CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, January 14, 2026 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members	**Harry Dryer, Chairman**	**Regular Members**
Bill Fadler	Eric Fraley, Alderman Assigned	Angelia Thomas
Tony Koeller	Mike Seabaugh, Alderman Assigned	Heather Harrison
Michelle Weber	Steve Stroder, Alderman Assigned	Russ Wiley
Tina Weber	Larry Miller, Staff Liaison	Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the December 10, 2025 minutes

OLD BUSINESS

2. 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 home occupations.

NEW BUSINESS

3. Consider a request for a special use permit to allow a cabinet/counter shop in a C-2 general commercial district as submitted by Adam and Nicole Liley.

4. Request approval for a Preliminary Plat of Abbottsford Land Management LP #1 Subdivision.

ADJOURNMENT

This agenda was posted at City Hall on January 9, 2026, at 4:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, DECEMBER 10, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, December 10, 2025, with the following members present:

Present:
Harry Dryer, Chairman
Tony Koeller, Secretary
Michelle Weber
Russ Wiley
Tina Weber
Travis Niswonger
Angelia Thomas
Heather Harrison

Absent:
Bill Fadler

Aldermen:
Mike Seabaugh
Steve Stroder
Eric Fraley (Absent)

Building & Planning Manager Larry Miller, James King, and Mike Haynes were also present.

Call to Order

Chairman Harry Dryer called the meeting to order at 6:00 p.m. Secretary Tony Koeller called the roll, and a quorum was present.

Approval of Minutes

1. Approval of Minutes – September 10, 2025 Meeting
The minutes of the September 10, 2025, meeting were reviewed.

Action: Commissioner Michelle Weber made the motion, seconded by Secretary Tony Koeller, to approve the minutes as submitted.
Result: Motion carried unanimously.

New Business

2. Land Exchange Certification – 5176 & 5178 Caney Fork Street

Staff Report: Larry Miller reported the request to approve a land exchange certification for approximately 0.05 acres, transferring it from 5176 Caney Fork Street to 5178 Caney Fork Street. The property is zoned R-3 (Two-Family Residential). The request is intended to allow proper placement of a duplex due to terrain constraints and an existing retaining wall while maintaining required setbacks and lot area.

Applicant Remarks: James King addressed the Commission and explained that the slope and retaining wall prevent the traditional placement of two separate structures. The land exchange allows the duplex to be centered on the lot line while remaining compliant with zoning requirements.

Commission Questions: None from the Commission.

Action: A motion was made by Secretary Tony Koeller and seconded by Commissioner Travis Niswonger to approve the land exchange certification.

Roll Call Vote:
Harrison—Yes
Thomas—Yes
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes

Result: Motion carried unanimously.

3. Land Exchange Certification – DNH Subdivisions (Straightway Farm Service, Inc.)

Staff Report: Larry Miller reported the request to approve a land exchange certification for approximately 0.29 acres, transferring it from Lots 8 and 9 of DNH 2nd Subdivision to Lot 1 of DNH 3rd Subdivision. The adjustment enlarges Lot 1 while maintaining adequate frontage for all affected lots.

Applicant Remarks: The applicant was not present.

Commission Questions: None from the Commission.

Action: Commissioner Tina Weber made a motion, seconded by Commissioner Russ Wiley, to approve the land exchange certification.

Roll Call Vote:
Thomas—Yes
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Harrison—Yes

Result: Motion carried unanimously.

4. Land Exchange Certification – 2216 Bainbridge Road & 2431 East Main Street

Staff Report: Larry Miller reported the request to approve a land exchange certification transferring approximately 0.02 acres to correct an existing parking lot encroachment identified through a survey.

Applicant Remarks: Michael Haynes explained that the land exchange is intended to correct the encroachment and avoid future property disputes.

Commission Questions: None from the Commissioners.

Action: Commissioner Heather Harrison made a motion, seconded by Commissioner Tina Weber, to approve the land exchange certification.

Roll Call Vote:
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Harrison—Yes
Thomas—Yes

Result: Motion carried unanimously.

5. Text Amendment – Chapter 65 (Privacy Fences and Buffer Areas)

Staff Report: Larry Miller reviewed a proposed text amendment to Chapter 65 of the City Code to clarify privacy fence height requirements, buffer area standards, and resolve conflicting code

provisions. The amendment establishes timelines for installation and opacity, as well as maintenance requirements for screening.

Commission Discussion: Commissioners discussed clarifying language related to required opacity and installation timing. Staff proposed minor revisions for clarity.

Action: A motion was made by Secretary Tony Koeller and seconded by Commissioner Tina Weber to recommend approval of the text amendment with the discussed revisions.

Roll Call Vote:
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Harrison—Yes
Thomas—Yes
T. Weber—Yes

Result: Motion carried unanimously.

6. Text Amendment – Chapter 65 (Home Occupations)

Staff Report: Larry Miller reviewed a proposed text amendment to bring City regulations into compliance with recent Missouri state law regarding home occupations. The amendment includes definitions, regulations, and administrative provisions.

Commission Discussion: Commissioners expressed concerns regarding enforcement and administrative impacts. Additional staff review was requested.

Action: A motion was made by Secretary Tony Koeller and seconded by Commissioner Tina Weber to table the request until the January 2026 meeting for further staff review.

Result: Motion carried unanimously.

Adjournment

Secretary Tony Koeller moved to adjourn without further business, seconded by Commissioner Heather Harrison. The motion carried, and the meeting was adjourned at approximately 7:30 p.m.

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

MEMO

TO: **Planning and Zoning Commission**

FROM: **Larry Miller, Building & Planning Manager**

DATE: **January 7, 2026**

SUBJECT: **Code Amendments – Addition of Article III: Home Occupations (Chapter 65)**

This memo provides an overview of a proposed amendment to Chapter 65 that creates a new Article III regulating Home Occupations. The new article includes updated definitions and clear standards for home-based businesses to ensure they remain secondary to the residential use of the property, do not occupy more than 49% of the home, do not change the exterior appearance, and do not cause traffic, parking, noise, or other neighborhood impacts. The regulations also align with Missouri state law regarding No Impact Home-Based Businesses and the City's authority to impose narrowly tailored requirements that protect public health, safety, and neighborhood character. The article outlines basic compliance steps for residents, including submitting a brief description of the business and required state tax information within 60 days, though no license or fee is required. To maintain consistency, the staff has removed or struck through older language in Article I that conflicted with these new regulations.

