



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, September 10, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

Eric Fraley, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Steve Stroder, Alderman Assigned
Larry Miller, Staff Liaison

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the August 13, 2025, minutes

PUBLIC HEARINGS

2. Public Hearing for removing a section of the Major Street Plan, a portion of N. Donna Drive that connects from E. Main Street to Ridge Road.

OLD BUSINESS

3. Motion for approval to remove a section of the Major Street Plan, a portion of N. Donna Drive that connects from E. Main Street to Ridge Road.

NEW BUSINESS

4. Consider a request to approve a Land Exchange Certification for transferring .02 Acres from 425 Elm Street to 621 Luetje Street as submitted by Justin L. and Courtney C. Jordan.
5. 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 building height requirements in the I-1 (Light Industrial), I-2 (Heavy Industrial), and I-3 (Planned Industrial Park Districts).

ADJOURNMENT

This agenda was posted at City Hall on September 5, 2025, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, AUGUST 13, 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, August 13, 2025, with the following members present:

- Harry Dryer, Chairman
- Tony Koeller, Secretary
- Bill Fadler
- Russ Wiley
- Heather Harrison
- Tina Weber
- Angelia Thomas

Absent: Travis Niswonger and Michelle Weber

Mayor Dwain Hahs, City Administrator Matt Winters, Building & Planning Manager Larry Miller, Lauren Billings, Gary Seyer, Pam Masterson, Frank Dietiker Jr., Jacob Jansen, David Jansen, Mike Haynes, and Michael Haynes II were also present.

Call to Order

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

Approval of Minutes

The minutes of the July meeting were reviewed. A motion was made by Commissioner Tina Weber, seconded by Commissioner Tony Koeller, to approve the minutes as submitted. The motion carried unanimously.

Public Hearings

There were no public hearings scheduled.

New Business

1. Request to amend the Major Street Plan – removal of a section of proposed North Donna Drive.

Larry Miller presented the staff report on Mike Haynes's request to remove a portion of the proposed North Donna Drive north of East Main Street.

- **Applicant remarks:** Mr. Haynes stated that the roadway's inclusion on the plan limited his property's development potential. He requested clarification from the City and asked that the street be removed if it is no longer necessary.
 - **Staff recommendation:** Miller recommended eliminating the entire segment from East Main Street to Ridge Road, not just the portion north of East Main.
 - **Commission questions:**
 - Commissioner Dryer asked whether both north and south portions of Donna Drive were included in the request. Staff clarified that only the north portion was included, but removing the entire section to Ridge Road was more practical.
 - Commissioner Fadler asked if there were traffic concerns in the area. Staff and members discussed congestion on Lacey and Bainbridge. Commissioners expressed concern about safety and narrow conditions.
 - **Comments from officials:** Mayor Hahs and City Administrator Winters supported the removal, noting it would encourage commercial development and provide flexibility.
 - **Action:** Tony Koeller's motion, seconded by Heather Harrison, was to schedule a public hearing at the September meeting. The motion was carried unanimously by roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
-

2. Land Exchange – Dana Drive.

Applicant Frank Dietiker Jr. explained that a small parcel would be transferred to Dana Drive to correct a property boundary and allow an adjacent owner to maintain control of a sliver of land.

- **Commission questions:** The commissioners asked whether the land was being exchanged solely between private parties. The applicant confirmed it was a deed transfer and would not affect other properties.
 - **Action:** Heather Harrison's motion, seconded by Bill Fadler, was to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
-

3. Minor Subdivision – Blues Highway Center (Mongoose Properties LLC).

The applicant explained that following the land exchange, the property would be subdivided into three lots so that the current tenant could purchase his parcel.

- **Commission questions:** The commissioners asked whether lot sizes met zoning requirements. Staff confirmed that all lots complied with frontage and size standards.
 - **Action:** Tony Koeller’s motion, seconded by Tina Weber, was to approve the minor subdivision. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
-

4. Special Use Permit – Jansco Investments, Inc.

Jacob and David Jansen requested approval to relocate two billboards near East Jackson Boulevard following MoDOT’s reconfiguration.

