

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** January 12, 2024  
**SUBJECT:** P&Z Meeting

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This item was on the January 10, 2024 P&Z Agenda.

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

Trussworks Realty Missouri, LLC has signed a letter asking for four (4) variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances.

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 in the City will not currently have a sewer. However, plans are being prepared and will be submitted for construction to serve all lots within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3-acre parcel, which will have sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans that are being developed.

All subdivisions with variances require a 2/3 majority approval of the entire Board of Aldermen.