The Commission will vote to approve, deny, or modify the draft language of this code amendment. A public hearing is optional at the Planning & Zoning Commission level, but the Board of Aldermen requires it.

ARTICLE III. – HOME OCCUPATIONS

Sec. 65-75 – General Provisions.

A. *Purpose.* The City recognizes the need to balance its residents' autonomy to use their homes for work with the expectations of neighboring residents that the City will protect the property values in and maintain the integrity of the residential districts in which they live and have invested. These regulations allow and regulate in equitable fashion the customarily accepted non-residential types of activity carried on in the residential districts of the City. As such, for Home-Based Businesses and Home-Based Work undertaken on any lot zoned or used for dwelling purposes located in R-1, R-2, R-3, R-4, and MH-1 districts, the following requirements are enacted to protect the public health and safety, (which include all regulations related to fire and building codes, health and sanitation, transportation, parking, or traffic control, solid or hazardous waste, pollution, lighting control and noise control); control overcrowding; preserve the residential character of and property values in residential districts; ensure that the business activity is compliant with city, state, and federal law; and confirm that the business is paying applicable taxes.

B. *Definitions:*

1. DWELLING. Any building or portion thereof which is designed and used exclusively for residential purposes.

2. GOODS OR SERVICES. Any merchandise, equipment, products, supplies, or materials or any labor performed in the interest or under the direction of others; specifically, the performance of some useful act or series of acts for the benefit of another, usually for a fee. Goods or services does not include real property or any interests therein.

3. HOME-BASED BUSINESS. Any business operated in a dwelling that manufactures, provides, or sells goods or services and that is owned and operated by the owner or tenant of the dwelling.

4. HOME-BASED WORK. Any lawful occupation performed by a resident within a dwelling or accessory structure, which is clearly incidental and secondary to the use of the dwelling and does not change the residential character of the dwelling or adversely affect the character of the surrounding neighborhood.

5. HOME OCCUPATION. A No Impact Home-Based Business.

6. NO IMPACT HOME-BASED BUSINESS. Any Home-Based Business or Home-

Based Work where:

a. The total number of employees and clients on-site at one time does not exceed the occupancy limit for the dwelling; and

b. The activities of the business:

(i) Are limited to the sale of lawful goods and services;

(ii) May involve having more than one client on the property at one time;

(iii) Do not cause a substantial increase in traffic through the residential area;

(iv) Do not violate the parking requirements for residential districts;

(v) Occur inside the dwelling or in the yard of the dwelling;

(vi) Are not visible from the street; and

(vii) Do not violate the narrowly tailored regulations in Subsection C, below.

7. NONCOMPLIANT HOME-BASED BUSINESS. Any Home-Based Business or Home-Based Work that is not a No Impact Home-Based Business.
8. RESIDENT. Any person who occupies a dwelling for living and sleeping purposes permanently in the city of Jackson. 65-2
9. RESIDENTIAL PURPOSES. Use as a dwelling for living and sleeping.
10. RESIDENTIAL DISTRICTS. Districts zoned R-1, R-2, R-3 and R-4.

C. *Regulations to Safeguard the Residential Character of the Dwelling and Surrounding Neighborhood.* To preserve the residential character of the residential building and protect against adverse effects on the character of the surrounding neighborhood, a Home Occupation may operate on a lot used for dwelling purposes, provided the Home Occupation:

1. Is (a) clearly incidental and secondary to the primary residential use of the dwelling or lot; and (b) does not occupy more than forty-nine percent (49%) of the floor area of the dwelling; and

2. Does not change the residential character of the dwelling by altering or modifying the exterior of the dwelling so as to indicate the presence of a home-based business or home-based work, including signage not in compliance with the City's regulations on signs; and

3. Is operated such that the total number of employees and clients on-site at one time does not exceed the occupancy limit for the dwelling; and

4. Pays all applicable taxes and otherwise operates in compliance with applicable city, state, and federal law; and

5. Is operated by a resident or residents of the dwelling; and

6. Has no storage of hazardous materials, toxic substances, or hazardous wastes of a nature or extent than normally used for purely domestic or household purpose; and

7. Does not adversely affect the character of the surrounding neighborhood by allowing or causing, for example: commercial or delivery vehicles used in connection with the home occupation are parked at or stored on the dwelling or visit the premises with a frequency of more than one (1) visit per day; a steady or concentrated visitation of clients to the dwelling; a substantial increase in traffic or on-street parking through the residential area; storage or the use of equipment that produces negative effects outside the home or accessory structure; or similar adverse impacts.

D. Home Occupations do not require a license or any fee, but within sixty (60) days of establishing a Home Occupation the resident shall supply the City with (1) a copy of their business's Missouri Tax I.D. number and, for Home Occupations selling goods at retail, a Statement of No Tax Due in accordance Missouri Statutes (Section 144.083.2 and 144.083.4 RSMo)., and (2) a written description of the Home Occupation, the percentage of the dwelling to be occupied by the Home Occupation, and the number of employees to be working at the Home Occupation who are not residents of the dwelling. At the same time, to help ensure the proposed Home Occupation complies with the requirements of this Subsection, the City shall supply the resident with a copy of this Code Section or a summary of its requirements. Upon receipt of the written description, the City shall verify for the resident that the Home Occupation complies with the foregoing requirements. Failure to provide the above information to the City is an ordinance violation. Any change in the amount of floor area occupied by the Home Occupation as detailed in the original description, number of employees, or the type of Home Occupation should be followed by a submission of a revised description and review and approval in accordance with this Section to assist the resident in continued compliance.

