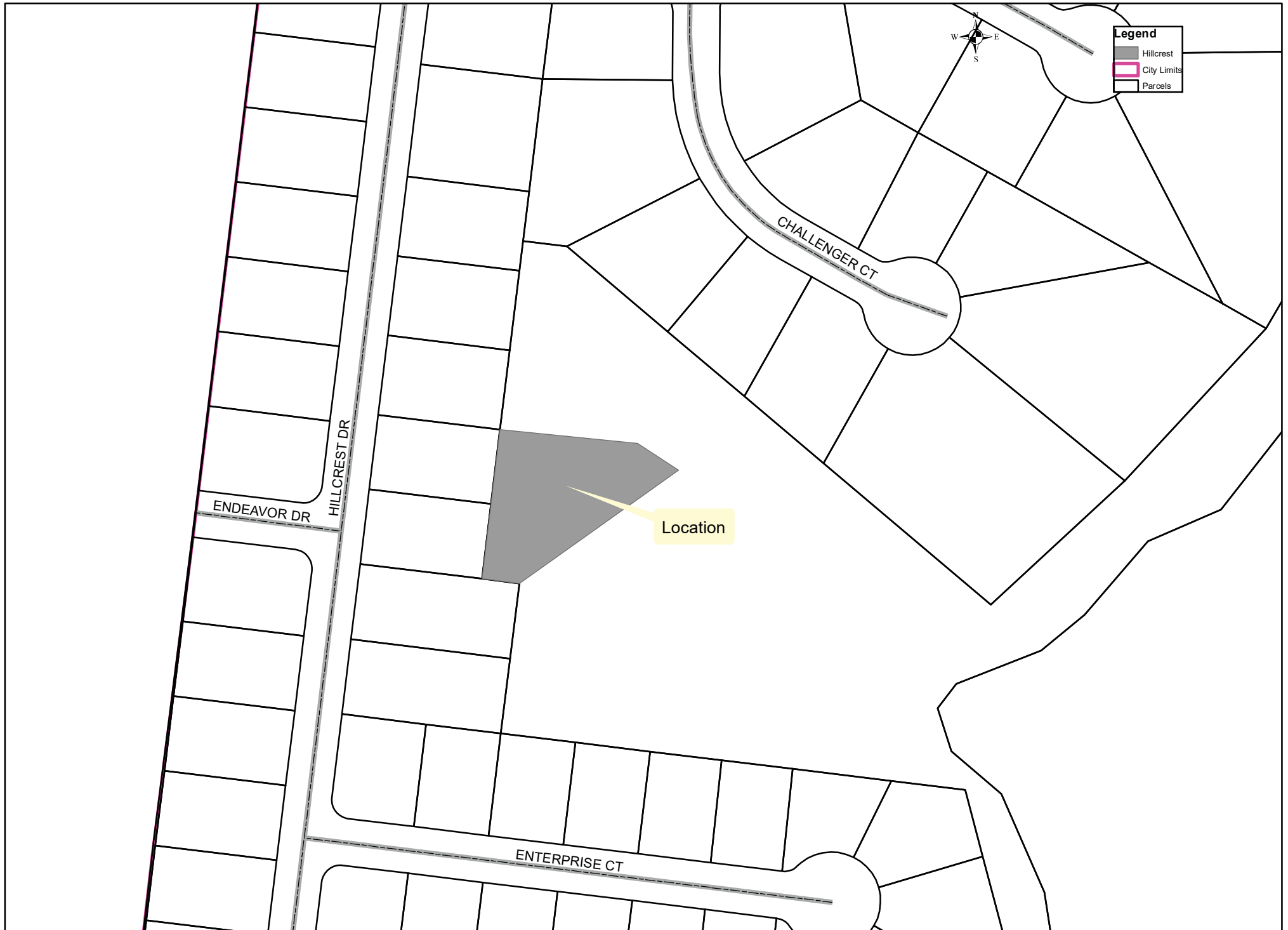
**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)

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

Larry Miller  
Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755  
Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: l.miller@jacksonmo.org

# Hillcrest Drive Easement Proposal





**SURVEY FOR:  
JACKSON RIDGE DEVELOPMENT, LLC**

PART OF U.S.P.S. 221, TOWNSHIP 31 NORTH,  
RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN,  
IN CAPE GIRARDEAU COUNTY, MISSOURI

