

JOURNAL OF THE BOARD OF ADJUSTMENT
CITY OF JACKSON
AUGUST 24, 2023, 5:30 PM
JACKSON CITY HALL

Chairman Kevin Schaper called the meeting to order, explained the board's procedure, and called roll.

Present were regular members Jason Liley, Kevin Schaper, Howard Hemmann, Kenneth White, and Brent Wills. The city staff member present was Building & Planning Manager Larry Miller. The citizens in attendance were Matthew Kearney, John W King III, Rob Johnson, Carrie Johnson, Geoff Shinn, and Beth St John.

APPROVAL OF MINUTES

Approval of the minutes from the)
June 22, 2023, regular meeting)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner White, seconded by Commissioner Hemmann.

VARIANCE HEARINGS & NEW ACTION ITEMS

Request for a variance from the)
restriction prohibiting fences on side)
yards on corner lots adjacent to streets)
in R-2 Single Family Residential Districts)
for a chain link fence at the property line)
in the side yard adjacent to)
Vail Drive at 3151 Oak Ridge Dr.)

Mr. Miller reported the dates of application and notifications for this hearing.

Chairman Schaper asked the applicant of the variance to come forward.

Mr. Matt Kearney, the applicant from 3151 Oak Ridge Drive, came forward and was sworn in. Mr. Kearney explained where he wanted to place the fence in his side yard, which is a front yard because his house is a corner lot.

Chairman Schaper asked Mr. Kearney what type and how tall the fence he wanted to place in his yard. He said he wanted a black four-foot-tall chain link fence.

Commissioner Wills asked if he had looked into the subdivision covenants regarding fence restrictions. Mr. Kearney said he had, and there were no restrictions.

Commissioner Liley asked Mr. Miller what was allowed without the variance. Mr. Miller explained to the board what was allowed.

Chairman Schaper asked if anyone would like to come forward and speak in favor of the variance. Rob Johnson from 810 Green Meadows Drive came forward and asked if the fence would go into the wooded area behind Mr. Kearney. Mr. Kearney said the fence would not enter the wooded areas.

After seeing no one else to speak in favor of the request, Chairman Schaper asked if anyone would like to speak in opposition. Geoff Shinn, 3099 Ridge Road, came forward and was sworn in. He explained to the board he felt the cosmetics of the fence would be an issue since he would have to see it. Mr. Shinn felt there was a reason the ordinance was put into place. He felt like the chain link fence would devalue the properties in the area.

Chairman Schaper closed the hearing after finding no others wishing to speak in favor or opposition. Commissioner Liley motioned to approve the request, which Commissioner White seconded.

A vote was called, and the variance was denied.

Vote: 1 aye, 4 nays, 0 abstentions, 0 absent

Request a 26' variance from the)
required 30' front setback for)
approximately 97' in a C-2 General)
Commercial District to subdivide the)
lot at 2336 S Old Orchard Rd.)

Mr. Miller reported the dates of application and notifications for this hearing and then explained to the board the request.

Chairman Schaper asked the applicant of the variance to come forward.

Mr. John W. King, the applicant from 1911 El Rio Drive, Cape Girardeau, MO 63701, came forward and was sworn in and explained why he wanted the variance for his building.

Chairman Schaper closed the hearing after finding no others wishing to speak in favor or opposition. Commissioner Wills motioned to approve the request, which Commissioner Liley seconded.

A vote was called, and the variance was approved.

Vote: 5 aye, 0 nays, 0 abstentions, 0 absent

ADMINISTRATIVE ITEMS

None

OTHER ITEMS

ADJOURNMENT

Motion to adjourn)

Finding no further business, the meeting adjourned on a motion by Commissioner Wills, seconded by Commissioner White and unanimously approved.

Respectfully submitted,

Kevin Schaper
Chairman

Attested by:

Larry Miller
Building & Planning Manager

DRAFT