

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, SEPTEMBER 14, 2022, 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. Also present were Commissioners Heather Harrison, Angelia Thomas, Michelle Doughten Weber, Beth Emmendorfer, Eric Fraley, and Bill Fadler. Tony Koeller and Tina Weber were absent. Building & Planning Administrative Assistant Ginger Earnest was present as acting staff liaison. Assigned Alderman Mike Seabaugh was also present. No citizens were present.

Chairman Dryer called the meeting to order, and Commissioner Emmendorfer called roll.

APPROVAL OF MINUTES)

Minutes of the August 10, 2022, meeting were unanimously approved on a motion by Commissioner Fadler, seconded by Commissioner Michelle Weber.

NEW BUSINESS

Request for approval of a preliminary)
plat of Savers Farm Subdivision Phase 9)
submitted by Cape Land & Development,)
LLC)

It was clarified that this item needs to remain tabled while the Board of Aldermen is still negotiating a Memorandum of Understanding with the developer for the Savers Farm Phases 8 & 9 Subdivisions.

The previously tabled plat was removed from the table on a motion by Commissioner Fadler, seconded by Commissioner Emmendorfer and unanimously approved. Based on a letter from developer Brandon Williams agreeing to an additional extension, the plat was re-tabled to the October 12th meeting on a motion by Commissioner Fadler seconded by Commissioner Fraley and unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent (to re-table)

Request for rezoning of property addressed)
as 385-389-391 Timber Lane submitted by)
JWRPM Properties, LLC)

The applicant was not present to speak on this request.

The Commission discussed the issue of spot zoning in rezoning this small area R-4 General Residential versus the protection to the current property use provided by the R-4 zoning. No public hearing was felt to be needed since the property is already a triplex.

Commissioner Harrison made a motion to approve the request contingent on successful annexation, seconded by Commissioner Emmendorfer and unanimously approved.

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

Request for approval of a Special Use)
Permit for a towing business in a C-2)
General Commercial District submitted by)
Land Escapes, LLC)

The Commission discussed this was applicant's third location and Special Use Permit application in trying to relocate his business. It was clarified that if any part of the towing business is on the portion of this property that is inside the city limits, it must have a Special Use Permit.

Commissioner Fadler made a motion to approve the plat with the three special conditions recommended in the staff report. The motion was seconded by Commissioner Michelle Weber and was unanimously approved.

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

Educational session by City Attorney)
Curt Poore)

City Attorney Curt Poore presented an educational session focusing on the duties of the Planning and Zoning Commission, meeting protocol, P&Z attendance policy, ethics, Sunshine Law, and other pertinent topics.

Consider a motion to add items to the)
agenda)

No items were added to the agenda.

Adjournment)

Commissioner Thomas made a motion to adjourn, seconded by Commissioner Fraley and unanimously approved.

Respectfully submitted,

Beth Emmendorfer
Acting Planning and Zoning Commission Secretary

Attest:

Ginger Earnest
Building & Planning Administrative Assistant

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.