**DESCRIPTION**

TRACT 03: (TO BE CONVEYED TO THE OWNERS OF LOT 93 (798 HILLCREST DR.) OF JACKSON RIDGE ESTATES PHASE 7) PART OF U.S.P.S. 221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.45 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northwest corner of U.S.P.S. 244, Township 31 North, Range 12 East of the Fifth Principal Meridian (stone); thence S 83°26'01" E along the South Line of U.S.P.S. 221, 333.13 feet to the southeast corner of a parcel described in Document Number 2006-05504; thence along the East Line of said parcel the following: N 01°48'02" E, 84.60 feet; thence N 08°44'51" E, 32.17 feet; thence N 10°06'28" E, 45.11 feet; thence N 10°49'53" W, 68.27 feet; thence N 25°19'24" W, 99.95 feet; thence N 28°31'02" W, 60.82 feet; thence N 06°44'28" W, 103.19 feet; thence N 24°59'59" W, 37.90 feet; thence N 29°40'42" W, 36.82 feet; thence N 74°25'04" W, 99.96 feet to the southeast corner of Lot 66 of Jackson Ridge Estates Phase 4 as shown in Document Number 2012-01232; thence N 16°17'07" W along the East Line of said Subdivision, 293.79 feet to the northeast corner of Lot 67 of said Subdivision and the southeast corner of Lot 81 of Jackson Ridge Estates Phase 6 as shown in Document Number 2014-08750; thence N 14°30'11" W along the East Line of said Subdivision, 290.07 feet to the northeast corner of Lot 83 of said Subdivision; thence N 83°04'12" W along the North Line of said Subdivision, 498.20 feet to the northwest corner of Lot 88 of said Subdivision; thence N 06°54'58" E along the East Line of Lots 91 and 92 of Jackson Ridge Estates Phase 07, 160.00 feet to the northeast corner of Lot 92 of said Subdivision for the POINT OF BEGINNING; thence N 83°04'12" W along the North Line of Lot 92 of said subdivision, 40.00 feet to the southeast corner of Lot 93 of said subdivision; thence N 06°55'39" E along the East Line of Lot 93 and Lot 94 of said Subdivision, 160.00 feet to the northeast corner of Lot 94; thence S 83°04'12" E, 141.77 feet; thence S 49°49'54" E, 54.55 feet; thence S 55°29'45" W, 196.60 feet to the POINT OF BEGINNING.

SUBJECT TO A PERMANENT EASEMENT FOR INGRESS AND EGRESS AND A GENERAL MAINTENANCE AND REPAIR EASEMENT FOR KEEP AND MAINTENANCE OF THE LAKE AS DESCRIBED IN DOCUMENT NUMBER 2023-00250.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING SAME, EITHER WRITTEN OR IMPLIED.

JACKSON RIDGE DEVELOPMENT, LLC

DATE: 03/31/2023  
ASSESSORS MAP No.: 14-318  
JOB NUMBER: 2023-116  
DRAWN BY: MDD  
SURVEY CLASS: URBAN

NO SITE ADDRESS  
CAPE GIRARDEAU COUNTY

MATTHEW D. DEJOURNETT  
PROFESSIONAL LAND SURVEYOR  
SUBDIVISION 201000026  
SCOTT CITY, MO 63760

DEJOURNETT SURVEYING, LLC.  
PROFESSIONAL LAND SURVEYORS  
(LS-2015007724)  
2401 STATE HIGHWAY PP  
SCOTT CITY, MO 63760  
Ph: (573) 579-4524  
mattd@dejournett@hotmail.com

**DOWDY AND DEJOURNETT SURVEYING**  
LARRY D. DOWDY, PLS 1518  
MATT DEJOURNETT, PLS 2015000226

**SURVEY CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOREGOING DESCRIBED PARCEL OF LAND AND HAVE PREPARED THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY ABILITY AND THAT SAID PLAT AND SURVEY WERE DONE IN ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**SURVEY LIMITATION:** THIS SURVEY IS BASED ON CONVEYANCES SHOWN ON THIS PLAT (SEE TITLE REFERENCES) AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE. THE UNDERSIGNED LICENSED LAND SURVEYOR DOES NOT WARRANT THAT ALL RELEVANT CONVEYANCES OR DOCUMENTS HAVE BEEN DISCOVERED OR ARE KNOWN.