E. Nothing in this Section shall be deemed to:

1. Prohibit mail order or telephone sales for Home Occupations;

2. Prohibit service by appointment within the home or accessory structure;

3. Prohibit or require structural modifications to the home or accessory structure;

4. Restrict the hours of operation for Home Occupations;

5. Restrict storage or the use of equipment that does not produce effects outside the home or accessory structure; or

6. Restrict or prohibit a particular occupation that is legal under the laws of the City, State,

and United States.

F. Any person violating any provision of this Section, including operating or permitting to be operated a Noncompliant Home-Based Business, shall be guilty of an offense and shall be fined not more than five hundred dollars ($500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Staff Report

ACTION ITEM: Consider a request for a special use permit to allow a cabinet/counter shop in a C-2 general commercial district as submitted by Adam and Nicole Liley

APPLICANT: Adam and Nicole Liley

APPLICANT STATUS: Property Owners

PURPOSE: To allow a cabinet/counter shop in a C-2 general commercial district

SIZE: 1.51 acres

PRESENT USES: Currently a business for roofing and chimney repair.

PROPOSED USE: Cabinet/counter shop

PROPERTY ZONING: C-2 General Commercial District

SURROUNDING LAND USE: North, South, East, West – C-2 General Commercial District

HISTORY: Was the Missouri Conservation Building

TRANSPORTATION AND PARKING: A driveway access comes off E. Jackson Blvd.

APPLICABLE REGULATIONS:

Zoning Code (Chapter 65)

Sec. 65-12. - C-2 General commercial district regulations.

xx. Any other type of business, institutional, governmental, professional, or medical use, retail store or service use not specifically permitted herein, when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-2 General commercial district regulations.

Sec. 65-16. - I-1 Light industrial district regulations.

52. Cabinet making establishments and carpenter shops which use no motors larger than ten (10) horsepower.

Sec. 65-17. - I-2 Heavy industrial district regulations.

46. Cabinet making establishments and carpenter shops which use no motors larger than ten (10) horsepower.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as Parks and Open Space. The parks designation includes areas for active or passive recreation – both public parks owned and maintained by the city and private parks in planned subdivisions. There are several parks located throughout Jackson, including Jackson City Park, Litz Park, and Brookside Park. Several of the city's parks are connected by a trail system.

The open space designation includes riparian corridors, preserved open lands, and other natural features. Open space and environmental features contribute significantly to the city's overall quality of life and character. The city should require the preservation of creeks and floodplain areas which will aid in protecting the environment, lessening flooding problems, and providing an opportunity to interact with nature through trails.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0251E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The property has a downhill slope towards E Jackson Blvd, with trees/woods on the east and west sides of the lot. There is a field on the south side of the lot.

COMMENTS: This will be used as a granite cutting facility for countertops.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)

REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: November 20, 2025

TYPE OF APPLICATION: ☐ **Rezoning** ☒ **Special Use Permit**

PROPERTY ADDRESS (Other description of location if not addressed):
Lot 2 3815 East Jackson Blvd Jackson Mo 63755

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Mongoose properties LLC

Mailing Address:

City, State ZIP:

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Adam & Nicole Liley

Mailing Address: 11216 Wood Duck LANE

City, State, ZIP MARBLE Hill mo 63764

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Adam Liley

Mailing Address: 11216 Wood Duck LANE

City, State ZIP MARBLE Hill mo 63764

Contact's Phone: 573-208-3931

Email Address (if used): Adamcliley@yahoo.com

CURRENT ZONING: (check all that apply) ~~Liley~~

- ☐ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☐ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)
- ☒ C-1 (Local Commercial)
- ☒ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Commercial Warehouse (Shop) Office

PROPOSED ZONING: (check all that apply)

☐ R-1	(Single-Family Residential)	☐ C-1	(Local Commercial)
☐ R-2	(Single-Family Residential)	☒ C-2	(General Commercial)
☐ R-3	(One- And Two-Family Residential)	☐ C-3	(Central Business)
☐ R-4	(General Residential)	☐ C-4	(Planned Commercial)
☐ MH-1	(Mobile Home Park)	☐ I-1	(Light Industrial)
☐ O-1	(Professional Office)	☐ I-2	(Heavy Industrial)
☐ CO-1	(Enhanced Commercial Overlay)	☐ I-3	(Planned Industrial Park)

PROPOSED USE OF PROPERTY: Counter top / cabinet Shop with Showroom

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

This will Bring Jobs to Jackson mo. we feel like this will be a great long lasting organized [redacted] (LOCATION) to serve all of Cape county with room for growth. Ciley is a name you can trust that has Always served its customers with [redacted] professional workmanship. [redacted]

DRAWINGS (*FOR SPECIAL USE PERMITS ONLY*): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

_____

_____



Please submit this application along with appropriate non-refundable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)

