

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, OCTOBER 11, 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 Heather Harrison, Tina Weber, Bill Fadler, Eric Fraley, and Tony Koeller were present. Commissioners Angelia Thomas, Michelle Weber, and Beth Emmendorfer were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh and Joe Bob Baker were also present.

APPROVAL OF MINUTES

Approval of September 13, 2023 )  
regular meeting minutes )

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

PUBLIC HEARINGS

None )

OLD BUSINESS

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 )  
attached or painted signs. )

Mr. Miller reported on the proposed attached or painted signs ordinance. He explained to the Commission the new Ordinance for attached or painted signs is based on the horizontal length of the frontage of a building facing parallel or oriented toward a street. The applicant would be allowed three (3) square feet per foot for every foot of the building frontage. He said the maximum square footage would be divided into any number of signs that may be displayed on any side of the building. Mr. Miller then showed the board a permit turned in for a sign and how the proposed ordinance would work.

Commissioner Tina Weber motioned to accept the ordinance as it is written and send it to the Board of Alderman, where they can hold a public hearing. Commissioner Tony Koeller seconded the motion, and it was unanimously approved.

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

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 )  
tow companies. )

Mr. Miller reported on the amendments under C-2, I-1, and I-2 districts about a tow company and an auto salvage or junkyard. He said under the C-2 district use regulations, a tow company with all storage indoors or enclosed within a privacy fence and a special use permit only was added. Mr. Miller said under the I-1 and I-2 district's use regulations, a towing company with all storage indoors or enclosed within a privacy fence was added, as well as an auto salvage or junkyard with all storage indoors or enclosed within a privacy fence.

Mr. Miller said some definitions needed to be added because of these additions to the code. He explained to the Commission the new meanings of an automotive repair shop, auto salvage or junkyard, privacy fence, and towing company.

After the Commission heard the definitions, they wanted to add a height requirement for a privacy fence in the I-1 and I-2 districts. Mr. Miller asked what height they would like it to state, and they agreed on a minimum of ten (10) feet. Mr. Miller told the Commission that adding a height requirement would make Johannes Auto Sales and Tri-State U Wrench & Save Auto Parts on E Jackson Blvd. non-compliant, but they would be covered under the nonconforming use in our Ordinance.

Commissioner Tony Koeller motioned to add ten (10) feet tall or greater to the privacy fence in the I-1 and I-2 districts, approve the definitions as they are, and then bring it back next month for review before sending it to the Board of Alderman. Commissioner Eric Fraley seconded the motion, and it was unanimously approved.

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

## NEW BUSINESS

None )

## ADDITIONAL ITEMS

None )

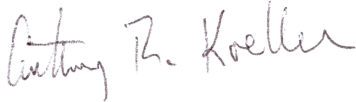
## ADJOURNMENT

Consider a motion to adjourn )

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

Vote: 6 ayes, 0 nays, 0 abstentions, 3 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.*