



**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING AGENDA**

**Wednesday, June 12, 2024 at 6:00 PM**

**City Hall, 101 Court Street, Jackson, Missouri**

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**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**

1. Election of Chairman and Secretary for the 2024-2025 year.

**APPROVAL OF MINUTES**

2. Approval of the April 10, 2024 minutes.

**PUBLIC HEARINGS**

**OLD BUSINESS**

**NEW BUSINESS**

3. Consider a request to approve a Land Exchange Certification for transferring .05 Acres from 521 Bainbridge Rd and .10 Acres from 1816 Bainbridge to 1812 Bainbridge Rd, as submitted by Angela D Jeffers.
4. Request approval of a Final Plat for East Main Crossroads Commercial Subdivision submitted by Michael K and Linda J Haynes.

**CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA**

**ADJOURNMENT**

This agenda was posted at City Hall on June 7, 2024, at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, APRIL 10, 2024, 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. Commissioners Tony Koeller, Eric Fraley, Angelia Thomas, Heather Harrison, Bill Fadler, Russ Wiley, Michelle Weber, and Tina Weber were present. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh was present, while Alderman Joe Bob Baker was absent. Mayor Dwain Hahs, Steve Stroder, Wyatt Stroder, Brian Gerau, Greg and Lisa Berry, Nicole Burger, Scott and Carolyn Hahs, Tracy Barnett, Blake Fields, Debbie Smith, Tom and Diana Harley, David Gentry, Jason Comstock, and Lacy Giudicy were the citizens in attendance.

APPROVAL OF MINUTES

Approval of the March 13, 2024 )  
regular meeting minutes )

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tina Weber, seconded by Commissioner Koeller.

PUBLIC HEARINGS

Public hearing for a rezoning request )  
for 26.2 acres of parcel )  
#099003600007000000 from an )  
R-1 Single-family residential district to an )  
I-2 Heavy industrial district as submitted )  
by Trussworks Realty Missouri, LLC. )

Chairman Dryer opened the hearing. Mr. Miller read a report detailing the dates of the application and notifications for this request.

Mayor Dwain Hahs asked to speak about the grant application and the City's involvement. Mayor Hahs said it started in October of 2023 when Steve Stroder came to the city wanting to bring a truss manufacturing plant to Cape Girardeau County. There were three locations Mr. Stroder was looking at. The Mayor told Mr. Stroder that the City was interested in having them enter the City Limits of Jackson, so they involved SEMO Redi, the County Economic Development Organization. Since the site would need a road and City utilities, they decided it best to apply for a grant. In November, the Board of Alderman approved applying for the grant. The City Hired an engineering firm to lay out the road and utilities to understand better how much the project would cost. The Mayor said that at the end of November, the Board of

Alderman approved the RPC from Perryville to write the grant. In December, a public hearing was held to approve the application to the CBDG, the Community Development Block Grant State Department of Economic Development. With this grant, the City had to commit to 15% of the grant. The grant was based on a 32,000 sq ft building, and the business plan was for 45 jobs and 15-20 million dollars of sales. The total for the grant was 950,000 dollars. An annexation agreement was made with Trussworks LLC to allow the City to start planning. The mayor said on April 4, 2024, the City was notified that they received the grant and, that the City would pay the 120,000 dollars, which is the 15% agreed upon, and that the State would provide the rest.

Chairman Dryer asked for the applicant to come forward.

Steven Stroder from 2155 Greensferry Road came forward and was sworn in. Mr. Stroder spoke about Trussworks Mid America. He said the facility would build roof trusses, wall panels, and floor trusses, which will be built inside the building. Mr. Stroder showed the Commission a site plan for the building on the 26.2-acre tract. He also showed the Commission a 50-foot buffer area around the existing property. Mr. Stroder said the closest house to the west is approximately 651 feet, and to the south is 842 feet. Mr. Stroder then explained the building and its operation to the Commission. He said the building will have big insulated doors. No truck deliveries would be allowed to leave in the evening, and the loads would leave in the mornings. The incoming loads would be during the day only as well. He said the traffic will go from Cane Creek Rd to US 61 North.

Chairman Dryer asked if Mr. Stroder could show where the road would be constructed again, and Mr. Stroder pointed it out to the Commission.

Chairman Dryer then asked the Commission if there were any Questions for Mr. Stroder.

Commissioner Fadler asked how high the building would be, and Mr. Stroder said it would have approximately 16-foot-tall walls and a 1:12 pitch roof. Commissioner Fadler then asked if the only thing the houses on the west side would see was the peak of the building. Mr. Stroder said they might not even see that since they are removing 21 feet of dirt, which would make the building sit lower.

Commissioner Tina Weber asked if his ground would be flat, and Mr. Stroder said it would be when it was finished being graded.

Commissioner Thomas asked about the hours of operation, and Mr. Stroder said that, typically, the first shift is from 6 a.m. to 4 p.m., and the second shift goes past midnight.

Commissioner Tina Weber said there wouldn't be a third shift, and Mr. Stroder confirmed that.

Commissioner Thomas said that while she was looking at videos of other truss manufacturers, they appeared to have their bay doors open. This would cause a lot of noise with the tools used to be heard. Mr. Stroder pointed out where the saws would be in the building and said you can't hear them in the offices, much less in the yard.

Commissioner Koeller asked if the closet house was approximately 700 feet from where the saws are located in the building. Mr. Stroder confirmed they were at least that far. Commissioner Koeller commented the saws are at least two football fields from the nearest house.

Commissioner Thomas commented that a privacy fence needs to be installed according to the ordinance in addition to the 50-foot buffer area. Mr. Stroder said he thought it read “or” a privacy fence, according to what Curt Poore, the City’s Attorney, told him. Mr. Stroder explained that a privacy fence wouldn’t do anything unless they were 60 feet tall, which is the approximate height of the trees.

Commissioner Thomas asked if the forklifts would be running late at night, and Mr. Stroder explained that they would, but he has never known this to be a problem with the other facilities that Trussworks operates, which are much closer to houses.

Commissioner Wiley asked if the 50-foot landscaping buffer would remain if the property were sold, and Mr. Stroder said yes, he thought it would.

Commissioner Fadler asked what would happen to the area between the buffer and the property line, and Mr. Stroder said he would mow it.

Seeing no other questions from the Commission, Chairman Dryer asked if anyone would like to speak in favor of the rezoning.

Brian Gerau from 1846 E Jackson Blvd came forward to speak in favor and was sworn in. Mr. Gerau referenced a letter that the Chamber of Commerce wrote in full support of the rezoning because the facility would create retail sales taxes, create jobs, and enhance the industrial park. Mr. Gerau said he had researched the trusswork company and found it to be a great organization.

There were no questions for Mr. Gerau.

The chairman asked if anyone else would like to speak in favor of the rezoning, and after seeing no one, he asked if anyone would like to speak in opposition to it.