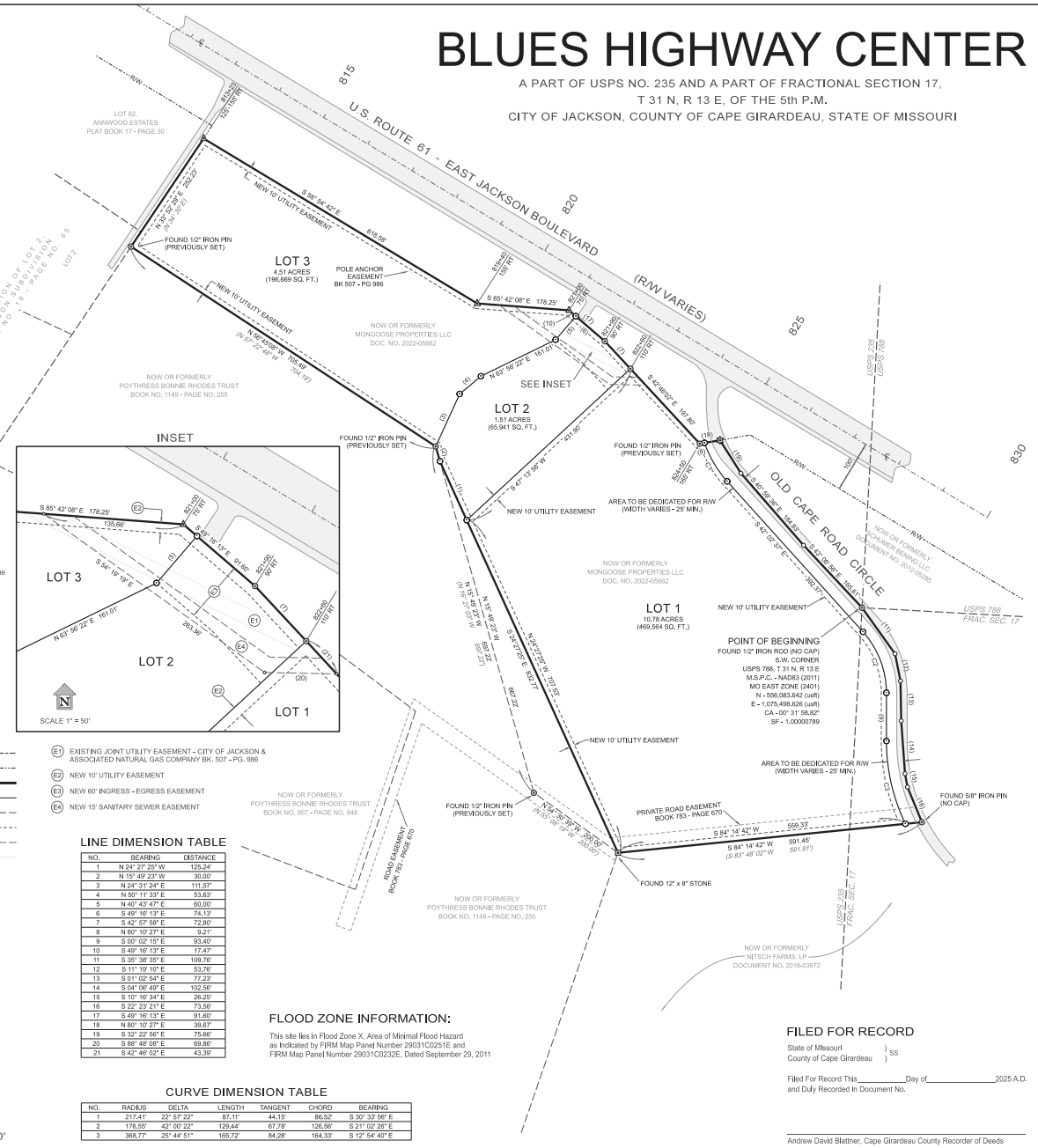
permits@jacksonmo.org

APPLICATION FEE: $200.00


East Jackson Boulevard
Huber Crest
Nicole Lane
Dana Drive
Leming Lane
Old Cape Road Circle

BLUES HIGHWAY CENTER

A PART OF USPS NO. 235 AND A PART OF FRACTIONAL SECTION 17,
T 31 N, R 13 E, OF THE 5th P.M.
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



SURVEY NOTES:

This Survey Creates A New 3 Lot Subdivision From
The Parent Tract Recorded In Document No. 2022-05662

Measured Dimensions Shown Without Parentheses
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The MoDOT GPS RTK Network

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384.012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 26, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Previous Survey For Rhodes Real Estate Partners,
Document No. 2018-11135

Record Plat of Annwood Estates as Recorded In
Plat Book No. 17 - Page No. 30

Right of Way Plans For U.S. Route 61

General Warranty Deed, Document No. 2022-05662
General Warranty Deed, Document No. 2018-03972
General Warranty Deed, Book No. 1149 - Page No. 255

Online Mapping Records For Cape Girardeau, County
https://maps.camavision.com/capegirardeaumo

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50 Feet Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None

Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- FOUND 1/2" IRON PIN (AS NOTED)
- SET 1/2" IRON PIN
- FOUND IRON PIPE
- FOUND STONE
- FOUND R/W MARKER
- FOUND COTTON PICKER SPINDLE

SURVEY LEGEND

- CENTERLINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- LOT LINE
- ADJOINER'S PROPERTY LINE
- NEW UTILITY EASEMENT LINE
- NEW 15' SANITARY SEWER ESMT.
- EXISTING EASEMENT LINE

(E1) EXISTING JOINT UTILITY EASEMENT - CITY OF JACKSON & ASSOCIATED NATURAL GAS COMPANY BK. 507 - PG. 986
(E2) NEW 10' UTILITY EASEMENT
(E3) NEW 60' INGRESS - EGRESS EASEMENT
(E4) NEW 15' SANITARY SEWER EASEMENT

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 24° 27' 25" W	125.24'
2	N 15° 49' 23" W	30.00'
3	N 24° 31' 24" E	111.57'
4	N 50° 11' 33" E	53.83'
5	N 40° 43' 47" E	60.00'
6	S 49° 16' 13" E	74.13'
7	S 42° 57' 58" E	72.80'
8	N 80° 10' 27" E	9.21'
9	S 00° 02' 15" E	93.40'
10	S 49° 16' 13" E	17.47'
11	S 35° 38' 35" E	109.76'
12	S 11° 19' 10" E	53.76'
13	S 01° 02' 54" E	77.23'
14	S 04° 06' 49" E	102.56'
15	S 10° 16' 34" E	26.25'
16	S 22° 23' 21" E	73.56'
17	S 49° 16' 13" E	91.60'
18	N 80° 10' 27" E	39.67'
19	S 32° 22' 56" E	75.66'
20	S 88° 48' 08" E	69.86'
21	S 42° 46' 02" E	43.39'

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	217.41'	22° 57' 22"	87.11'	44.15'	86.52'	S 30° 33' 56" E
2	176.55'	42° 00' 22"	129.44'	67.78'	126.56'	S 21° 02' 26" E
3	368.77'	25° 44' 51"	165.72'	84.28'	164.33'	S 12° 54' 40" E

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard
as Indicated by FIRM Map Panel Number 29031C0251E and
FIRM Map Panel Number 29031C0232E, Dated September 29, 2011

SUBDIVISION DEDICATION:

The Undersigned Mongoose, LLC. a Missouri Limited Liability Company, Owners in Fee of Part of USPS 235 and a Part of Fractional Section 17, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southwest Corner of USPS 788; Thence along the East line of a tract of land recorded in Document No. 2022-05662 of the land records of the County Recorder's Office and as shown by Survey Plat recorded in Document No. 2018-11135, the following courses and distances:

S 35° 38' 35" E, 109.76 feet; Thence S 11° 19' 10" E, 53.76 feet; Thence S 01° 02' 54" E, 77.23 feet; Thence S 04° 06' 49" E, 102.56 feet; Thence S 10° 16' 34" E, 26.26 feet; Thence S 22° 23' 21" E, 73.56 feet to a 5/8" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2018-03972: Thence S 84° 14' 42" W, 591.45 feet along the North line of said tract to a Stone (found) at the most Southerly corner of tract of land recorded in Document No. 2022-05662: Thence N 24° 27' 25" W, 832.77 feet to a 1/2" Iron (set) on the East line of a tract of land recorded in Book No. 1149 at Page No. 255; Thence along the East and North line of said tract the following courses and distances, N 15° 49' 23" W, 30.00 feet to a 1/2" Iron pin (found); Thence N 56° 45' 08" W, 705.49 feet to a 1/2" Iron pin (found) on the East line of Lot 2, a Resubdivision of Lot 2, Richardson Subdivision as recorded In Plat Book No. 19, at Page No. 65; Thence N 33° 52' 29" E, 252.23 feet along the East line of said subdivision and the East line of Lot 62, Annwood Estates as recorded In Plat Book No. 17, at Page No. 30 to a Right of Way Marker (found) on the Southerly Right of Way line of U.S. Route 61; Thence along said Southerly Right of Way line the following courses and distances:

S 58° 54' 42" E, 618.58 feet to a Right of Way Maker (found);
Thence S 85° 42' 08" E, 178.25 feet to a Right of Way Marker (found);
Thence S 49° 16' 13" E, 91.60 feet to a 1/2" Iron pin (found);
Thence S 42° 57' 58" E, 72.80 feet to a 1/2" Iron pin (found);
Thence S 42° 46' 02" E, 197.80 feet to a 1/2" Iron pin (found);
Thence N 80° 10' 27" E, 39.67 feet to a Cotton Picker Spindle (found) in Old Cape Road Circle; Thence along said Old Cape Road Circle the following courses and distances:

S 32° 22' 56" E, 75.66 feet;
Thence S 40° 59' 36" E, 184.83 feet;
Thence S 43° 06' 56" E, 165.61 feet to the Point of Beginning, containing 17.83 Acres more or less.

Hereby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Blues Highway Center".

In Witness Whereof, Signed This _____ Day of _____, 2025 A.D.

_____
Frank Dietiker Jr., Member
Mongoose Properties, LLC

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

Before Me, a Notary Public for Said State and County, Personally Appeared Frank Dietiker Jr., Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal This_____Day Of_____, 2025 A.D.

_____
Notary Public My Term Expires

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This_____ Day of _____, 2025 A.D.
As approved by Ordinance No. _____

_____
Angela Birk, City Clerk

Approved By: _____
Dwain Hahs, Mayor

Approved By: _____
Janet Sanders, Director of Public Works

Approved By: _____
Harry Dryer, Chairman, Planning And Zoning Commission

SURVEYOR' S CERTIFICATION

THis Is to certify that at the request of Mongoose Properties, LLC the tracts shown hereon were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, DIvision of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature;

This_____Day of_____2025 A.D.

FOR REVIEW

R. Christopher Bowen MO. PLS #2232

FILED FOR RECORD

State of Missouri)
County of Cape Girardeau) SS

Filed For Record This_____Day of_____2025 A.D. and Duly Recorded In Document No.

_____
Andrew David Blattner, Cape Girardeau County Recorder of Deeds

Bowen
ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratories
2121 Hoppe Drive
Cape Girardeau, Missouri 63703
Ph. 573 339 5900
Fax 573 339 5910
www.bowenengrsurv.com
Engineering Corporation - Missouri State Certificate of Authority #000383
Land Surveying Corporation - Missouri State Certificate of Authority #000186

MONGOOSE PROPERTIES, LLC
3193 COUNTY ROAD 645
CAPE GIRARDEAU, MISSOURI

DESCRIPTION	DATE

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JOB NO.	S25-048
DATE	JULY 30, 2025
FILE	S25048.DGN
CAICE	S25048.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

RECORD PLAT

SHEET NO.
1 of 1

Staff Report

ACTION ITEM: Request approval for a preliminary plat of Abbottsford Land Management LP #1 Subdivision

APPLICANT: Abbottsford Land Management LP (Tim Goodman)

APPLICANT STATUS: Property owner

PURPOSE: To provide a tract for the construction of a new water tower.

SIZE: 46.3 Acres

PRESENT USES: Undeveloped land

PROPOSED USE: Water tower on lot 2

ZONING: C-2 General Commercial

SURROUNDING LAND USE: North – R-3 One – and – Two Family Residential; South – C-2 General Commercial; East – Outside the City Limits; West – R-2 Single Family Residential

HISTORY: N/A

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: Mixed Residential and General Commercial:
The general commercial designation includes a blend of retail, offices, and service uses along the city's corridors. General commercial areas should be of a scale and intensity that is generally compatible with adjacent and nearby residential uses and can be arranged in nodes or along corridors such as Main Street, Jackson Boulevard, and U.S. Highway 61. Depending upon the type of commercial development, General commercial can provide for the daily needs of residents, but also draw customers from surrounding communities.

The mixed residential designation consists of multiple housing types including single-family detached, townhomes, duplexes, and small multi-family buildings. These areas encourage greater variety within Jackson's housing stock and allow for more flexibility to build denser residential development in proximity to the city's major roadways such as Main or Independence streets, and in the traditional neighborhoods to the north of Uptown. Areas designated for mixed residential can accommodate several dwelling types, including senior, workforce, and attainable housing. Mixed residential areas should be located throughout the city, mainly near arterial roads like Jackson Boulevard and Main Street.