- **Staff report:** Miller explained that the billboards, currently in the county, would be moved into the city limits. Since billboards are restricted to the I-55 corridor, a special use permit was required.
- **Applicant remarks:** Mr. Jansen stated that roadway changes had reduced the visibility of the existing signs and that relocation was necessary for visibility.
- **Commission questions:**
 - Commissioners asked whether both properties were under Jansco’s ownership. Jansco owned one property; Ron Clark owned the second.
 - Commissioner Thomas asked whether a permit could be granted contingent upon purchasing the second property. Staff advised this could be done conditionally.
 - Commissioners discussed the fairness of billboard rules, noting that if existing billboards were destroyed, they could not be replaced without a permit.
- **MoDOT input:** Pam Masterson, present on behalf of MoDOT, confirmed the land had previously been MoDOT right-of-way but was recently sold.
- **Action:** Tina Weber’s motion, seconded by Tony Koeller, to recommend approval of one special use permit for the property Jansco owns, and a contingent permit for the second property pending acquisition. The Commission waived its public hearing requirement. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.

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5. Land Exchange – Mohawk Street / Cherokee Street.

Applicant Gary Seyer requested approval of a land exchange for a sliver of undeveloped Mohawk Street to correct a fence line issue.

- **Staff report:** Miller explained that Mohawk Street is a platted but undeveloped “paper street in this location.” The exchange would transfer a small portion of Mohawk to the adjacent property owner along Cherokee Street, allowing an existing fence to remain in

place rather than being relocated. After the exchange, Miller noted that both lots would continue to meet minimum zoning requirements.

- **Applicant remarks:** Mr. Seyer stated the property was purchased by a neighboring resident, who desired to keep the fence in its current location. The exchange would simplify property lines and resolve the issue.
 - **Commission questions:** The commissioners asked whether the adjustment would reduce the size of adjacent lots below minimum standards. Staff confirmed that the minimum lot dimensions would still be met.
 - **Action:** Russ Wiley's motion, seconded by Tina Weber, to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
-

6. Land Exchange – Oakland Drive.

Applicants David and Gloria McSpadden and Unger Family Living Trust requested approval of a small land exchange between 1044 and 1026 Oakland Drive to correct a shed placement.

- **Staff report:** Miller explained that a shed had been placed on the wrong parcel with permission, and the exchange would align property boundaries. Both lots would remain compliant with zoning requirements.
 - **Applicant remarks:** The applicants were not present to speak on the request.
 - **Commission questions:** Commissioners asked whether either lot would become non-conforming. Staff confirmed both lots remained compliant.
 - **Action:** Tina Weber's motion, seconded by Heather Harrison, to approve the land exchange. Motion carried unanimously by a roll call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.
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7. Text Amendment – Chapter 65, Off-Street Parking.

The City of Jackson requests that parking requirements for medical and dental clinics be amended to require one space per 250 sq. ft. of floor area.

- **Staff report:** Miller noted the change simplified the code and made requirements comparable to those of similar cities.
- **Commission questions:**
 - Commissioners asked how the new requirement compared to existing developments. Staff noted the new rule would require 86 spaces at a current clinic, compared to over 200 under the old formula.
 - Commissioners agreed the new approach avoided “double counting” spaces based on the number of doctors and exam rooms.
- **Action:** Tony Koeller's motion, seconded by Heather Harrison, to recommend approval of the text amendment without a public hearing. Motion carried unanimously by a roll

call vote: Bill Fadler—Yes; Russ Wiley—Yes; Heather Harrison—Yes; Tina Weber—Yes; Angelia Thomas—Yes; Harry Dryer—Yes; Tony Koeller—Yes.

Old Business

None.

Adjournment

There being no further business, Commissioner Tony Koeller moved, seconded by Commissioner Bill Fadler, to adjourn. The motion carried, and the meeting was adjourned at approximately 7:00 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: Chairman Harry Dryer and Members of the Planning & Zoning Commission

FROM: Larry Miller, Building & Planning Manager

DATE: September 3, 2025

SUBJECT: Major Street Plan

Mr. Haynes, a property owner along East Main Street, has submitted a request asking the City to remove a future street connection (shown through his property) from the Major Street Plan (MSP). The planned connection would extend East Main Street north to connect with Ridge Road, as shown on the maps in your packet.

This request has been reviewed by staff. Based on current conditions and planning priorities, staff have identified the following considerations related to the request:

- The property in question has greater long-term value to the City as a commercially developed site generating sales and property tax, rather than as a future street corridor.
- Observations indicate that the City's current focus in this area is the continued commercial development of Main Street.
- The City does not currently own any right-of-way across Mr. Haynes's property for the proposed connection.
- There are no formal engineering studies, designs, or development timelines for the road.
- Construction of this segment, likely including a bridge over an existing creek, would involve substantial costs.
- No alternate route is proposed; past amendments to the MSP have included relocations rather than removals.

- The 2018 Jackson City-Wide Transportation Plan (prepared by Lochmueller Group) retained Donna Drive as a north/south corridor and did not recommend its removal.
- In 2014, the City paid to oversize North Donna Drive near East Elementary to accommodate the street expansion in the future.
- Donna Drive is planned as a critical link between Jackson Blvd., Main Street, Ridge Road, and Greensferry Road—part of the City's overall traffic network.
- With new growth in Savers Farm and rural subdivisions near Greensferry, alternate east-west routes are needed to reduce traffic on narrow, winding roads.
- Corner properties on collector routes are often more valuable for commercial development, not less.
- Amending the MSP sets a precedent and could lead to more requests that weaken the City's street network.

Mr. Haynes' original letter is attached for your review.

The Planning & Zoning Commission is the deciding body on amendments to the Major Street Plan. This request requires a majority vote (5) to pass.

City of Jackson Planning & Zoning Commission
101 Court Street
Jackson, MO 63755

Dear Members of the Planning & Zoning Commission,

I am writing to formally request the removal of a portion of the proposed North Donna Drive from the City of Jackson Major Street Plan.

Specifically, I am requesting the removal of the section located north of East Main Street extending to the existing North Donna Drive. The inclusion of this proposed roadway in the Major Street Plan significantly limits the future development potential of property that I currently own in this area.

I simply want to gain clarity from the City of Jackson regarding this proposed street's future and remove it from the City of Jackson Major Street Plan if the proposed street is deemed no longer necessary.

I respectfully ask the Commission to consider this request and evaluate the impact that the proposed roadway may have on private property development and land use flexibility.

Thank you for your time and consideration. Please feel free to contact me if further information or discussion is needed.

Sincerely,

Michael Haynes

A handwritten signature in cursive script that reads "Michael Haynes". The signature is fluid and stylized, with a long horizontal stroke at the end.



8/21/2018 jls

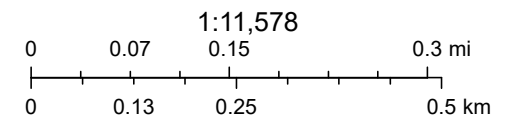
Building & Planning



9/3/2025

- Jackson Street Centerlines
- Parcels
- MajorStreets
- EXISTING_ARTERIAL
- EXISTING_COLLECTOR

- - - PROP_COLLECTOR
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .02 Acres from 425 Elm Street to 621 Luetje Street as submitted by Justin L. and Courtney C. Jordan.

APPLICANT STATUS: Justin and Courtney Jordan own 425 Elm St, and Zach and Emily Sternberg own 621 Luetje St.

PURPOSE: Land Exchange Certification

SIZE: .02 Acres

PRESENT USES: R-2 Single-Family Residential

PROPOSED USE: R-2 Single-Family Residential

ZONING: R-2 Single-Family Residential

SURROUNDING LAND USE: North, South, East, West - R-2 Single-Family Residential

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030143E Dated 9-11-2009.

COMMENTS: 425 Elm is giving .02 Acres to 621 Luetje to encompass the driveway for 621 Luetje that has been there for years.

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: August 15, 2025

ADDRESS OF GRANTING PROPERTY: 425 Elm St.

ADDRESS OF RECEIVING PROPERTY: 621 Luetje St.

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

Property Owner Name(s): Justin L. and Courtney C. Jordan

Mailing Address: 425 Elm St.

City, State ZIP: Jackson, MO 63755

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

Property Owner Name(s): Zachary and Emily Sternberg

Mailing Address: 621 Luetje St.

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Zach Sternberg

Mailing Address: 621 Luetje St,

City, State ZIP: Jackson, MO 63755

Contact's Phone: 618-967-9697

Contact's Email Address (if used): sternberg0@hotmail.com

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
- ☐ Division of land for cemetery usage
- ☒ Lot line adjustment between adjoining lots
- ☐ Transfer to adjoining property to improve ingress or egress
- ☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties.

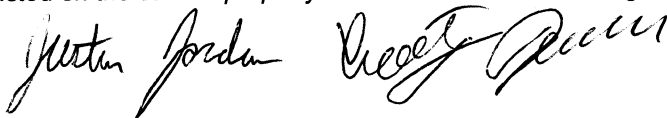
CURRENT ZONING: (circle all that apply)

- | | |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> R-4 (General Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

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:

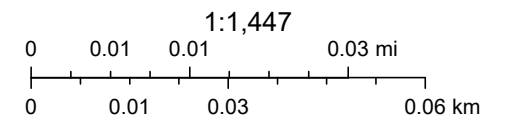
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org

Building & Planning



9/4/2025

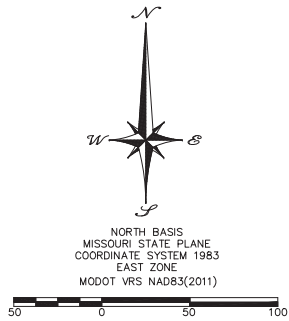
- Jackson City Addresses
- ▭ Parcels
- Jackson Street Centerlines
- World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

LAND EXCHANGE PLAT FOR ZACH STERNBERG

Part of Lots 29, 30, 31, & 32, in Block 2 of Morgan's
Third Addition to the City of Jackson, Missouri.



REFERENCES

1. DOCUMENT NO. 2024-09424 (SUBJECT)
2. DOCUMENT NO. 2025-04748
3. BOOK 1189, PAGE 736
4. DOCUMENT NO. 2024-09407
5. BOOK 1320, PAGE 281
6. MORGAN'S THIRD ADDITION TO THE CITY OF JACKSON, PLAT BOOK 3, PAGE

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0143E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

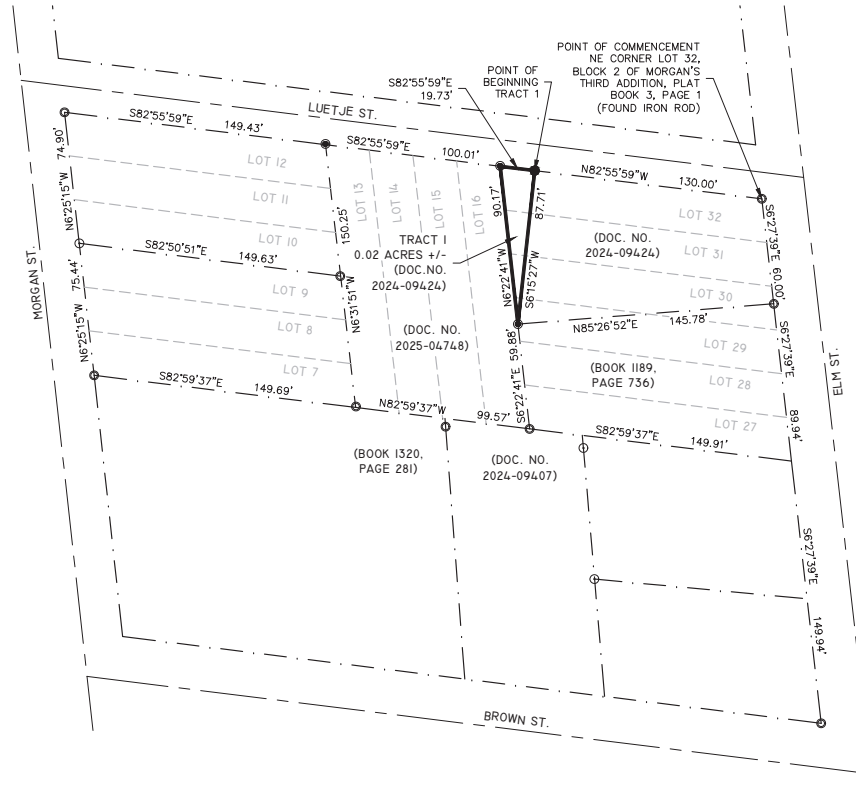
ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 14TH DAY OF AUGUST 2025.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755



TRACT I - DESCRIPTION (FROM JUSTIN L. & COURTNEY C. JORDAN, DOCUMENT NO. 2024-09424 ATTACHING TO ZACHARY & EMILY STERNBERG, DOCUMENT NO. 2025-04748)

THAT PART OF LOTS 29, 30, 31, & 32, BLOCK 2 OF MORGAN'S THIRD ADDITION TO THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 3, PAGE 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 32; THENCE NORTH 82°55'59" WEST ALONG THE NORTH LINE OF SAID LOT 32, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF LUETJE STREET, 130.00 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID LINE, SOUTH 06°15'27" WEST 87.71 FEET TO THE WEST LINE OF SAID LOT 29; THENCE ALONG THE WEST LINE OF SAID LOTS 29, 30, 31, & 32, NORTH 06°22'41" WEST 90.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE LEAVING SAID WEST LINE, SOUTH 82°55'59" EAST ALONG THE NORTH LINE OF SAID LOT 32, ALSO BEING THE SOUTH LINE OF LUETJE STREET, 19.73 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.02 ACRES, (865 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES A NEW PARCEL FROM A TRACT DESCRIBED IN DOC. NO. 2024-09424 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
ZACH STERNBERG
621 LUETJE ST.
JACKSON, MO

SCALE	1"=50'
DATE	08-14-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-197

MEMO



TO: Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: September 5, 2025
SUBJECT: Text Amendment – Building Height Requirements in Industrial Zoning Districts

The Planning and Zoning Commission will 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 building height requirements. The proposed amendment applies to the I-1 (Light Industrial), I-2 (Heavy Industrial), and I-3 (Planned Industrial Park) Districts.

The zoning code currently states that the maximum height of a building permitted in these districts shall be 45 feet and not over three stories. Staff proposes to add that buildings exceeding this limit may be allowed if approved through a special use permit.

This change would give industrial projects flexibility while still ensuring taller buildings are reviewed for their location and impact.

Action by the Planning and Zoning Commission is to hold a public hearing at their next meeting or vote to approve the amendment and waive their public hearing.

CURRENT CODE LANGUAGE WITH PROPOSED CHANGES ADDED IN RED

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

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

- (4) *Height, area, and lot size requirements.* In addition to the specific requirements for the I-1 Light industrial district, all height, area, and lot size regulations and exceptions set forth in [section 65-19](#), as they apply to uses in the I-1 Light industrial district, shall be observed.
 - a. *Height.* The maximum height of buildings permitted shall be forty-five (45) feet and not over three (3) stories. **Buildings exceeding this limitation shall require a special use permit.**

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

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

- (4) *Height, area, and lot size regulations.* In addition to the specific requirements for the I-2 Heavy industrial district, all height, area, and lot size regulations and exceptions set forth in [section 65-19](#), as they apply to uses in the I-2 Heavy industrial district, shall be observed.
 - a. *Height.* The maximum height of buildings permitted shall be forty-five (45) feet and not over three (3) stories. **Buildings exceeding this limitation shall require a special use permit.**

Sec. 65-18. - I-3 Planned industrial park district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-3 Planned industrial park district. The purpose of the I-3 Planned industrial park district is to provide for modern industrial warehouse/office complexes of integrated design with attractive landscaping in suitable locations with access to arterial thoroughness.

- (8) *Height, area, and lot size regulations.* In addition to the specific requirements for the I-3 Planned industrial park district, all height, area, and lot size regulations set forth in [section 65-19](#), as they apply to uses in the I-3 Planned industrial park district, shall be observed.
 - a. *Height.* The maximum height of buildings permitted shall be forty-five (45) feet and not over three (3) stories. **Buildings exceeding this limitation shall require a special use permit.**