THIS LIMITATION MAY BE REMOVED UPON PRESENTATION OF A CERTIFIED RECORD SEARCH OF THE LAND DESCRIBED IN THIS SURVEY PRESENTATION.

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU )

Filed for record in the office of the county Recorder of Deeds of Cape Girardeau County, Missouri duly recorded under document number \_\_\_\_\_ at Jackson, Missouri, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

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

**TITLE REFERENCES**

- DOC. NO. 2006-05504 (SUB)
- DOC. NO. 2018-01968 (ADJ)
- DOC. NO. 2016-06210 (ADJ)
- DOC. NO. 2017-04397 (ADJ)
- DOC. NO. 2019-05285 (ADJ)
- DOC. NO. 2018-01327 (ADJ)
- DOC. NO. 2023-00250 (EASE)
- DOC. NO. 2018-08332 (EASE)

**SYMBOLS LEGEND**

- = 1/2" IRON RODS (SET).
- = 1/2" IRON RODS (FND).
- = STONES (FND).
- = COMPUTED CORNER IN CREEK OR POND.

LINE	BEARING	DISTANCE
L1	S 83°04'13" E	46.98
L2	N 06°55'48" E	40.00
L3	S 83°04'12" E	130.00
L4	N 88°28'13" E	25.26
L5	S 06°55'48" W	177.58
L6	N 83°04'12" W	25.00
L7	N 06°55'48" E	133.83
L8	N 83°04'12" W	130.00
L9	N 83°04'12" W	6.17
L10	N 74°25'04" W	99.96
L11	N 06°55'39" E	275.32
L12	S 83°04'13" E	78.00
L13	S 06°54'58" W	281.98
L14	N 49°49'54" W	93.27
L15	S 06°54'58" W	230.76
L16	S 83°04'12" E	80.00
L17	S 06°54'58" W	230.54
L18	N 55°29'46" E	89.96
L19	N 49°49'54" W	14.99
L20	S 83°04'12" E	80.00
L21	N 55°29'46" E	106.63
L22	S 83°04'12" E	141.77
L23	S 49°49'54" E	54.55

**OWNERSHIP INFORMATION**

- (N/F) LOMES, JOE AND JANET (DOC. NO. 2018-01968)
- (N/F) HERMANN, NICHOLAS AND WILLS, ALYSSA G. (DOC. NO. 2016-06210)
- (N/F) LESLIE ELMERS TRUST (DOC. NO. 2017-04397)
- (N/F) TOLLISON, LANCE AND NICHOLE (DOC. NO. 2019-05285)
- (N/F) DOOLEY, MITCHELL AND LISA (DOC. NO. 2018-01327)

**REFERENCES**

- NORTH BASIS = GRID NORTH PER GPS OBSERVATION
- GLO PLAT AND NOTES.
- RECORD PLATS: DOC. NO. 2015-13059, DOC. NO. 2014-08750, DOC. NO. 2012-01232, PLAT BOOK 24, PAGE 68.
- PRIOR SURVEYS BY:  
STRICKLAND ENGINEERING  
FOR: BRANDON WILLIAMS DATED: 05/15/2008 (SB 15, PG. 305)  
DOWDY AND DEJOURNETT SURVEYING  
FOR: JACKSON RIDGE DEVELOPMENT DATED: 03/14/2023
- P.O.C. = POINT OF COMMENCEMENT.
- P.O.B. = POINT OF BEGINNING.
- N/F = NOW OR FORMERLY.
- (NTS) = NOT TO SCALE.

U.S.P.S. 221  
471

U.S.P.S. 244  
471

NW CORNER OF U.S.P.S. 244 &  
NE CORNER OF U.S.P.S. 471,  
RANGE 12 EAST  
(FOUND STONE) (P.O.C.)

\$30 chg  
GT



2006-05504

REC FEE: \$30.00  
PAGES: 3

JANET ROBERT, Recorder of Deeds, Cape Girardeau County MO, certify that this document was filed for record at 10:45AM and official seal affixed at Jackson, MO. 04/27/2006

JANET ROBERT  
Recorder of Deeds

Sherry Watson Deputy

002284

## GENERAL WARRANTY DEED (LIMITED LIABILITY COMPANY)

This Indenture is made this 26th day of April, 2006, by and between PB Properties, LLC, a Missouri limited liability company ("Grantor"), of the County of Cape Girardeau, Missouri, and Jackson Ridge Development, LLC, a Missouri limited liability company ("Grantee"), of the County of Cape Girardeau, Missouri, whose address in said County is 3262 Lexington Avenue, Cape Girardeau, MO 63701

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable considerations paid to them by the Grantee, the receipt of which is hereby acknowledged, does by these present GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee and Grantee's heirs, successors and assigns, the following described Real Estate lying, being and situated in the County of Cape Girardeau, and State of Missouri, to wit

**See Exhibit A attached hereto**

Subject to terms, conditions, restrictions, reservations, and easements of record, if any

TO HAVE AND TO HOLD the same, together with all and singular rights, privileges, and appurtenances thereto belonging or in anywise appertaining unto the Grantee and unto Grantee's heirs, successors and assigns forever Grantor hereby covenants that Grantor is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed, that Grantor has good right to convey the same, that said premises are free and clear of any encumbrance done or suffered by Grantor or those under whom Grantor claims, and that Grantor will WARRANT AND DEFEND the title to the said premises unto the said Grantee and Grantee's heirs, successors and assigns forever against the lawful claims and demands of all persons whomsoever

In WITNESS WHEREOF, the Grantor has caused these presents to be signed on its behalf by the below duly authorized agent of said Grantor on the day and year first above written



## **EXHIBIT A**

That part of United States Private Survey No 221, Township 31 North, Range 12 East of the Fifth Principal Meridian in the County of Cape Girardeau, the State of Missouri, described as follows Commence at the Southwest corner of said United States Private Survey 221, marked by a stone corner, thence with the West Line of said Survey No 221, North 06° 55' 48" East, 1932 43 feet, to the Southwest corner of a tract of land described in Deed Book 753 at Page 956 of the Land Records of Cape Girardeau County; thence with the South Line of said tract, South 82° 55' 46" East, 180 00 feet, thence North 06° 54' 15" East, 200 03 feet, to the Southwest corner of Lot No 18 in Block No 4 of Westbrook Subdivision, a subdivision in the City of Jackson, Missouri, the plat of same is recorded in Plat Book 10 at Page 26 of the Land Records of said Cape Girardeau County, thence with the South Line of said subdivision, South 82° 55' 46" East, 837 93 feet, to the Southeast corner of said subdivision, thence South 83° 10' 10" East, 102 16 feet to the centerline of Rocky Branch, thence following Rocky Branch the following courses and distances thence South 03° 14' 57" East, 48 23 feet, thence South 09° 15' 01" East, 78 68 feet, thence South 00° 22' 06" East, 67 64 feet, thence South 15° 05' 29" West, 75.30 feet, thence South 03° 21' 16" West, 40 19 feet, thence South 22° 04' 26" East, 46 28 feet, thence South 18° 52' 23" East, 122 60 feet, thence South 01° 51' 43" East, 42 86 feet, thence South 22° 44' 49" West, 30 71 feet, thence South 50° 04' 37" West, 92 63 feet, thence South 37° 59' 29" West, 143 31 feet, thence South 66° 29' 48" West, 84 72 feet, thence South 40° 47' 29" West, 103 36 feet, thence South 50° 34' 31" West, 59 59 feet, thence South 68° 37' 12" West, 96 68 feet, thence South 37° 22' 37" West, 32 87 feet; thence South 17° 58' 34" East, 48 15 feet, thence South 49° 42' 48" East, 69 49 feet, thence South 23° 39' 05" East, 113 98 feet, thence South 08° 40' 28" East, 171 78 feet, thence South 15° 39' 38" East, 95 90 feet, thence South 23° 19' 26" East, 142 83 feet, thence South 39° 19' 17" East, 61 98 feet, thence South 19° 25' 23" East, 41 55 feet, thence South 29° 40' 46" East, 36 82 feet, thence South 24° 59' 58" East, 37 90 feet, thence South 06° 44' 29" East, 103 19 feet, thence South 28° 31' 01" East, 60 82 feet, thence South 25° 19' 24" East, 99 95 feet, thence South 10° 49' 54" East, 68 27 feet, thence South 10° 06' 29" West, 45 11 feet, thence South 08° 44' 50" West, 32 17 feet, thence South 01° 48' 02" West, 84 60 feet, to a point on the North Line of a tract of land described in Deed Book 867 at Page 715 of the Land Records of said county, being also the North Line of United States Private Survey No 244, thence with said line, North 83° 26' 01" West, 333 13 feet, to the Northwest corner of said United State Private Survey No 244, being also the Northeast corner of United States Private Survey No 471, thence North 83° 18' 03" West, 1015 31 feet, to the point of beginning, containing 53 81 acres, more or less, as shown on plat of survey by Strckland Engineering, dated March 02, 2006, Project #06-007

Together with easements as set out in Corrective General Warranty Deed recorded as Document #04-03384



## **Staff Report**

**ACTION ITEM:** Request the approval of a Land Exchange Certification for transferring .045 Acres from a .140 Acre Parcel owned by Timothy & Edna Estes to 520 Greensferry Rd as submitted by Timothy and Edna Estes.

**APPLICANT:** Timothy and Edna Estes

**APPLICANT STATUS:** Granting Owner

**PURPOSE:** Land Exchange Certification

**SIZE:** .045 Acre

**PRESENT USES:** Empty lot

**PROPOSED USE:** Part of Residential Lot

**ZONING:** R-2 Single Family

**SURROUNDING LAND USE:** North, East, and West is R-2 Single Family, South is R-4 General Residential

**HISTORY:** Empty lot that isn't big enough to develop

**TRANSPORTATION AND PARKING:** All required street frontage and parking exists

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57)

**2009 COMPREHENSIVE PLAN:** Single-Family Residential

**FLOODPLAIN INFORMATION:** Not in a Flood Plain 29030143E Dated 9-11-2009

**PHYSICAL CHARACTERISTICS:** Lot is approximately 40 ft wide x 160 ft deep

**COMMENTS:** N/A

**ACTION REQUIRED:** The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Alderman requires no action.

# LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: 06-29-2023

ADDRESS OF GRANTING PROPERTY: 509 Forest St.

ADDRESS OF RECEIVING PROPERTY: 520 Greensferry Rd

**GRANTING PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Timothy & Edna Estes

Mailing Address: 509 Forest St.

City, State ZIP: Jackson, MO 63755

**RECEIVING PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Richard Raymond

Mailing Address: 520 Greensferry Rd

City, State ZIP: Jackson, MO 63755

**ENGINEER / SURVEYING COMPANY:** Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Timothy Estes

Mailing Address: 509 Forest St.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-1054

Contact's Email Address (if used): \_\_\_\_\_

**APPLICATION FOR (check one):**

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size  
☐ Division of land for cemetery usage  
☒ Lot line adjustment between adjoining lots  
☐ Transfer to adjoining property to improve ingress or egress  
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

**REASON FOR REQUEST** (use additional pages if needed):

Transfer of property for adjoining property owner's driveway to be included on their existing property

**CURRENT ZONING:** (circle all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential)            | <input type="checkbox"/> C-1 (Local Commercial)        |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial)      |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential)      | <input type="checkbox"/> C-3 (Central Business)        |
| <input type="checkbox"/> R-4 (General Residential)                  | <input type="checkbox"/> C-3 (Central Business)        |
| <input type="checkbox"/> MH-1 (Mobile Home Park)                    | <input type="checkbox"/> C-4 (Planned Commercial)      |
| <input type="checkbox"/> O-1 (Professional Office)                  | <input type="checkbox"/> I-1 (Light Industrial)        |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)         | <input type="checkbox"/> I-2 (Heavy Industrial)        |
|   | <input type="checkbox"/> I-3 (Planned Industrial Park) |

**LEGAL DESCRIPTION OF TRACT:** Submit a copy of the most current deed for the property being divided.

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*



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

Larry Miller  
Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755  
Ph: 573-243-2300 ext. 2021  
Fax: 573-243-3322  
Email: [lmiller@jacksonmo.org](mailto:lmiller@jacksonmo.org)



Land Exchange for 509 Forest Street



# LAND EXCHANGE PLAT FOR TIMOTHY ESTES

Part of Lots 1, 2, and 3 of Hoffmeister's Addition to the City of Jackson,  
Cape Girardeau County, Missouri.



NORTH BASIS  
MISSOURI STATE PLANE  
COORDINATE SYSTEM 1983  
EAST ZONE  
MODOT VRS NAD83(2011)



## REFERENCES

1. DOCUMENT NO. 2022-05078 (SUBJECT)
2. DOCUMENT NO. 2023-00179
3. DOCUMENT NO. 2015-03818
4. DOCUMENT NO. 2004-18020
5. DOCUMENT NO. 2012-08499
6. DOCUMENT NO. 2021-11456
7. HOFFMEISTER'S ADDITION TO THE CITY OF JACKSON, PLAT BOOK 3, PAGE 12
8. HOFFMEISTER'S SECOND ADDITION, PLAT BOOK 12, PAGE 49
9. RE-PLAT OF SOUTHWESTERN REALTY AND IMPROVEMENT COMPANY'S SUBDIVISION, PLAT BOOK 23, PAGE 31

ACCURACY STANDARD: TYPE URBAN

## 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. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 26TH DAY OF JUNE 2023.

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

## TRACT 1 - DESCRIPTION (REMAINING PORTION OF DOCUMENT NO. 2022-05078)

THAT PART OF LOTS 1, 2, AND 3 OF HOFFMEISTER'S ADDITION AS RECORDED IN PLAT BOOK 3 AT PAGE 12 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 3 OF HOFFMEISTER'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 12, AT PAGE 49 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 21°47'41" EAST ALONG THE WEST LINE OF SAID LOT 3, 106.02 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 62°04'11" WEST 42.08 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOTS 1, 2, AND 3 OF SAID HOFFMEISTER'S ADDITION, NORTH 17°58'11" WEST 113.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 OF HOFFMEISTER'S ADDITION, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF FOREST STREET; THENCE LEAVING SAID WEST LINE, NORTH 72°12'57" WEST ALONG THE NORTH LINE OF SAID LOT 3, 34.49 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.095 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

## TRACT 2 - DESCRIPTION (FROM ESTES TO RAYMOND ATTACHING TO DOCUMENT NO. 2004-18029, LOT 2 HOFFMEISTER'S SECOND ADDITION)

THAT PART OF LOT 1 OF HOFFMEISTER'S ADDITION AS RECORDED IN PLAT BOOK 3 AT PAGE 12 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3 OF HOFFMEISTER'S SECOND ADDITION, AS RECORDED IN PLAT BOOK 12, AT PAGE 49 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 21°47'41" EAST ALONG THE WEST LINE OF SAID HOFFMEISTER'S SECOND ADDITION, 106.02 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 21°47'41" EAST ALONG SAID WEST LINE 49.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE LEAVING SAID WEST LINE, SOUTH 72°03'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 44.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID LOT 1 OF SAID HOFFMEISTER'S ADDITION, NORTH 17°58'11" WEST 41.59 FEET; THENCE LEAVING SAID WEST LINE, NORTH 62°04'11" EAST 42.08 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.045 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOCUMENT NO. 2022-05078 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

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



STRICKLAND  
ENGINEERING

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR  
TIMOTHY ESTES  
509 FOREST ST  
JACKSON, MO

SCALE	1"=50'
DATE	06-26-2023
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	23-114



DocId:8330333

Tx:4184909

DOCUMENT #

2022-05078

ANDREW DAVID BLATTNER  
 RECORDER OF DEEDS  
 CAPE GIRARDEAU COUNTY, MO  
 RECORDED ON  
 05/06/2022 01:41:38 PM  
 REC FEE: 27.00  
 PAGES: 2




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Space Above This Line for Recorder's Use

### MISSOURI GENERAL WARRANTY DEED

STATE OF MISSOURI  
CAPE GIRARDEAU COUNTY

This Warranty Deed made and entered on this 5<sup>th</sup> day of May 2022

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
TEN DOLLARS (\$ 10.00 ) in hand paid to

