

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 10, 2024, 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 Tony Koeller, Eric Fraley, Angelia Thomas, Heather Harrison, Michelle Weber, Tina Weber, and Beth Emmendorfer were present. Commissioner Bill Fadler was absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh and Alderman Joe Bob Baker were present. The citizens attending were Chris Koehler, Steven L. Stroder, and Wyatt D. Stroder.

APPROVAL OF MINUTES

Approval of December 13, 2023)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve the final plat)
of Stroder's Industrial Park Subdivision)
submitted by)
Trussworks Reality Missouri, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained where the property is located and how the portion of the tract inside the city limits will become part of Stroder's Industrial Park Subdivision, which is outside the city limits. He told the Commission that the applicant asks for four variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances. Mr. Miller read each variance request to the Commission.

Chairman Harry Dryer asked if the applicant or a representative of the applicant was present.

Chris Koehler from Koehler Engineering came forward and said he had prepared the plat and the variances for Mr. Steven L. Stroder, who is also present. With it being partially in the city and the rest out of the city, this is a little more difficult situation. Mr. Stroder wants to make the lots available on the market quickly. Mr. Koehler said even if they sold something next week with closing times to set up, the plat would be finished going through the process, and sewers would at least be under construction. Mr. Koehler explained to the Commission that the only reason to get the plat quickly and the requested variances is the timing.

Commissioner Eric Fraley asked if the plan is to annex the whole subdivision into the City. Mr. Koehler said Mr. Stroder is planning on annexing into the city.

Commissioner Tina Weber asked if they had started any part of the infrastructure yet, and Mr. Koehler responded that they had not. He said they do have the design for the sewer underway.

Commissioner Tony Koeller asked the Commission and Mr. Miller if a variance has ever been granted for a preliminary plat in the past. Mr. Miller said since he has been the Building and Planning Manager, there hasn't been one given, but he could speak on behalf of the prior Building and Planning Managers.

Chairman Harry Dryer asked Alderman Mike Seabaugh and Alderman Joe Bob Baker if they could remember whether a variance for turning in a preliminary plat while serving as Aldermen had been granted. Both responded they couldn't recall when that happened.

Commissioner Tony Koeller asked if Mr. Stroder has applied for annexation, and Mr. Koehler said it will be filed in the next week or so.

Commissioner Tina Weber asked if any lots had been sold or spoken for, and Mr. Steven L. Stroder, the owner of the lots from 2155 Greensferry, came forward and said no. He said they want to start marketing them as soon as possible and to be able to place a picture of the plat on the property for sale. He stated he wants to get things started since there is a 60 to 90-day process for annexation.

Commissioner Tony Koeller asked why he can't go ahead and market it. Mr. Stroder said he could. Then Commissioner Tony Koeller said if the Commission does this, they are setting a precedent for other contractors wanting to develop.

Mr. Chris Koehler said there are unique circumstances since some of the lots are primarily in the county and slightly in the city. He stated they could record three lots in the county and one in the city, but this was the better way.

Mr. Steven L. Stroder asked the Commission if it causes a problem to do it this way, and Commissioner Tony Koeller said it doesn't generate a problem in this case for you. However, if a developer came in with a survey and asked to approve it with the variances, we would have a hard time denying it because of the precedent set by approving this subdivision.

Mr. Steven L. Stroder said he didn't think it would cause a problem because the city property is such a small amount of this subdivision.

Commissioner Tina Weber asked if a rezoning would need to be applied for with this property, and Mr. Chris Koehler said it would be done in conjunction with the annexation process.

Commissioner Heather Harrison asked what would happen if this plat was approved, and then it was decided not to be annexed inside the city. Mr. Steven L. Stroder asked Mr. Chris Koehler if they had committed to annexation, and he said a verbal commitment had been made, but there was no application or agreement in place.

Commissioner Tony Koeller asked if the commission could approve the plat pending an annexation agreement. Mr. Larry Miller said they could.

Chairman Harry Dryer asked Mr. Chris Koehler when the 30 days start in reference to number two of the variance letter that explains plans to be submitted for the sewer construction to serve all lots. Mr. Chris Koehler said it started on the 3rd of January.

Chairman Harry Dryer asked why there was an urgency in getting the plat approved with all the variances. Mr. Chris Koehler said his client wants to be able to provide a plat for people who are interested in buying to show them there are four lots for Stroder's Industrial Park.

Mr. Chris Koehler told the commission they are in contact with MODOT on the entrances for these lots. He said he wasn't sure if MODOT would allow an entrance for each lot or if there would only be two entrances.

Commissioner Tony Koehler asked if the 10-foot easement Mr. Steven L. Stroder requested would later be added to the annexation. Mr. Chris Koehler said all the utilities are in the front, so there shouldn't be any reason for an easement in the rear of the lots.

Seeing no further questions or comments, Chairman Harry Dryer entertained a motion.

Commissioner Tony Koeller motioned to approve the subdivision plat and variances contingent on the annexation agreement in place. The request was seconded by Commissioner Tina Weber and was unanimously approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 absent

ADDITIONAL ITEMS

None)

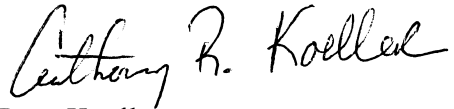
ADJOURNMENT

Consider a motion to adjourn)

Commissioner Heather Harrison motioned to adjourn, seconded by Commissioner Michelle Weber, and unanimously approved.

Vote: 8 ayes, 0 nays, 0 abstentions, 1 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.