MAJOR STREET PLAN: The major street plan (N Old Orchard Rd) goes through the property. The City Engineer said there is enough room for the street and the water tower to fit on this property.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA panel 29031C0163E and 29031C0232E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: No access is available except through the access easement currently in place

COMMENTS: This subdivision will contain 2 lots. Lot one will be for future development, and lot two will be for a water tower. There is currently an access easement that is for the City of Jackson Sign by I-55, which is attached to this lot.

There are two variance requests:

1. Defer detention basin to future development of the property.
2. Each lot shall abut on a street right-of-way with a minimum lot frontage appropriate to the zone in which it is located, which is 50’ for C-2.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of the request. The Board of Aldermen will make the final determination. Because variances are being requested, approval by a supermajority vote of the Board of Aldermen is required, which, for an eight (8) member Board, equals six (6) affirmative votes.

SUBDIVISION APPLICATION
City of Jackson, Missouri

NAME OF SUBDIVISION: Abbottsford Land Management LP #1

DATE OF APPLICATION: 1-8-2026

TYPE OF APPLICATION:

- [x] **PRELIMINARY PLAT**
- [ ] **FINAL PLAT**
- [ ] **MINOR SUBDIVISION**
- [ ] **RESUBDIVISION**

PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Abbottsford Land Management LP

Mailing Address: 276 S Mt Auburn

City, State ZIP: Cape Girardeau, MO 63703

ENGINEER / SURVEYING COMPANY: Klingner Engineering

Engineer / Surveyor Contact: Chris Koehler

Mailing Address: 194 Coker Ln

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-335-3026

CONTACT PERSON HANDLING APPLICATION:

Contact Name: City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-2300

Email Address (if used): permits@jacksonmo.org

CURRENT ZONING: (circle all that apply)

☐ R-1	(Single-Family Residential)	☐ C-1	(Local Commercial)
☐ R-2	(Single-Family Residential)	☑ C-2	(General Commercial)
☐ R-3	(One- And Two-Family Residential)	☐ C-3	(Central Business)
☐ R-4	(General Residential)	☐ C-3	(Central Business)
☐ MH-1	(Mobile Home Park)	☐ C-4	(Planned Commercial)
☐ O-1	(Professional Office)	☐ I-1	(Light Industrial)
☐ CO-1	(Enhanced Commercial Overlay)	☐ I-2	(Heavy Industrial)

☐ I-3 (Planned Industrial Park)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☑

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

OWNER SIGNATURES:
I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*

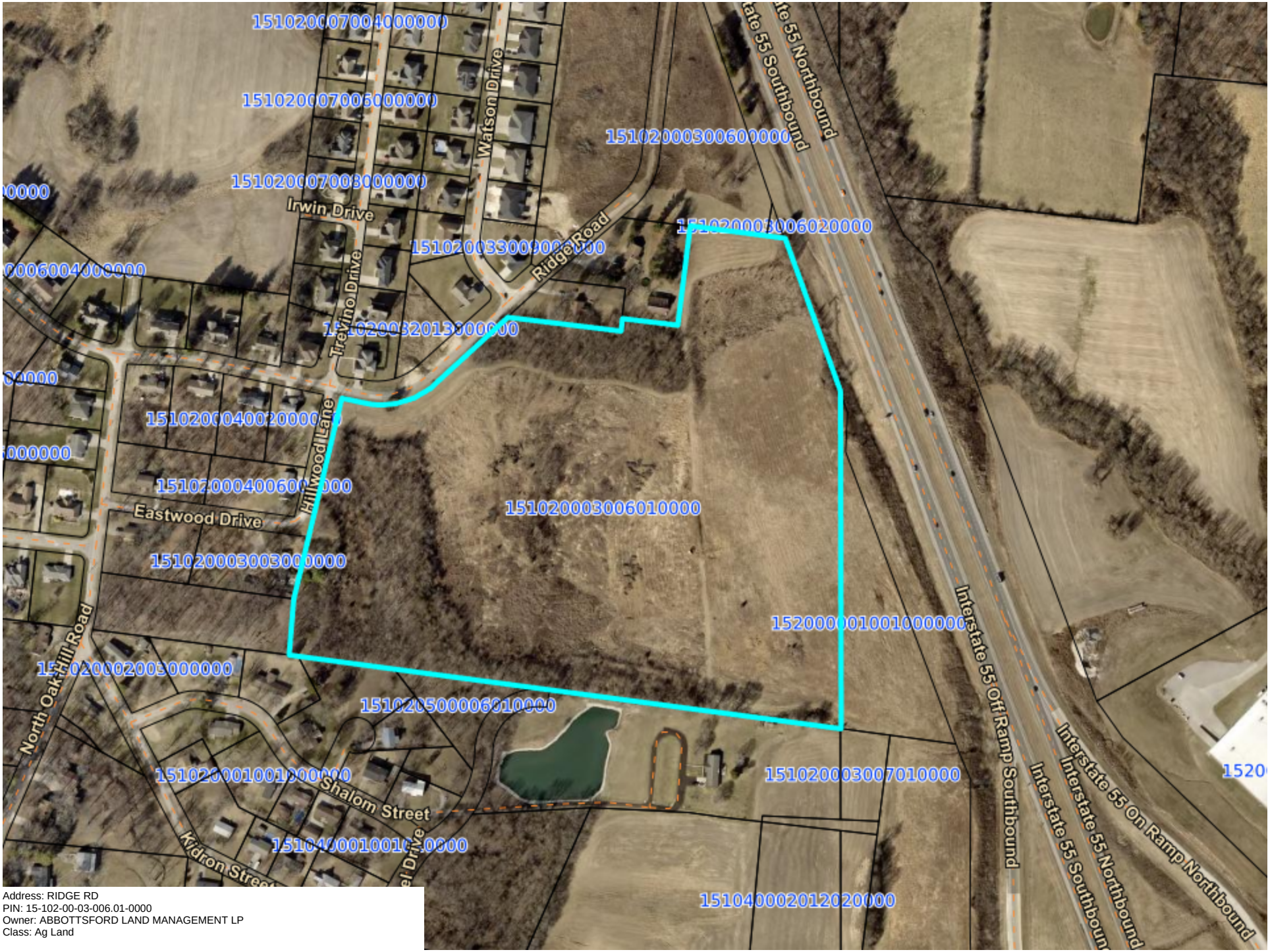
_____

_____

Please submit the completed application along with the applicable application fee to:

Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 2029
Email: permits@jacksonmo.org



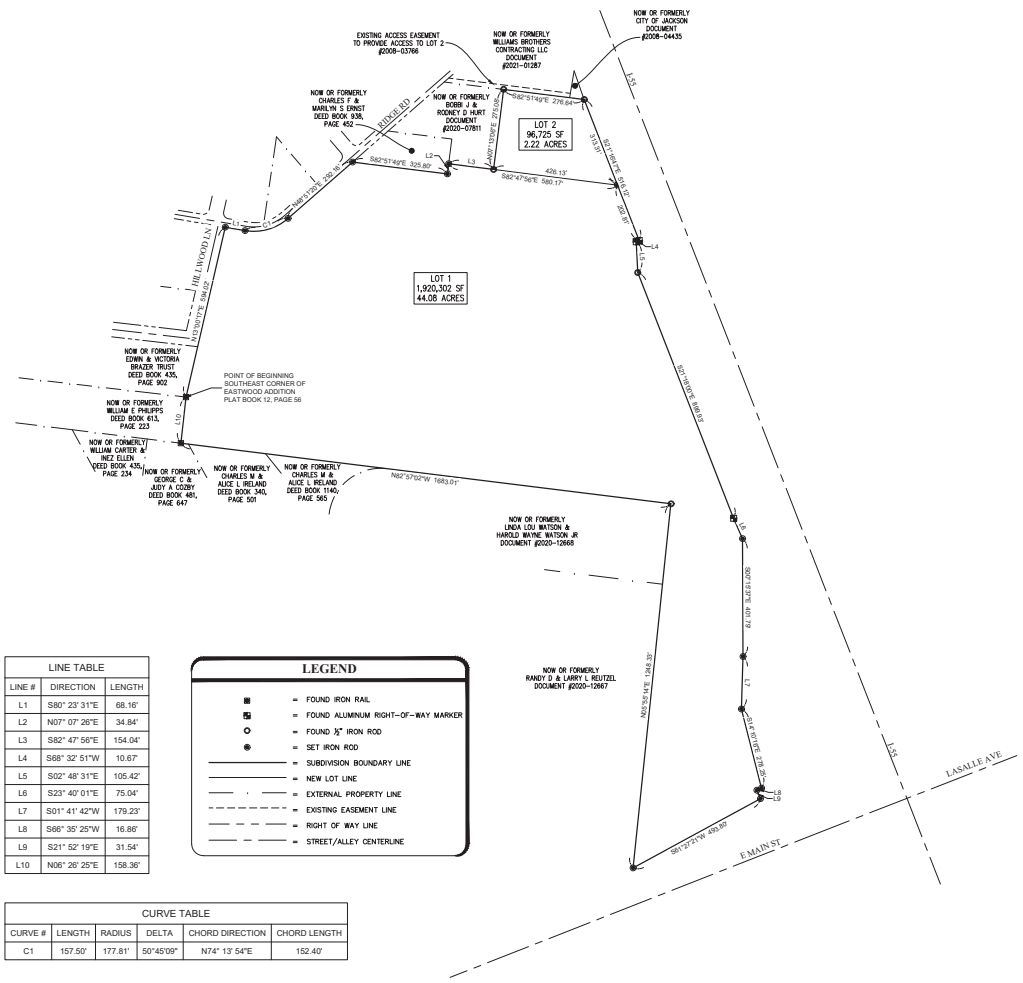
Address: RIDGE RD
PIN: 15-102-00-03-006.01-0000
Owner: ABBOTTSFORD LAND MANAGEMENT LP
Class: Ag Land

RECORD PLAT OF
ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262,
TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM

0 200' 400'
SCALE: 1" = 200'
HORIZONTAL SCALE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80° 23' 31"E	68.16'
L2	N07° 07' 26"E	34.84'
L3	S82° 47' 56"E	154.04'
L4	S68° 32' 51"W	10.67'
L5	S02° 48' 31"E	105.42'
L6	S23° 40' 01"E	75.04'
L7	S01° 41' 42"W	179.23'
L8	S66° 35' 25"W	16.86'
L9	S21° 52' 19"E	31.54'
L10	N06° 26' 25"E	158.36'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.50'	177.81'	50°45'09"	N74° 13' 54"E	152.40'

LEGEND

- = FOUND IRON RAIL
- = FOUND ALUMINUM RIGHT-OF-WAY MARKER
- = FOUND ½" IRON ROD
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- = EXTERNAL PROPERTY LINE
- = EXISTING EASEMENT LINE
- = RIGHT OF WAY LINE
- = STREET/ALLEY CENTERLINE

SUBDIVISION NOTES

ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)
MAXIMUM HEIGHT:
ALL BUILDINGS: FIFTY (50) FEET AND NOT OVER FIVE (5) STORIES. BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF WORSHIP: SEVENTY-FIVE (75) FEET.
MINIMUM LOT AREA:
ALL SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE R-4 GENERAL RESIDENTIAL DISTRICT.
ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) FEET.
PERCENTAGE OF LOT COVERAGE:
ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.

BUILDING SETBACKS FOR C-2 ZONING

FRONT SETBACK: THIRTY (30) FEET.
SIDE SETBACK: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ABUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET.
REAR SETBACK: TWENTY-FIVE (25) FEET.