1 Delmar D. Welker, a Victoria S. Welker residing at 1810 S. HOPE,

County of CAPE GIR., City of JACKSON, State of MISSOURI

(hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all  
 persons whomsoever to Timothy E. Estes & Edna J. Estes, residing at

7453 Cty Rd 525, County of CAPE GIR, City of \_\_\_\_\_, State of

MISSOURI (hereinafter known as the "Grantee(s)") all the rights, title, interest,

and claim with in or to the following \*described real estate (\*and in Exhibit A if attached),  
 situated in CAPE GIRARDEAU County, Missouri to-wit:

A tract of land lying in Lots One (1), Two (2) and Three (3) in Block  
 One (1) of Hoffmeister's Addition to the City of Jackson, Missouri, as  
 shown by Plat recorded in Plat Book 2 at page 17, land records of Cape  
 Girardeau County, Missouri, described as follows:

Begin at the Southwest Corner of Lot 1, Block 1, thence North 72° 42'  
 11" West, 45.08 feet to a point on the south line of Lot 1, Block 1;  
 thence North 19° 43' 47" West, 156.68 feet to a point on the South  
 right of way of Forest Street; thence Westerly along said South line,  
 34.36 feet to a point, said point being the Northwest corner of Lot 3,  
 Block 1; thence in a southerly direction along the west line of lots  
 3, 2 and 1, 155.80 feet to the point of beginning.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

GRANTORS:

Delmar D. Welker Victoria S. Welker

Delmar D. Welker

Victoria S. Welker

STATE OF MISSOURI)

COUNTY OF Cape Girardeau)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delmar D. Welker and Victoria S. Welker whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5<sup>th</sup> day of May, 2022

Sandra L. Mangels  
Notary Public

My Commission Expires: July 24, 2024



SANDRA L. MANGELS  
My Commission Expires  
July 24, 2024  
Cape Girardeau County  
Commission #12497746



**Planning & Zoning Commission Meeting  
Staff Report**

**ACTION ITEM:** Special Use Permit for 1997 E. Jackson Blvd. for an oversized attached sign for the Riverside Regional Library

**APPLICANT:** Greg Schwab

**APPLICANT STATUS:** Property Renter

**PURPOSE:** Install an attached sign visible from E. Jackson Blvd.

**SIZE:** 12' x 8'

**PRESENT USES:** Church

**PROPOSED USE:** Church

**SURROUNDING LAND USE:** North, East & West: C-2 General Commercial; South – R-4 General Residential

**HISTORY:** This location has previously been several commercial businesses, including the former Walmart location.

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

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**1998 COMPREHENSIVE PLAN:** Commercial use

**FLOODPLAIN INFORMATION:** This property is not in a 100-year flood zone as determined by FEMA map panel 29031C0232E dated 9/29/11.

**PHYSICAL CHARACTERISTICS:** The building is located approximately 300' from the front property line.

**COMMENTS:** An existing sign on the building for Regional Library is 14' x 8'.

**ACTION REQUIRED:** The Commission shall approve or deny this request. A public hearing at this level is optional.



## REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 4/26/23

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

1985 E. Jackson Blvd

**CURRENT PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Riverside Regional Library

Mailing Address: 1997 E. Jackson Blvd.

City, State ZIP: Jackson, MO 63755

**PROPOSED PROPERTY OWNERS** (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

### CONTACT PERSON HANDLING APPLICATION:

Contact Name: Greg Schwab

Mailing Address: 1985 E Jackson Blvd

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-837-7911

Email Address (if used): greg@gaspellife.io

**CURRENT ZONING:** (check all that apply)

☐ R-1 (Single-Family Residential)

☐ R-2 (Single-Family Residential)

☐ R-3 (One- And Two-Family Residential)

☐ R-4 (General Residential)

☐ MH-1 (Mobile Home Park)

☐ O-1 (Professional Office)

☐ CO-1 (Enhanced Commercial Overlay)

☐ C-1 (Local Commercial)

☒ C-2 (General Commercial)

☐ C-3 (Central Business)

☐ C-4 (Planned Commercial)

☐ I-1 (Light Industrial)

☐ I-2 (Heavy Industrial)

☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Church

**PROPOSED ZONING:** (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential)       | <input type="checkbox"/> C-1 (Local Commercial)              |
| <input type="checkbox"/> R-2 (Single-Family Residential)       | <input checked="" type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business)              |
| <input type="checkbox"/> R-4 (General Residential)             | <input type="checkbox"/> C-4 (Planned Commercial)            |
| <input type="checkbox"/> MH-1 (Mobile Home Park)               | <input type="checkbox"/> I-1 (Light Industrial)              |
| <input type="checkbox"/> O-1 (Professional Office)             | <input type="checkbox"/> I-2 (Heavy Industrial)              |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)    | <input type="checkbox"/> I-3 (Planned Industrial Park)       |

PROPOSED USE OF PROPERTY: Church

**LEGAL DESCRIPTION OF TRACT** (attach a copy of the deed or other legal description):

**REASON FOR REQUEST:** State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

We are trying to advertise for our church w/ a similar size  
sign at the library. Having a similar sign will hopefully make  
the building look more uniform.

**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

**SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

---

---

---

gsl Jeff Miller

---

Please submit this application along with appropriate non-refundable application fee to:

Larry Miller  
Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[lmiller@jacksonmo.org](mailto:lmiller@jacksonmo.org)

**APPLICATION FEE: \$200.00**

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1985 East Jackson Blvd  
Location Map



# OPTION A

**BANNER FRAME SYSTEM**





8 2 9 6 8 8 0  
Tx:4158079



**DOCUMENT #**  
**2021-00275**

**ANDREW DAVID BLATTNER**  
**RECORDER OF DEEDS**  
**CAPE GIRARDEAU COUNTY, MO**  
**RECORDED ON**  
**01/08/2021 09:59:06 AM**  
**REC FEE: 30.00**  
**PAGES: 3**

## ***General Warranty Deed***

**THIS INDENTURE**, made on the 20<sup>th</sup> day of July, 2020, by and between **RIVERSIDE REGIONAL LIBRARY, a/k/a THE BOARD OF TRUSTEES OF THE RIVERSIDE REGIONAL LIBRARY**, of the County of Cape Girardeau in the State of Missouri, "Grantor," and **CAPE GIRARDEAU COUNTY PUBLIC LIBRARY DISTRICT, a county library district established in accordance with Sections 182.010 through 182.130 of the Revised Statutes of Missouri operating under the duly appointed County Library Board of Trustees of Cape Girardeau County**, of the County of Cape Girardeau in the State of Missouri, "Grantee":

Grantee's Mailing Address: 1997 East Jackson Boulevard, Jackson, MO 63755

**WITNESSETH**, that the said Grantor, in consideration of the sum of Ten Dollars and other good and valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to-wit:

Lot Three (3) of M.I. Third Subdivision in the City of Jackson, Cape Girardeau County, Missouri, as shown by plat filed for record in Document No. 2018-05826 in the Land Records of Cape Girardeau County, Missouri.

This instrument was prepared by Thomas A. Ludwig, Esq., Ludwig Law Office, LC, 1334 Indian Parkway, P. O. Box 350, Jackson, MO 63755-0350, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto its successors and assigns, **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will **WARRANT AND DEFEND** the title to the said premises unto the said Grantee, and unto its successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.



IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

RIVERSIDE REGIONAL LIBRARY,  
A/K/A THE BOARD OF TRUSTEES OF  
THE RIVERSIDE REGIONAL LIBRARY

By: [Signature]  
Carrie Massey, President

ATTEST:

[Signature]  
Kathy Panagos, Vice President

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) ss.

On this 20<sup>th</sup> day of July, 2020, before me personally appeared Carrie Massey, President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



[Signature]  
\_\_\_\_\_, Notary Public  
State of Missouri  
County of Cape Girardeau  
My term expires: 08-10-2024

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) ss.

On this 20<sup>th</sup> day of July, 2020, before me personally appeared Kathy Panagos, Vice President of The Board of Trustees of the Riverside Regional Library, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed on behalf of The Board of Trustees of the Riverside Regional Library.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.



Roberta Brown, Notary Public  
State of Missouri  
County of Cape Girardeau  
My term expires: 08-10-2024