Blake Fields from 596 Canyon Trail came forward to speak in opposition and was sworn in. Mr. Fields explained he moved back to Jackson because it is a great place to raise children. He said he is speaking out against this business because of the noise and air pollution it would create near his home. He said he bought the house he is currently in because of the safe and quiet environment. The facility would jeopardize this by the big tractor-trailer trucks that will increase traffic. He said the saws would create noise levels well over 125 decibels, which, with the distance to the nearest house, would still be approximately 80 decibels. Mr. Fields explained that heavy traffic and alarm clocks are examples of 80 decibels. He said this was not what he hoped for when he bought his house in Jackson.

There were no questions for Mr. Fields.



David Gentry from 2830 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Gentry said he had been in the neighborhood for two years and built his house there because of how quiet it was. He said this facility would jeopardize this and bring trucks, causing traffic issues. He said if this goes in, his home is going up for sale, and he is moving out of Jackson. Mr. Gentry said he doesn't need this behind his house. Mr. Gentry said there are noise nuisance laws that he will make sure will be enforced until he leaves Jackson.

Chairman Dryer asked Mr. Gentry to show him where his house was, and he pointed to the lot where it was located.

Commissioner Fadler stated this wouldn't bring traffic into the neighborhood but onto US 61 N, and Mr. Gentry confirmed, adding it's bad enough as it is already.

Lacy Giudicy from 2829 Clear Spring Place came forward to speak in opposition and was sworn in. Ms. Giudicy said her concerns were what had already been brought up. She said US 61 N is the only way in or out of their neighborhood. She said there was already no shoulder on the road, and her concern was how cars would get around the truckload of wide loads with trusses. She said the sound would affect the people trying to sleep from working swing shifts in the neighborhood. Ms. Giudicy said that opposing this would protect their investments and quality of life. She said the addition of jobs is huge; however, the salary for the type of jobs in the facility would be between 15 and 18 dollars an hour, based on indeed.com. She said it may be bringing the average salary down in the community. Ms. Giudicy said we want to bring high-paying jobs to the community.

Chairman Dryer asked Ms. Giudicy where she gets the numbers when comparing wages, and she said she does a quick Google search.

Tracy Barnett from 597 Canyon Trail came forward to speak in opposition and was sworn in. Ms. Barnett pointed to the Commission, where her house was, and said she had been living there for only eight days. She said she talked to the City of Jackson about the property and was unaware of this. She said she received her house permit in September of 2023. Ms. Barnett picked this house and location because of the quietness of the neighborhood. She said she has chronic lung problems, and she doesn't want to breathe in the dust. She said she doesn't want her family woken up by forklifts beeping in the mornings. Ms. Barnett said she has family that lives next to a sawmill, and it's the nastiest, dustiest place to open your windows, and in fact, they don't because of the dust. She said she would like to know exactly how much sales tax this will bring in because she thinks there will be tax-exempt people. She said traffic is a concern because school buses have problems pulling onto US 61 N, let alone tractor-trailer trucks hauling trusses. She said that as far as the noise goes, 80 decibels are loud, and she doesn't want to hear it. She hopes the City of Jackson will see what this will do to our community's kids and health.

There were no questions for Ms. Barnett.

Jason Comstock from 2976 Vista Ridge came forward to speak in opposition and was sworn in. Mr. Comstock wanted to know if there have been any complaints from the other facilities, like noise or pollutants. He said prolonging exposure to 90 decibels would cause hearing loss. He

said Cold Creek Subdivision is a great place to walk and is concerned about the noise and pollutants. He doesn't want to be exposed to the loud noise and possible hearing loss.

There were no questions for Mr. Comstock.

Scott Hahs from 3012 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Hahs said he works in a factory and has worn ear protection for 12 years. He doesn't want to come home to hear the loud noises and see them building trusses in his backyard. He said there is no benefit for this in the neighborhood.

There were no questions for Mr. Hahs.

Tom Harley from 3062 Clear Spring Place came forward to speak in opposition and was sworn in. Mr. Harley said he and his wife moved here about six months ago from a noisy area near Dallas, Texas. He thought they had picked a quiet neighborhood and had no idea this was happening or a possibility. He said it may have changed his mind about moving here. Mr. Harley said he wants to keep the quiet neighborhood, and if it's zoned residential, he would like to keep it residential.

There were no questions for Mr. Harley.

Diana Harley from 3062 Clear Spring Place came forward to speak in opposition and was sworn in. Ms. Harley said she had the same concerns as the others, such as noise, air quality, and traffic. She said it took approximately 5 minutes to pull onto US 61 N this morning, leaving the neighborhood. She said they picked the location because of the quietness and openness around them. She said that when they were in the Dallas area, the place started the same, and by the time they moved, there was no land available; there were rooftops and businesses everywhere. The noise, traffic, and construction there were horrible. We have no desire to lose the quality of life they have now. Ms. Harley said had they known this would happen, they would have never moved here. She said she is concerned about the other areas around them wanting to be changed to an Industrial Park and taking over. She said she was for the business coming into Jackson, but she wanted to know if there was another place it could go.

Commissioner Fraley said this area is residential now because it is undergoing annexation with the City. He said that anytime there is an annexation, the property being annexed will be residential until the rezoning takes place.

Commissioner Harrison said the area north of the property is already zoned as Industrial. Ms. Harley said she is concerned about the area north of the subdivision outside the city limits.

Commissioner Thomas said this is the only place in Jackson where an I-2 abuts an R-1 zoning. She said some abut an R-2 zoning but not an R-1 zoning.

Chairman Dryer asked if anyone else wished to speak in opposition. Since no one else was, he asked Mr. Stroder to come back to discuss the citizens' concerns.

Commissioner Harrison asked Mr. Stroder if he would continue with the Trussworks facility if the annexation didn't go through since it was in the county. Mr. Stroder said he would continue if the annexation didn't go through.

Mr. Stroder said he appreciates everyone's comments and hopes to answer them. He said he wouldn't want to place a facility that everyone was talking about during their time to be heard. He said that when he bought the property in the county, he thought he wouldn't have to mess with all the city regulations. Mr. Stroder said he would construct the facility according to the city regulations even though it was in the County. He then heard the idea of moving into the City, which he thought was very positive; he said that Jackson didn't have a very good tax base, which was a big deal. He said the problem Jackson has is not having enough industry. Mr. Stroder explained that Industry brings in more taxes than residents do, which will take care of the community.

Mr. Stroder said that the facility will make noise, but their Arkansas facility is within 75 feet of a house, and they have never had any complaints from the neighborhood. With the saws inside the building, you can't hear them being used outside. He said he has the noise tested inside the saw room, which OSHA requires. He said the decibels aren't high enough to require hearing protection. Mr. Stroder said they offer hearing protection, but it's unnecessary because the decibels aren't high enough to use them. He said he knows what people think because he has been to sawmills; this is not a sawmill. Sawmills are very loud, outdoor, and piles of sawdust. He said his facility doesn't have dust collection. Mr. Stroder said his workers don't have to wear dust masks or aerators because the air quality is not a problem. He said they have sawdust, which is very coarse and not fine. He said it would be a well-kept facility.

Mr. Stroder said traffic shouldn't be an issue because 98% of the facility's loads will be heading toward the interstate. He said there will be a new roundabout at the intersection of Deerwood and US 61 N, and he doesn't want to send his trucks through it. He said the facility will have 4-10 trucks go out daily.

Mr. Stroder said sales tax was mentioned. He said they do mostly direct sales, which will require a sales tax. He said he won't be able to collect sales tax on lumber yards, schools, and churches.

Mr. Stroder said the property was purchased last year, and he feels the people will be surprised once the facility is up and running.

Mr. Stroder said the smell would be pine in the saw shop. The houses shouldn't smell anything since you can't smell it in the parking lot. He said they don't use any chemicals at their facility.

Commissioner Tina Weber asked if the delivery of wood to build the products was part of the 4-10 trucks a day, and he said no, it was not. He said approximately three trucks a day may bring in lumber.

Commissioner Tina Weber asked if the delivery trucks were coming from the interstate, and Mr. Stroder said they would be.

Commissioner Tina Weber asked if the sound would be like being in a cabinet shop, and he said it would not be as loud as a cabinet shop.

Mr. Stroder said he forgot to mention the wages at the facility. He hopes the starting pay will be around 20 dollars an hour, but depending on their job type, it could go up to 35 dollars an hour.

Commissioner Thomas asked how quiet the forklifts are, and he said they use diesel forklifts. He said he could stand beside the forklift and talk to the driver without problems. Mr. Stroder said that standing next to a semi-truck idling is louder than a forklift running.

Commissioner Thomas then asked if he would consider installing some type of sound barrier if the decibel level was louder than what is stated in the city ordinance. Mr. Stroder said no because it would cost too much and wouldn't be necessary. He said if they thought the noise would be loud, they would never place this facility where it is going.

Commissioner Fadler asked if there would be any outbuildings that would house the lumber. Mr. Stroder said an approximate 24' x 100' building would store lumber and pointed to where the building would be located. Commissioner Fadler asked if he could recommend placing the outbuilding on the west side of the main building to place a barrier between the main building and the houses. Mr. Stroder said he understood placing the building there, but the saw shop that gets lumber is on the east side of the building, making it less convenient.

Commissioner Fadler asked what would happen to the facility's scrap wood. Mr. Stroder said he hauls the scraps from the facility and is looking for a place to recycle them.

Commissioner Koeller asked how much scrap is there daily. Mr. Stroder said he wasn't sure, but it's about one tractor-trailer load in a week.

Chairman Dryer asked the commission if there were any other questions for Mr. Stroder. Seeing no other questions, Chairman Dryer closed the public hearing.

## OLD BUSINESS

Consider a rezoning request for 26.2 acres )  
of parcel #099003600007000000 from an )  
R-1 Single-family residential district to an )  
I-2 Heavy industrial district as submitted )  
by Trussworks Realty Missouri, LLC. )

Chairman Dryer asked if the Commission had any questions or comments. Seeing none, the Chairman entertained a motion to approve the request as submitted.

Commissioner Tony Koeller motioned to approve the rezoning from an R-1 to an I-2 as submitted. Commissioner Eric Fraley seconded the request, which was approved.

Vote: 8 ayes, 1 nays, 0 abstentions, 0 absent

#### NEW BUSINESS

None )

#### ADDITIONAL ITEMS

None )

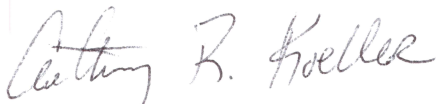
#### ADJOURNMENT

Consider a motion to adjourn )

Commissioner Weber motioned to adjourn, seconded by Commissioner Fraley, and unanimously approved.

Vote: 9 ayes, 0 nays, 0 abstentions, 0 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*

## **Staff Report**

**ACTION ITEM:** Consider a request to approve a Land Exchange Certification for transferring .05 Acres from 521 Bainbridge Rd and .10 Acres from 1816 Bainbridge to 1812 Bainbridge Rd, as submitted by Angela D Jeffers.

**APPLICANT:** Angela D Jeffers

**APPLICANT STATUS:** Owner of 1812 Bainbridge Rd

**PURPOSE:** Land Exchange Certification

**SIZE:** .05 and .10 Acres

**PRESENT USES:** Residential

**PROPOSED USE:** Residential

**ZONING:** R-2 Single Family

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

**HISTORY:** N/A

**TRANSPORTATION AND PARKING:** All required street frontage and parking exist.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57)

**2009 COMPREHENSIVE PLAN:** Single-Family Residential

**MAJOR STREET PLAN:** Does not affect the major street plan

**FLOODPLAIN INFORMATION:** Not in a Flood Plain 29030144E Dated 9-11-2009.

**PHYSICAL CHARACTERISTICS:** Various Sizes

**COMMENTS:** N/A

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

# LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: April 17, 2024

ADDRESS OF GRANTING PROPERTY: 521 Bainbridge Rd.

ADDRESS OF RECEIVING PROPERTY: 1812 Bainbridge Rd.

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

Property Owner Name(s): Nicole R. Hazelwood

Mailing Address: 521 Bainbridge Rd.

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): Angela D. Jeffers

Mailing Address: 1812 Bainbridge Rd.

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: Angela D. Jeffers

Mailing Address: 1812 Bainbridge Rd.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-5680

Contact's Email Address (if used): \_\_\_\_\_

**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 to correct encroachments.



**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.)*

 Dr. Nicole Hazelwood 4/29/21  


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](mailto:permits@jacksonmo.org)



# LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: April 17, 2024

ADDRESS OF GRANTING PROPERTY: 1816 Bainbridge Rd.

ADDRESS OF RECEIVING PROPERTY: 1812 Bainbridge Rd.

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

Property Owner Name(s): Justin and Jessica Farrar

Mailing Address: 1816 Bainbridge Rd.

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): Angela D. Jeffers

Mailing Address: 1812 Bainbridge Rd.

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: Angela D. Jeffers

Mailing Address: 1812 Bainbridge Rd.

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-5680

Contact's Email Address (if used): \_\_\_\_\_

**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 to correct encroachments.

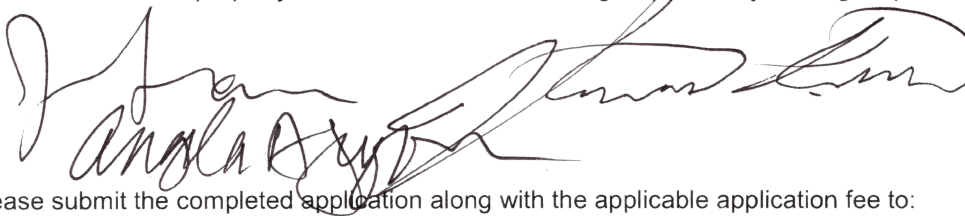
**CURRENT ZONING:** (circle all that apply)

- |   |  |
|---|--|
| <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](mailto:permits@jacksonmo.org)



- Legend**
- 1812 Bainbridge Rd
  - Parcels
  - JCStreets
  - CityBoundaries21

0 0.0125 0.025 0.05 Miles

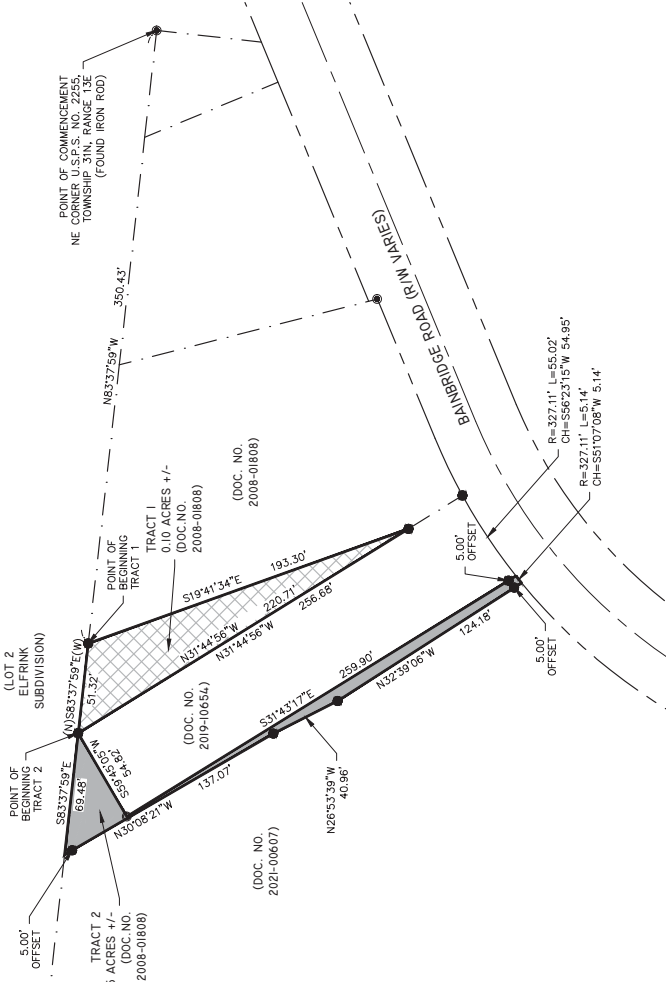
1812 Bainbridge Rd

By : T Chaffin  
Date : 5/24

LAND EXCHANGE PLAT FOR ANGELA JEFFERS  
Part of U.S.P.S. No. 2255, Township 31 North, Range 13 East  
of the Fifth Principal Meridian, City of Jackson,  
Cape Girardeau County, Missouri.



NORTH BASIS  
MISSOURI STATE PLANE  
COORDINATE SYSTEM 1983  
EARTH TIDE CORRECTED  
MODOT VRS MA083(2011)



REFERENCES

1. DOCUMENT NO. 2021-00607 (SUBJECT)
2. DOCUMENT NO. 2008-01808 (SUBJECT)
3. DOCUMENT NO. 2019-10654 (SUBJECT)
4. ELEMEN SUBDIVISION, PLAT BOOK 24, PAGE 36

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. CHEELED 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 16TH DAY OF APRIL 2024.

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



STRIKLAND  
ENGINEERING

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR  
ANGELA JEFFERS  
1812 BAINBRIDGE RD  
JACKSON, MO

SCALE 1"=50'  
DATE 04-16-2024  
DRAWN BY RA  
CHECKED BY DR  
PROJECT # 24-059

TRACT 1 - DESCRIPTION (FROM FARRAR TO JEFFERS ATTACHING TO DOCUMENT NO. 2019-10654)

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID U.S.P.S. NO. 2255; THENCE NORTH 83°37'59" WEST ALONG THE NORTH LINE OF SAID U.S.P.S. NO. 2255, 350.43 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID NORTH LINE, SOUTH 19°41'34" EAST 193.30 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN DOCUMENT NO. 2019-10654 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE NORTH 31°44'56" WEST ALONG SAID EAST LINE, 220.71 FEET TO THE NORTHEAST CORNER OF SAID TRACT, BEING A POINT ON SAID NORTH LINE OF SAID U.S.P.S. NO. 2255; THENCE LEAVING SAID EAST LINE, SOUTH 83°37'59" EAST ALONG SAID NORTH LINE, 51.32 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.10 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (FROM HAZELWOOD TO JEFFERS ATTACHING TO DOCUMENT NO. 2019-10654)

THAT PART OF U.S.P.S. NO. 2255, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID U.S.P.S. NO. 2255; THENCE NORTH 83°37'59" WEST ALONG THE NORTH LINE OF SAID U.S.P.S. NO. 2255, 350.43 FEET; THENCE CONTINUE NORTH 83°37'59" WEST ALONG SAID NORTH LINE, 51.32 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2019-10654 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, FOR THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID NORTH LINE, SOUTH 59°45'09" WEST ALONG THE NORTH LINE OF SAID TRACT, 54.82 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE OF SAID TRACT, SOUTH 31°43'17" EAST ALONG THE WEST LINE OF SAID TRACT, 259.30 FEET TO THE NORTHERN RIGHT OF WAY LINE OF BAINBRIDGE ROAD; THENCE LEAVING SAID WEST LINE, AND ALONG SAID NORTHERN RIGHT OF WAY LINE, ALONG A NORTH CURVE, BEING AN ARC LENGTH OF 5.14 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 51°07'08" WEST 5.14 FEET); THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE, NORTH 32°39'06" WEST 124.18 FEET; THENCE NORTH 26°33'39" WEST 40.96 FEET; THENCE SOUTH 30°08'21" WEST 137.07 FEET TO THE NORTH LINE OF SAID U.S.P.S. NO. 2255; THENCE NORTH 83°37'59" EAST ALONG SAID NORTH LINE, 68.48 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.05 ACRES, 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 NEW PARCELS FROM TRACTS DESCRIBED IN DOCUMENT NO. 2021-00607 AND DOCUMENT NO. 2008-01808 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI  
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND DULY

RECORDED IN DOCUMENT NUMBER \_\_\_\_\_

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

eRecorded  
DOCUMENT #  
2019-10654

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/29/2019 09:09:12 AM  
REC FEE: 27.00  
PAGES: 2

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### WARRANTY DEED

This Warranty Deed made and entered into this 25<sup>th</sup> day of October, 2019, by and between **Amie D. Glass, a single person**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTOR**, and **Angela D. Jeffers, a single person**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

1812 Bainbridge Road, Jackson, MO 63755

**WITNESSETH:** The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of a tract of land situated in U.S. Survey Number 2255, Township 31 North, Range 13 East in the City of Jackson, County of Cape Girardeau, Missouri, described by metes and bounds as follows: From the northeast corner of said Survey 2255 measure South 8 degrees West, 80.5 feet to a corner; thence South 71 degrees West, 227.7 feet an iron pin; thence South 53 degrees 15' West, 40.2 feet to the beginning corner, an iron pin; thence North 30 degrees West, 267 feet to an iron pin; thence South 63 degrees West, 55 feet to a corner; thence South 30 degrees East, 275.2 feet to a corner; thence North 53 degrees 15' East, 55 feet to the beginning corner.

EXCEPTING THEREFROM that part conveyed to City of Jackson, Missouri, and described in Deed recorded in Book 519, Page 561 in the land records of Cape Girardeau County, Missouri.





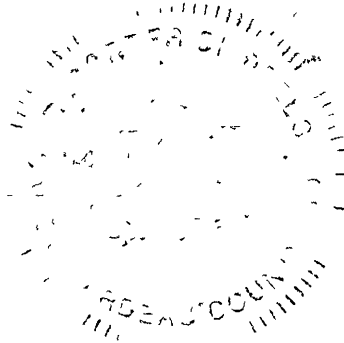
\* 2 0 0 8 - 0 1 8 0 8 3 \*

2008-01808

JANET ROBERT  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY MO  
RECORDED AND SEALED ON  
02/15/2008 01:33PM  
REC FEE \$30 00  
PAGES 3

JANET ROBERT

*Sherry Watkins* Deputy



130 pd ✓

Title Professionals

QUITCLAIM DEED  
(Individual)

File No. SC-08-53621

THIS DEED, Made and entered into this **22nd** day of **January, 2008**, by and between

**JUSTIN R. FARRAR AND JESSICA FARRAR, FORMERLY KNOWN AS JESSICA L. LIGHT, HUSBAND AND WIFE**

of the County of Cape Girardeau, State of Missouri, party of the first part, GRANTOR, and

**JUSTIN FARRAR AND JESSICA FARRAR, HUSBAND AND WIFE**

Residence Address 1816 Bainbridge Road, Jackson, MO 63755

of the County of Cape Girardeau, State of Missouri, parties of the second part, GRANTEE

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents **REMISE, RELEASE AND FOREVER QUITCLAIM** unto the said parties of the second part, the following described Real Estate, situated in the County of Cape Girardeau, State of Missouri, to-wit

The northeast corner of Survey No 2255 in Township 31 North, Range 13 East in the City of Jackson, County of Cape Girardeau, Missouri, described as follows Beginning at the northeast corner of said Survey No 2255, from which a black oak 28 inches in Diameter bears North 72 degrees West, 18 links, and run North 82 degrees West with the North line of said Survey, 400 60 feet to a corner, thence South 30 degrees East, 267 feet to a corner in the Bainbridge Road, thence North 53 degrees 15' East, 40 2 feet to an iron pin set on the North side of a black oak 18 inches in diameter standing on the North side of the county road, said corner being the most southern corner of a 1 43 acre tract of land described in a deed recorded in Book 85, Page 78, thence with the North line of said road North 71 degrees East, 227 70 feet to a corner on the East line of said Survey No 2255 and thence North 8 degrees East 80 25 feet to the place of beginning

Except 4 of an acre, more or less, out of the northeast corner of Survey 2255, Township 31 North, Range 13 East, more particularly described as follows Beginning at the northeast corner of Survey 2255 for the point of beginning, thence South 8 degrees West,

80 5 feet to a corner on the North right of way line of Bainbridge Public Road for a corner, thence follow the right of way line of said road at South 71 degrees West, 150 feet for a corner, thence departing from said road at a bearing of North 12 degrees 40' West, 164 feet to a corner on the north line of Survey 2255, thence South 82 degrees East along said North line of the aforementioned survey, 190 feet to the point of beginning, being the same property conveyed to Philip B Elfrink and Margaret J Elfrink by Harold E James and Betty L James

Less and Except That part conveyed to the City of Jackson by Quit Claim Deed dated March 27, 1990 and recorded June 5, 1990 in Book 519 at Page 629

Known and numbered as 1816 Bainbridge Road, Jackson, MO 63755  
Locator #15-114-00-02-00901-0000

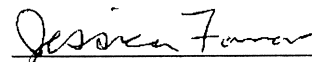
Subject to building lines, easements, conditions, restrictions, and zoning ordinances, if any

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to the heirs and assigns of such parties forever, so that neither the said party of the first part, nor his heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year above written

PARTIES OF THE FIRST PART

  
Justin R Farrar

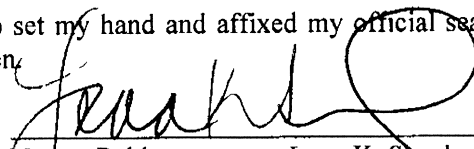
  
Jessica Farrar



STATE OF MISSOURI     }  
County of St Charles

On this 22nd day of January, 2008, before me personally appeared **Justin R. Farrar and Jessica Farrar, formerly known as Jessica L. Light, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, as the parties of the first part

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the jurisdiction aforesaid, the day and year first above written.

  
\_\_\_\_\_  
Notary Public

Lana K Shepherd

My term expires March 11, 2010



LANA K SHEPHERD  
My Commission Expires  
March 11, 2010  
St. Charles County  
Commission #06436225

eRecorded  
DOCUMENT #  
2018-07900

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
08/07/2018 12:46:34 PM  
REC FEE: 30.00  
PAGES: 3

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**WARRANTY DEED**

This Warranty Deed made and entered into this 3rd day of August, 2018, by and between **William H. Curtis and Lisa D. Curtis, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **Vance T. Hazelwood, Jr. and Nicole R. Hazelwood, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

521 Bainbridge Road, Jackson, MO 63755

**WITNESSETH:** The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantors, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantees the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

**See Attached Exhibit "A"**

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantees and unto their heirs and assigns FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

GRANTORS:

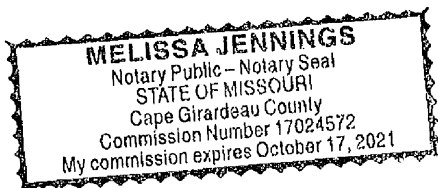
William H. Curtis  
William H. Curtis

Lisa D. Curtis  
Lisa D. Curtis

STATE OF MISSOURI                    )  
  ) ss.  
COUNTY OF CAPE GIRARDEAU )

On this 3 day of August, 2018, before me personally appeared **William H. Curtis and Lisa D. Curtis, husband and wife**, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Melissa Jennings  
Notary Public  
My commission expires: \_\_\_\_\_

1806063

## Exhibit "A"

A part of United States Private Survey No. 2255, 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 ½ inch iron pin (set) at the southwest corner of a parcel of land recorded in the land records of the County Recorder's Office as Tract No. 3 in Book No. 455 at page 966, said point also being the northwest corner of Bainbridge Subdivision as recorded in the land records of the County Recorder's Office in Plat Book No. 15 at Page No. 27 from which a ½ inch iron pin (found) at the southwest corner of said subdivision bears South 07 degrees 47' 15" West, 514.23 feet; thence along the north line of said subdivision the following courses and distances: South 83 degrees 02' 14" East, 336.60 feet to a ½ inch iron pin (set); thence South 09 degrees 55' 26" East, 30.15 feet; thence North 89 degrees 05' 25" East, 90.50 feet to a ½ inch iron pin (set); thence South 04 degrees 00' 00" West, 73.60 feet to a ½ inch iron pin (set); thence South 78 degrees 37' 05" East, 13.52 feet to a ½ inch iron pin (set) at the northwest corner of a tract of land recorded in the land records of the County Recorder's Office in Book No. 184 at page 39; thence leaving the north line of Bainbridge Subdivision and along the north line of said tract, South 79 degrees 47' 36" East, 106.82 feet to a point on the west right of way line of Bainbridge Road, said point being the beginning of a non-tangent curve concave to the southeast having a central angle of 37 degrees 55' 39" and a radius of 327.11 from which a radial line bears South 75 degrees 33' 59" East; thence along said curve and right of way line, 216.53 feet to the southwest corner of a tract of land recorded in the land records of the County Recorder's Office in Book No. 519 at page 561; thence North 31 degrees 05' 02" West, 257.56 feet along the westerly line of said tract to a 1-½ inch iron bar at the northwest corner of said tract; thence North 61 degrees 45' 14" East, 54.86 feet along the northerly line of said tract to a ½ inch iron pin (found) on the north line of U.S.P.S. No. 2255; thence North 82 degrees 47' 19" West, 196.86 feet along said north line to a ½ inch iron pin (set); thence along the north line of a parcel of land recorded in the land records of the County Recorder's Office as Tract No. 3 in Book No. 455 at page 966 the following courses and distances: South 8 degrees 02' 30" West, 15.00 feet to a ½ inch iron pin (set); thence North 82 degrees 47' 19" West, 336.60 feet to a ½ inch iron pin (set) at the northwest corner of said parcel; thence leaving said north line and along the west line of said parcel, South 8 degrees 02' 30" West, 315.16 feet to the Point of Beginning, containing 4.583 acres, as conveyed by Chris Bowen LS #2232 and recorded in the land records of the County Recorder's Office. It is the intent of this description to describe Tract 3 from the parcel of land recorded in the land records of the County Recorder's Office in Book No. 455 at Page No. 966.

AND

Lot 3B of Bainbridge Second Subdivision, a Re-Subdivision of Lots 3 thru 13, 15 and 16 of Bainbridge Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 19 at Page 88 in the land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT Lot 16 of Bainbridge Subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 15 at Page 27 in the land records of Cape Girardeau County, Missouri.

ALSO LESS AND EXCEPT that part conveyed to David B. Watkins and Jill D. Watkins, husband and wife, described in Warranty Deed recorded in Document No. 2007-05570 in the land records of Cape Girardeau County, Missouri.

## **Staff Report**

**ACTION ITEM:** Request approval of the Final Plat for East Main Crossroads Commercial Subdivision submitted by Michael K and Linda J Haynes.

**APPLICANT:** Michael K & Linda J Haynes

**APPLICANT STATUS:** Owner

**PURPOSE:** Divide for commercial development

**SIZE:** Lot one is 5.85 acres/ Lot two is 1.20 acres

**PRESENT USES:** Vacant and undeveloped

**PROPOSED USE:** C-2 General Commercial

**SURROUNDING LAND USE:** East and South is C-2 General Commercial, West, and North is R-2 Single Family Residential District

**HISTORY:** A three-lot plat was brought before P&Z in March 2022 for approval. The Commission tabled the request, and the Owner withdrew it.

**TRANSPORTATION AND PARKING:** All street frontage and parking currently exist.

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

**2009 COMPREHENSIVE PLAN:** General Commercial

**MAJOR STREET PLAN:** Donna Drive, a collector street on the Major Street Plan, runs through this property. The owners have moved the street into lot 1 to make provisions for its future development.

**FLOODPLAIN INFORMATION:** Not in the floodplain per FEMA map 29031C0144E dated 9-29-2011.

**PHYSICAL CHARACTERISTICS:** Mostly open with trees in the upper northeast corner and west.

**COMMENTS:** Mike and Linda Haynes have signed a letter asking for four (2) variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances.

- 1) Mr. Haynes requests a variance from the requirement to submit a preliminary plat. Given the limited scope of the proposed subdivision and future sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to combine the preliminary and final plat.

- 2) Mr. Haynes requests a variance to defer stormwater detention and sanitary sewer plans until the building phase of design. Plans are being prepared and will be submitted for construction, and any necessary easements will be prepared and submitted at that time.

Water and electricity for these lots currently exist on East Main Street.

**ACTION REQUIRED:** The Commission shall approve or deny this request, including the variances. The Commission's action serves as a recommendation to the Board of Alderman. All subdivisions with variances require a 2/3 majority approval of the entire Board of Aldermen.



**KOEHLER ENGINEERING & LAND SURVEYING, INC.**

194 Coker Lane  
CAPE GIRARDEAU, MO 63701  
PH: (573) 335-3026 FX: (573) 335-3049

June 06, 2024

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

**RE: East Main Crossroads Commercial Subdivision**

Mr. Miller

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

- 1) Mr. Haynes requests a variance from the requirement to submit a preliminary plat. Given the limited scope of the proposed subdivision and future sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.
- 2) Mr. Haynes requests a variance to defer storm water detention and sanitary sewer plans until the building phase of design. Plans are being prepared and will be submitted for construction, and any necessary easements will be prepared and submitted at that time.

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

Best Regards,

KOEHLER ENGINEERING &  
LAND SURVEYING, INC.

Chris Koehler, PE, PLS

Request Approved by Owner:

  
Mr. Michael Haynes  
Mrs. Linda Haynes

6/6/24  
Date:

6/6/24  
Date:



24-0180

## SUBDIVISION APPLICATION FORM

### City of Jackson, Missouri

**NAME OF SUBDIVISION:** EAST MAIN CROSSROADS COMMERCIAL SUBDIVISION

**DATE OF APPLICATION:** 05/29/2024

**PROPERTY OWNERS:** (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: MICHAEL K & LINDA J. HAYNES  
13275 LAKEWOOD DR.  
STE. GENEVIEVE, MO, 63670

**CONTACT PERSON HANDLING APPLICATION:**

Contact's Name: ASHTON GASKILL

Contact's Mailing Address: 194 COKER LN  
CAPE GIRARDEAU, MO, 63701

Contact's Phone: 573-335-3026

**ENGINEER / SURVEYOR:**

Company Name, Addresses & Phone #: KOEHLER ENGINEERING AND LAND SURVEYING  
194 COKER LN  
CAPE GIRARDEAU, MO, 63701  
573-335-3026

**TYPE OF SUBDIVISION APPLICATION:** (check all applicable items)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Preliminary plat approval | <input type="checkbox"/> Final plat approval          |
| <input type="checkbox"/> Minor subdivision approval           | <input type="checkbox"/> Re-subdivision plat approval |

**LEGAL DESCRIPTION OF TRACT:** (attach separate page if necessary)

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT 2019-12095, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

**ZONING:** Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

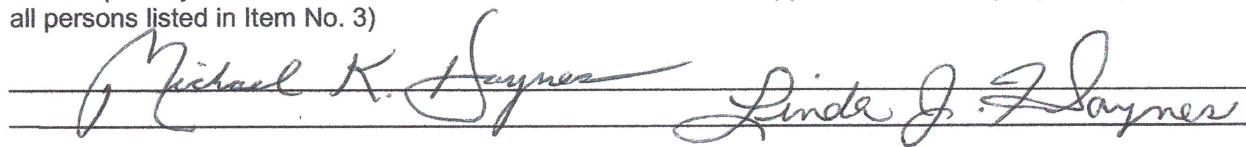
- |      |                                |            |                             |
|------|--------------------------------|------------|-----------------------------|
| R-1  | Single Family Residential      | C-1        | Local Commercial            |
| R-2  | Single Family Residential      | <b>C-2</b> | General Commercial          |
| R-3  | One and Two Family Residential | C-3        | Central Business District   |
| R-4  | General Residential            | C-4        | Planned Commercial District |
| MH-1 | Mobile Home Park               | CO-1       | Enhanced Commercial Overlay |
| CO-1 | Enhanced Commercial Overlay    | I-1        | Light Industrial            |
|      |                                | 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 ☒



**OWNERS' SIGNATURES:**

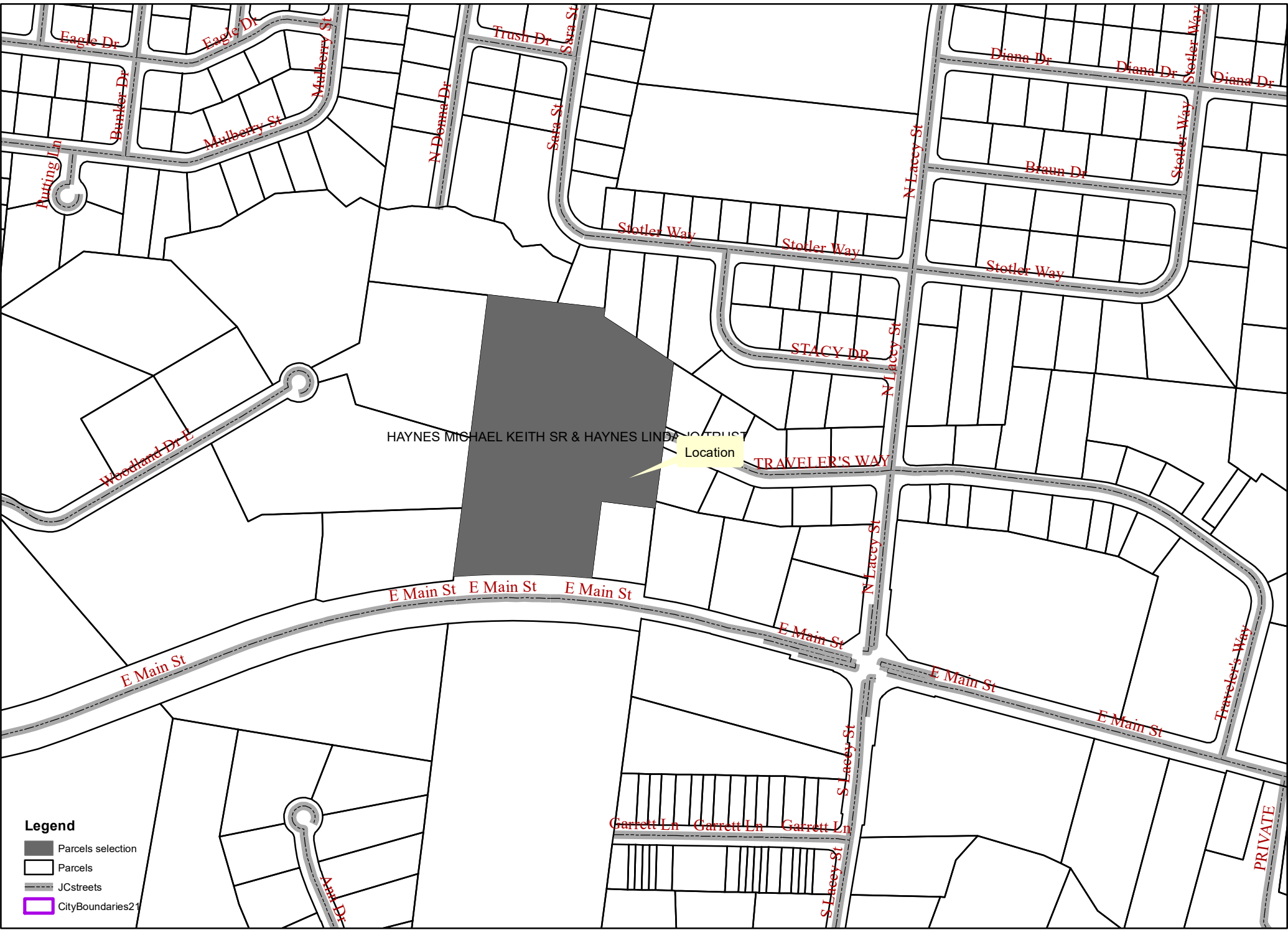
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

The image shows two handwritten signatures in cursive script. The first signature is "Michael K. Haynes" and the second is "Linde J. Haynes". Both signatures are written over a horizontal line.

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

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [permits@jacksonmo.org](mailto:permits@jacksonmo.org)





NORTH ORIENTATION FROM  
MISSOURI STATE PLANE  
COORDINATE SYSTEM

GRAPHIC SCALE



# RECORD PLAT OF East Main Crossroads Commercial Subdivision

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT  
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

## SUBDIVISION NOTES

### ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED  
C-1 GENERAL COMMERCIAL DISTRICT

DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT  
HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000)  
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS  
THAN SEVENTY-FIVE (75) FEET.

ATTACHED SINGLE-FAMILY DWELLINGS 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 FORTY (40) FEET EXCEPT THAT INTERIOR UNITS ATTACHED  
ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF  
NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A  
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40)  
FEET.

TWO-FAMILY DWELLINGS 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 SEVENTY-FIVE  
(75) FEET.

MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN  
AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET  
(12,000) SQUARE FEET WITH MINIMUM LOT AREA PER UNIT OF TWO  
THOUSAND (2,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT  
LINE OF NOT LESS THAN FORTY (40) FEET. EACH FLOOR UNIT  
SHALL BE A MINIMUM OF ONE THOUSAND SEVEN HUNDRED FIFTY (1,750)  
SQUARE FEET FOR EACH UNIT ABOVE THE FIRST FLOOR AND A  
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE  
(75) FEET.

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.

MAXIMUM HEIGHT  
ALL BUILDINGS, FIFTY (50) FEET AND NOT OVER FIVE (5) STORES  
BUILDINGS EXCEEDING THE LIMITATION SHALL REQUIRE A  
SPECIAL USE PERMIT.

TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF  
WORSHIP SEVENTY-FIVE (75) FEET.

MINIMUM YARD REQUIREMENTS  
FRONT SETBACK: THIRTY (30) FT.  
REAR SETBACK: TWENTY-FIVE (25) FT.  
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 EACH LOT ADJUTS 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 IN EXCESS OF FORTY-FIVE (45) FEET.

### AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 98.98 SQ. FT. (17.35 ACRES)  
TOTAL NUMBER OF LOTS: 2  
SMALLEST LOT SIZE: 52,208 SQ. FT. (1.20 ACRES)  
LARGEST LOT SIZE: 54,728 SQ. FT. (1.26 ACRES)

### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

MICHAEL HAYNES  
13275 LAKEWOOD DR.  
STE. GENEVE, MO 63670

### RECORD OWNERS

MICHAEL K. & LINDA J. HAYNES  
DOCUMENT #2006-05419

### PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COKER LANE, CAPE GIRARDEAU, MO 63701  
(573) 335-3008

### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100  
YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD  
INSURANCE RATE MAP NUMBER 28032C04E WITH AN  
EFFECTIVE DATE OF SEPTEMBER 28, 2011.

### LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH "P" RODS  
UNLESS OTHERWISE DENOTED.

## KEYED NOTES

- ITEM NOTE
- 30' FRONT SETBACK (TYPICAL)
- 25' REAR SETBACK (TYPICAL)
- 8' SIDE SETBACK
- EXISTING 10.0' SEWER AND UTILITY EASEMENT  
ORDINANCE NO. 08-76
- EXISTING 7.5' SEWER AND UTILITY EASEMENT  
ORDINANCE NO. 08-76
- NEW 10.0' SEWER AND UTILITY EASEMENT (TYPICAL)
- NEW SEWER AND UTILITY EASEMENT

## LEGEND

- = FOUND 3" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = EXTERNAL PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	206.07'	2039.89'	54°7'17"	N88°35'10"E	205.99'	
C2	148.47'	2039.89'	47°0'12"	S86°26'06"E	148.44'	

## SUBDIVISION DEDICATION

THE UNDERSIGNED, MICHAEL K. AND LINDA J. HAYNES, HUSBAND AND WIFE, OWNERS IN FEE OF  
ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT  
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI,  
CONTAINING 306,936 SQUARE FEET (7.05 ACRES), MORE OR LESS, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID LOT, ALSO BEING A POINT ON THE NORTH  
RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND  
WITH THE WEST LINE OF SAID LOT, NORTH 06°50'00" EAST, 730.24 FEET TO THE NORTHWEST  
CORNER OF SAID LOT; THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 83°29'01" EAST,  
299.62 FEET; THENCE SOUTH 05°31'59" WEST, 20.46 FEET; THENCE SOUTH 58°27'29" EAST,  
215.53 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE EAST LINE OF SAID  
LOT, SOUTH 07°12'32" WEST, 385.16 FEET; THENCE NORTH 82°47'28" WEST, 140.00 FEET;  
THENCE SOUTH 07°12'32" WEST, 199.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE  
OF EAST MAIN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE,  
HAVING A RADIUS OF 2039.89 FEET AND A LENGTH OF 354.54 FEET (THE CHORD OF SAID  
CURVE BEARS NORTH 89°14'44" WEST, 354.10 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 "EAST MAIN CROSSROADS  
COMMERCIAL SUBDIVISION".

MICHAEL K. HAYNES

LINDA J. HAYNES

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC  
FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. AND LINDA J. HAYNES,  
HUSBAND AND WIFE, 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 HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE  
AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY TERM EXPIRES \_\_\_\_\_

NOTARY PUBLIC

I, LIZA WALKER, 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, DIRECTOR OF PUBLIC WORKS

HARRY DRYER, PLANNING AND ZONING CHAIRMAN

DWAIN HAHN, MAYOR

STATE OF MISSOURI )  
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

Professional Engineers & Land Surveyors

194 Coker Lane  
Cape Girardeau, Missouri 63701  
Ph: (573) 335 - 3028 Fax: (573) 335 - 3049  
PLS CORPORATE LICENSE NO. 000262

CREATED BY	ASHTON GASKILL	REV/DATE	DESCRIPTION	INITIALS
CHECKED BY	CHRIS KOEHLER			
SURVEY DATE	MARCH 2022			
DRAWING DATE	05-29-2024			
DRAWING NO	38496			

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS  
PERFORMED IN ACCORDANCE WITH THE CURRENT ANNUAL  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE  
STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.

2006-05419

REC FEE: \$30.00

PAGES: 3

JANET ROBERT, Recorder of Deeds, Cape Girardeau County MO, certify that this document was filed for record at 09:39AM and official seal affixed at Jackson, MO. 04/26/2006

JANET ROBERT  
Recorder of Deeds

Vickie Dreyer Deputy

Ludwig Boner  
30pp.

## **GENERAL WARRANTY DEED**

**THIS INDENTURE**, Made on the 11 day of April, A D , Two Thousand and Six by and between Grantors, Keith E Haynes and Bernice B Haynes, husband and wife, of the County of Cape Girardeau in the State of Missouri, parties of the First Part, and Grantees, Michael K Haynes and Linda J. Haynes, as tenants by the entirety, of the County of Ste Genevieve in the State of Missouri, parties of the Second Part:

Mailing Address 13275 Lakewood Drive, Ste. Genevieve, Missouri 63670.

**WITNESSETH**, That the said parties of the First Part, in consideration of the sum of Ten Dollars and other good and valuable consideration, to them paid by the said parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the Second Part, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of Cape Girardeau and State of Missouri, to-wit

Part of Lot 2 of Haynes Estates in Survey 797, Township 31 North, Range 13 East as shown in Plat Book 17, Page 81 in the City of Jackson in Cape Girardeau County, Missouri containing 7 685 acres (more or less), described as follows: Commence at the Northwest corner of Survey 324, Township 31 North, Range 13 East (stone); thence S 08° 10' 20" W along the West Line of Survey 324, 702.90 feet, thence N 81° 49' 40" W, 1372 14 feet, thence S 09° 25' 20" W, 755 70 feet, thence N 89° 39' 40" W, 583 44 feet, thence N 55° 14' 26" W, 318.14 feet to the most easterly Northeast corner of Lot 2 of Haynes Estates for the Point of Beginning thence S 09° 09' 38" W along the East Line of said Lot 2, 585.18 feet to a point in the North Right of Way Line of East Main Street, thence northwesterly along the arc of a Curve to the Left having a Radius of 2039 89 feet and with the North Right of Way Line of East Main Street, 494 53 feet (Chord = N 85° 25' 01" W, 493.32 feet) to a point in the West Line of said Lot 2, thence N 08° 46' 43" E along the West Line of said Lot 2, 730.25 feet to the Northwest corner of said Lot 2, thence S 81° 31' 12" E along the North Line of said Lot 2, 299 64 feet, thence S 07° 28' 48" W, 20.46 feet, thence S 56° 30' 40" E along the North Line of said Lot 2, 215 53 feet to the Point of Beginning.

Subject to all easements, rights of way, restrictions and licenses affecting same, either written or implied

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said parties of the Second Part, and unto their heirs and assigns, **FOREVER**, the said parties of the First Part hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will **WARRANT AND DEFEND** the title to the said premises unto the said parties of the Second Part, and unto their heirs and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, the said parties of the First Part have hereunto set their hands the day and year first above written

Keith E Haynes  
Keith E Haynes

Bernice B Haynes  
Bernice B Haynes

STATE OF MISSOURI )  
 ) ss  
COUNTY OF CAPE GIRARDEAU )

On this 11 day of April, 2006, before me personally appeared Keith E Haynes and Bernice B Haynes, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written



Mary E Boner  
Mary E. Boner, Notary Public  
State of Missouri  
County of Scott  
Commission No. \_\_\_\_\_  
My term expires. 11-03-06

(Note. This instrument was prepared by Mary Eftink Boner, Esq , Ludwig & Boner, L C., 502 West Main Street, Suite E, P O Box 310, Jackson, MO 63755-0310, without the benefit of a title examination. The property description and source of title herein was furnished by the parties herein and the attorney preparing this deed does not certify the accuracy of it.)