LOT SIZES

NUMBER OF LOTS: 2
LARGEST LOT SIZE: 1,920,302 SF (44.08 ACRES)
SMALLEST LOT SIZE: 96,725 SF (2.22 ACRES)

RECORD OWNERS

ABBOTTSFORD LAND MANAGEMENT LP
DOCUMENT #2013-02812

PREPARED FOR

CITY OF JACKSON, MO
101 COURT ST,
JACKSON, MO 63755

PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:

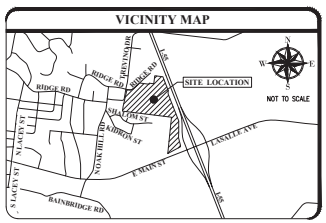
KLINGNER & ASSOCIATES, P.C.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3026

VARIANCE NOTE

A VARIANCE IS SHOWN FOR STORM WATER DETENTION. STORM WATER DETENTION WILL BE DEFERRED TO THE FUTURE DEVELOPMENT OF THE PROPERTY.

A VARIANCE IS SHOWN FOR STREET RIGHT-OF-WAY FRONTAGE ON LOT 2. ZONE C-2 REQUIRES A MINIMUM 50' LOT FRONTAGE. LOT 2 WILL BE ACCESSIBLE THROUGH THE EXISTING ACCESS EASEMENT ON THE ADJACENT PROPERTY RECORDED IN DEED #2008-03766.

VICINITY MAP



FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C1163E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE AUGUST 30, 2025

Description of Survey

THE UNDERSIGNED, EARL NORMAN, MANAGING MEMBER OF ABBOTTSFORD LAND MANAGEMENT LP, OWNER IN FEE OF ALL OF DOCUMENT NUMBER 2013-02811, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 46.3 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON RAIL AT THE SOUTHEAST CORNER OF EASTWOOD ADDITION, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 12 AT PAGE 56, THENCE WITH THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HILLWOOD LANE, NORTH 13°00'17" EAST, 594.02 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE LEAVING SAID EAST LINES AND WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 80°23'31" EAST, 68.16 FEET; THENCE ALONG THE CURVE OF AN ARC TO THE LEFT HAVING A LENGTH OF 157.50 FEET AND A RADIUS OF 177.81 FEET (THE CHORD OF SAID ARC BEARS NORTH 74°13'54" EAST, 152.40 FEET); THENCE NORTH 48°51'20" EAST, 292.16 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 82°31'49" EAST, 325.80 FEET; THENCE NORTH 07°07'26" EAST, 34.84 FEET; THENCE SOUTH 82°47'56" EAST, 154.04 FEET; THENCE NORTH 07° 13'06" EAST, 275.08 FEET; THENCE SOUTH 82°51'49" EAST, 276.64 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 55; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, SOUTH 21°16'47" EAST, 516.12 FEET; THENCE SOUTH 68°32'51" WEST, 10.67 FEET; THENCE SOUTH 02°48'31" EAST, 105.42 FEET; THENCE SOUTH 21°18'00" EAST, 899.93 FEET; THENCE SOUTH 23°40'01" EAST, 75.04 FEET; THENCE SOUTH 01°05'53" EAST, 401.79 FEET; THENCE SOUTH 01°41'42" WEST, 179.23 FEET; THENCE SOUTH 14°10'16" EAST, 278.25 FEET; THENCE SOUTH 66°35'25" WEST, 16.86 FEET; THENCE SOUTH 21°52'19" EAST, 31.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND WITH SAID NORTH RIGHT-OF-WAY LINE, SOUTH 61°27'21" WEST, 493.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°55'14" EAST, 1248.33 FEET; THENCE NORTH 82°57'02" WEST, 1683.01 FEET TO A POINT ON THE NORTH LINE OF MCKENDREE HILLS, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 16 AT PAGE 9; THENCE LEAVING SAID NORTH LINE, NORTH 06°26'25" EAST, 158.36 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION", SUBJECT TO ALL EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

EARL NORMAN - MANAGING MEMBER

STATE OF MISSOURI)
)SS
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, A.D. 20__, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL NORMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. _____, PASSED AND APPROVED THIS ____ DAY OF _____, A.D. 20__.

_____
ANGELA BIRK, CITY CLERK

_____
JANET SANDERS, PUBLIC WORKS DIRECTOR

_____
HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN

_____
DWAIN HAHS, MAYOR

STATE OF MISSOURI)
)SS
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____, AT JACKSON, MISSOURI, ON THIS ____ DAY OF _____, A.D. 20__.

_____
ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

KOEHLER ENGINEERING
A Division of Klingner & Associates, P.C.
www.klingner.com
Cape Girardeau, Missouri
194 Coker Lane
573.335.3026

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR
1	CITY REVIEW COMMENTS	01/12/26	AG

Klingner & Associates, P.C.
Missouri State Certificate of Authority No.E-000866

ISSUED FOR
RECORD PLAT

PRELIMINARY NOT FOR CONSTRUCTION

ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

CITY OF JACKSON, MO
101 COURT ST, JACKSON MO

Non-Reduced Sheet Size: 24" x 36"
Cut sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
CK	AG
FIELD	FIELD BOOK
CHECKED	CHECK DATE
CK	01/08/26

SHEET TITLE
RECORD PLAT

PROJECT NO.
25-8235
DRAWING ISSUED DATE:
01/08/26
SHEET
1/1

KOEHLER ENGINEERING
A Division of Klingner & Associates, P.C.

A DIVISION OF KLINGNER

194 Coker Lane • Cape Girardeau, MO 63701 • Ph: (573) 335-3026 • klingner.com

01/12/2026

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, MO 63755

RE: ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

Dear Mr. Miller:

This letter was prepared on behalf of Mr. Earl Norman to address in part the comments from the staff review of the above noted subdivision.

1. Mr. Norman requests a variance to defer storm water detention until the future development of the property.
2. Mr. Norman requests a variance to the minimum lot frontage requirement of 50' for C-2 zoning on Lot 2 as the existing access easement recorded in Deed #2008-03766 will provide access to the lot.

I believe this fully addresses the staff concerns which were not addressed on the revised plat, however if you need any further information, have any questions, or if I can be of any further assistance in any capacity, please contact me at your earliest convenience.

As always, if you have any questions please do not hesitate to contact us.

Sincerely,

KLINGNER & ASSOCIATES, P.C.

Chris Koehler, PE, PLS

Request Approved by Owner:

Mr. Tim Goodman
On behalf of Mr. Earl Norman

1/13/26
Date: