



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, July 18, 2022 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

- [1.](#) July 13th Planning & Zoning Commission Report
- [2.](#) July 11th Park Board Report
- [3.](#) Proposed changes for utility vehicles and recreational off-highway vehicles
4. Update to the Emergency Operations Plan
5. Affidavit for the gift of a fire truck to the Cape Girardeau Career & Technology Center
6. Paving project behind east merchants on South High Street
7. Update on the Wastewater Bond Issue Education & Outreach Strategy
8. Update on American Rescue Plan Funds
- [9.](#) Assessed valuations for 2022
10. Previously tabled items (unspecified)
11. Additional items (unspecified)

Posted on 07/15/2022 at 04:00 PM.

PLANNING & ZONING COMMISSION



July, 2022, Report

SUBMITTED BY: Janet Sanders, Building & Planning Manager

DATE: July 14, 2022

The following action was taken at the July 13, 2022 Planning & Zoning meeting:

- A preliminary plat of Savers Farm Subdivision Phase 8 was tabled to the August meeting to allow time for the developer to complete addressing staff review comments and to come to an agreement with the Board of Aldermen on a Memorandum of Understanding for certain privately maintained features of Savers Farm Phases 8 & 9.
- A public hearing was scheduled for a Special Use Permit request for a towing business in a C-2 General Commercial District at 1405 South Farmington Road.

If you have questions on any items, please let me know. I will be out of the office on vacation July 15 – 20 but you can reach me by cell phone at 573-275-0458.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JULY 13, 2022, 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. Also present were Commissioners Heather Harrison, Angelia Thomas, Tina Weber, Tony Koeller and Beth Emmendorfer,. Absent were Michelle Doughten, Eric Fraley, and Bill Fadler. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Mike Seabaugh were also present. Citizen present was Patrick Morgan.

Chairman Dryer called the meeting to order, and Commissioner Koeller called roll.

APPROVAL OF MINUTES)
Minutes of the June 8, 2022, meeting were unanimously approved on a motion by Commissioner Thomas, seconded by Commissioner Harrison.

NEW BUSINESS

Request for approval of a preliminary plat)
of Savers Farm Subdivision Phase 9)
submitted by Cape Land and Development,)
LLC)

Chairman Dryer opened the item for discussion. Mrs. Sanders reported that staff review comments have not yet been addressed possibly because the developer’s engineer has been on vacation. The Board of Aldermen is also negotiating a Memorandum of Understanding to memorialize the agreement between the city and developer regarding ongoing maintenance of items in this subdivision to be privately maintained. The previous Phase 8, approved by the Commission in June, is currently on hold at the Board of Aldermen level pending approval of the Memorandum of Understanding. She recommended the plat be tabled until the August meeting to give an opportunity for the staff comments to be addressed.

Commissioner Koeller made a motion to table the request the request to the August meeting. The motion was seconded by Commissioner Weber and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

Request for a special use permit for a)
towing business in a C-2 General)
Commercial District at 1405 South)
Farmington Road submitted by Land)
Escapes, LLC)

Chairman Dryer asked for a staff report. Mrs. Sanders reported this property was once the Kinder trailer park, which was demolished years ago. The proposed towing business is currently located on the

Bangert property [998/1000 North High Street] and would like to move to this property. There is a floodplain running through the property and the potential owner is aware of it. The property also abuts Jackson Ridge Estates to the north.

Mr. Patrick Morgan came forward and said he intends to fix up the duplex on the property with one side as his living space and the other side as his office. He questioned the addressing, which he had as 1305 South Farmington Road and the agenda lists as 1405 South Farmington Road. Mrs. Sanders said the duplex is addressed as 1305 South Farmington and the former Kinder Trailer Park portion of the property is 1405. It is still all one tract of property and the addressing was for the buildings.

Mr. Morgan said the property would be both his towing business and Land Escapes, his landscaping business. He provided a map showing a general location for a fenced area for a 200' x 300' towing lot and a 50' x 100' building. He said it would all be 400' from the nearest residence. He intends to clean up the underbrush and, other than clearing the area for the business, leave the remaining trees. He thinks there are about 17 properties that may be notified. He has spoken to 8-10 of them already.

Mrs. Sanders was asked why Odyssey Drive in Jackson Ridge Estates is stubbed to this property line. She said subdivision regulations require streets to be stubbed to adjacent undeveloped property. This is not a major street but if this land is ever subdivided, that street could be continued.

Commissioner Koeller said since there are adjacent residences, a public hearing should be held. He made a motion to set a hearing for the next meeting. The motion was seconded by Commissioner Weber and was unanimously approved.

Vote (to set public hearing): 6 ayes, 0 nays, 0 abstentions, 3 absent

Consider a motion to add items to the agenda)
)

No items were added to the agenda

Adjournment)

Commissioner Emmendorfer made a motion to adjourn, seconded by Commissioner Koeller and unanimously approved.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Janet Sanders
Building & 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.

DRAFT



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, July 13, 2022 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Doughten
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Janet Sanders, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes of the June 8, 2022 meeting.

NEW BUSINESS

2. Request for approval of a preliminary plat of Savers Farm Subdivision Phase 9 submitted by Cape Land and Development, LLC.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on July 7, 2022 at 9:30 A.M.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING -
AMENDMENT TO AGENDA AGENDA
Wednesday, July 13, 2022 at 6:00 PM
City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Michelle Doughten
Tina Weber

Harry Dryer, Chairman
Joe Baker, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Janet Sanders, Staff Liaison

Angelia Thomas
Heather Harrison
Beth Emmendorfer
Eric Fraley

NEW BUSINESS

1. Request for approval of a Special Use Permit for a Towing Business in a C-2 General Commercial District at 1405 South Farmington Road submitted by Land Escapes, LLC.

This agenda was posted at City Hall on July 12, 2022, at 4:30 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JUNE 8, 2022, 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. Also present were Commissioners Heather Harrison, Angelia Thomas, Michelle Doughten, and Eric Fraley. Absent were Tony Koeller, Tina Weber, Beth Emmendorfer, and Bill Fadler. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Alderman Joe Bob Baker was also present. Citizens present were Megan Andrews, Michelle Mangrum, Monett Kerr, Sharon Alpers, Greg Urhan (?), Greg Staggs, Chris Koehler, Melanie Balsman, and Dee Welker.

Chairman Dryer called the meeting to order, and Commissioner Harrison called roll.

PUBLIC HEARING

Public hearing regarding a request for a)
Special Use Permit for a community unit)
plan for a high-density mixed residential)
development in a C-2 General Commercial)
District at 957 West Independence Street)
submitted by Brennon Todt)

Chairman Dryer explained the procedure for public hearings. He then opened the hearing and asked for a staff report. Mrs. Sanders read a report detailing the dates of application and notifications.

Mr. Chris Koehler (Koehler Engineering) of 649 Mesa Lane, Jackson, was sworn in. He said he was representing the property owner. This location is south of [West] Independence Street and behind a row of lots on [North] Farmington. It has historically been a mobile home park. The new owner is cleaning it up and wants to build small economical homes and/or apartments. They are larger than tiny homes but are small footprint homes. They have presented three concepts working within the density requirements.

Dee Welker of South Hope Street came forward and was sworn in. He said he owns property on [North] Farmington. He was once interested in buying this property and wanted to do the same thing with it. He is both in favor and in opposition. Chairman Dryer asked him to speak in favor and then speak later in opposition. Mr. Welker said these owners have done a fantastic job. There is no longer trash outside the trailers. He is in favor of the small houses.

Michelle Mangrum of 832 Strawberry Lane came forward and was sworn in. She was also in favor and in opposition. She and her sister consider themselves the matriarchs of Strawberry Lane, being the last of the original property owners who lived there when the streets were still gravel and the trailer park was still decent. She said she likes everything that has been done with it so far.

Finding no others to speak in favor, Chairman Dryer asked for those wishing to speak in opposition. Mr. Welker came forward again and presented a large map of the location. He said he used to mow lots for a lot of houses. He has gradually bought most of the houses he used to mow. He said he has seen

the three proposals. He pointed out on the map that an asphalt lane used for access to some trailers is mostly off the trailer court property onto his and other adjacent properties. He said Mr. Barks used to own everything and when he sold off lots, the lots went onto the blacktop. The owners use the blacktop lane to get to their storage area. He has tried placing No Trespassing signs and timbers, which all disappear. He tried parking his backhoe there and twice someone got in it and moved it. Workers in the park have placed tons of stone on the asphalt on his property and it is now sinking. He has given some permission to use it to access certain things. He said the problem is there are two trailers 15' from the property line. Two to three years ago he got a permit for a fence. Then the trailer where Mr. Crites used to live was removed and he didn't need the fence. He said he has talked to everyone he found there working about the property line. The first time he met Mrs. Balsman, the police had been called about brush on his property. He said someone claimed he placed brush to block a resident in. He did not. He said there is a sewer easement just inside the property line. He has talked to the sewer department about it and is going to put a gate that they will have a key to. He said there is only 10' of space to drive on beside the 5' porches on the trailers. There is nowhere for these people to turn around without being on other properties.

Commissioner Harrison said she does not see these trailers on the three proposals. Mr. Welker said they are not, but they may start their development on the other side of the property and he will still have this problem.

Michelle Mangrum came forward again, this time in opposition. She said she has been there fifty years. They are the 4th lot down the street and lots 5, 6, and 7 are directly behind her. She said everything they have done is wonderful and they finally do not hear constant construction noise. She said within the last 5-6 years there was a fire in her backyard that was thought to have been started by a child 9-12 years old with a gas can. She said she was not home and was called about the fire on her property. She was told the child ran away. They have not had other issues from kids. Previously in the past there were drug dealers and police sirens at all times of day and night. They have no more of those issues since the 'riff-raff' is gone. She said all back yards on Strawberry have a fence except theirs. They have a natural boundary of bamboo which blocks their view of the trailer court except in winter. She said there are apartments on all sides of the Casey's [General Store]. Traffic backs up from the Middle School past Strawberry Lane mornings and afternoons. Even turning right onto Independence is difficult. The walking trail is heavily used, and a lot of people cross the street to Casey's, but there is no crosswalk. She said this would increase the number of units from 61 to 96. How many more cars will that cause? She is surprised no one has been injured. There have been fender benders. She said on proposal C-1 one of the apartment buildings would be close to their house and lighting would be an issue. Windows on the second story could allow people to see into yards. Car lights shine through, and Casey's has bright lights. She and her sister do not want a two-story apartment building in the southwest corner. They are both against option C-2 and would prefer C-3. Single story apartments would be more agreeable. Their concerns are lighting, noise, trash, & traffic. She said their neighbor, Mr. Shrimplin had also submitted something to the Commission. Chairman Dryer said they have a copy.

Finding no others to speak in opposition, Chairman Dryer asked Mr. Koehler if he would like to rebut. Mr. Koehler came forward. He said Mrs. Balsman is the owner's mother and may have more detailed information than he has, and he may need to defer to her. Mr. Koehler said the developer would be amenable to lighting restrictions such as one foot-candle of light. The City of Cape has these restrictions. They need some lighting so it will be a safe neighborhood. This is a work in progress. He said in response to the trash concern, there will be regular trash service and the owner will have covenants. Regarding the traffic, he referenced an industry standard of two trips per day per unit. There is already a traffic problem, and their 96 units will have a minimal impact. Mr. Koehler said financial

viability is also a concern. There is a lot of investment that goes into the project and the owner wants to keep his options open. Apartments can attract another market segment. Mr. Koehler said the road (lane) was created by Mr. Barks and he does not think anyone can shut it. They do not intend to use it in their new plan. The owner also does not want to be heavy handed and evict existing tenants but may offer them a better alternative. They plan to develop in chunks as areas become vacant. He said the owner is not present because he is on an extended mission trip.

Chairman Dryer then closed the hearing.

OLD BUSINESS

Request for a Special Use Permit for a)
community unit plan for a high-density)
mixed residential development in a C-2)
General Commercial District at 957 West)
Independence Street submitted by)
Brennon Todt)

Chairman Dryer opened the item for discussion. Commissioner Harrison asked if a special condition can be added for the lighting. Mrs. Sanders said it can and said that any Commissioner making a motion can include the condition.

Chairman Dryer recognized Melanie Balsman. She said since they bought the property they have learned about the easement. They will not encroach on Mr. Welker’s property and new tenants have been told where to stay away from. However, they are looking into whether this access is grandfathered. She said it is a strange property line and the road is more on his side than theirs. They like to get along with the neighbors and will do their due diligence. She said she is aware of lighting issues. She lives on Independence and the storage units’ lights across the street are very bright. Headlights from cars leaving Casey’s shine into her living room window. She said speeders and very loud mufflers are also an issue.

Commissioner Doughten made a motion to approve the request with the added lighting condition. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

NEW BUSINESS

Request for approval of a minor subdivision)
plat of Magnolia Meadow Subdivision)
submitted by Terry R. Seabaugh and Traci)
L. Foltz)

Chairman Dryer asked for a staff report. Mrs. Sanders reported this property is in front of the Jackson Football park, and the subdivision is to divide the house from the remainder of the property. Both lots meet the minimum size and frontage requirements.

Chairman Dryer asked if the applicant was present. No applicant was present. He opened the item for Commission discussion. Finding none, he asked if Mrs. Sanders has any issues with the subdivision. She did not. Chairman Dryer then called for a motion.

Commissioner Fraley made a motion to approve the request. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Request for approval of a minor subdivision)
plat of a Resubdivision of Lots 28 & 30 of)
Deerwood Subdivision submitted by)
Gregory M. & Alison R. Staggs)

Commissioner Dryer asked for a staff report. Mrs. Sanders reported this is the combination of two existing lots. The owner has obtained a variance for a garage but must also combine the lots because an accessory building cannot be on a separate lot.

Chairman Dryer asked the applicant to come forward. Greg Staggs came forward and said he wants to build a garage to keep his ski boat. It is currently kept outside, and vandalism has become a problem.

Chairman Dryer opened the item for discussion. Finding none, he called for a motion.

Commissioner Fraley made a motion to approve the request. The motion was seconded by Commissioner Thomas and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Request for approval of a preliminary)
subdivision plat of Savers Farm)
Subdivision Phase 8 submitted by Cape)
Land & Development, LLC)

Commissioner Dryer asked for a staff report. Mrs. Sanders reported this is a tract in the city that was formerly considered landlocked. The development of Bent Creek Subdivision many years ago did not provide for any connection to adjacent property. A couple of years ago the Board of Aldermen changed the code to allow development to be accessed by something other than a city street, which made it possible for this tract to develop. The access will be through Savers Farm Subdivision, the rest of which is in the county. She said it will have privately maintained streets and private sewer because there is no city sewer near the property. Electric will be Ameren since the city has no way to serve this property. The water will be city water. The city must have control of the water to maintain the Fire Department's ISO rating.

Megan Andrews of the Layton and Southard law firm came forward representing the developer. She said this was formerly the Drum family farm, part of which was in the city and part in the county. They want to develop the part in the city. She said until 2019 the city part could not be developed. There were multiple meetings with the city resulting in a code change to allow access via a publicly dedicated

roadway. The subdivision homeowners' association will maintain the streets. This is a 40-lot subdivision. The only access to electric is to Ameren and they will have private sewer. The developer has obtained easements to get city water to this subdivision. She said the code change was because of this property, and there was a concern that it would cause others to do the same. She said it was found that most other parcels had other access. The new code Section was 57-6.5, added in 2019. There are nine phases of Savers Farm Subdivision. She said annexation of the remainder of Savers Farm was considered and Mrs. Sanders sent letters to many properties but there was not enough interest from the residents in annexation.

Commissioner Doughten asked if the streets would be maintained by an HOA fee. Ms. Andrews said streets and also street lighting will be included. She said someone has bought the remaining Litz property and access to water was obtained through that.

Commissioner Harrison confirmed with Ms. Andrews that there is one HOA for Savers Farm Subdivision, not one per phase.

Chairman Dryer asked if there is an issue with 40 lots. Mrs. Sanders replied that the city has a policy that over 40 lots requires a second entrance. It is not a code but a policy. In this case, there is no city control over the other lots in the subdivision and there are only 40 lots in the city.

Commissioner Harrison made a motion to approve the plat, seconded by Commissioner Fraley and unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Consider a motion to add items to the agenda)
)

Mrs. Sanders reported the Board has accepted the recommendations of the Comprehensive Plan Committee and Planning and Zoning Commission to select Houseal Lavigne Associates of Chicago, Illinois to prepare a new Comprehensive Plan. This is the same firm that prepared the last comprehensive plan. A contract will be formally approved by the Board of Aldermen later this month or early next month and then the project will begin. There will be a large push to get input from citizens, businesses, and various city boards.

Adjournment)

Commissioner Harrison made a motion to adjourn, seconded by Commissioner Doughten and unanimously approved.

Respectfully submitted,



Heather Harrison
Acting Planning and Zoning Commission Secretary

Attest:



Janet Sanders
Building & 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: Request for approval of a preliminary plat of Savers Farm Subdivision Phase 9

APPLICANT: Cape Land & Development, LLC

APPLICANT STATUS: Property owner

PURPOSE: To provide an additional phase of a county subdivision on land that is already inside the city limits but only accessible from the county

SIZE: 17.29 acres

PRESENT USES: Undeveloped land

PROPOSED USE: Single-family residential subdivision

ZONING: R-2 Single Family Residential

SURROUNDING LAND USE: North – out of city; South – R-2 Single Family Residential; East – R-2 Single Family Residential; West – R-2 Single Family Residential

HISTORY: This piece of property was found to already be inside the city limits on a 1961 city limits map. The property to the south developed as Bent Creek Golf Course and Bent Creek Subdivision, which provided for no stubbed streets to access this property.

In 2019, P&Z reviewed and the Board of Aldermen approved new code language in Chapter 57 (Land Subdivision Regulations) to allow limited access land development. This allows a subdivision to have access other than a public city street when no city street right-of-way is available for a connection. This code language was developed due to this specific property.

TRANSPORTATION AND PARKING: All required street frontage and parking will be developed as part of the subdivision development and building construction.

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

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property includes an area of floodplain that will be located in the rear yard of seven lots and does not prevent an adequate buildable area for those lots.

PHYSICAL CHARACTERISTICS: No access is available except through previous Savers Farm Subdivision phases located in the county.

COMMENTS: This subdivision contains 40 lots.

This subdivision is proposed to have privately maintained streets. They will also have Ameren Electric because no city electric service is available to this location. The subdivision will install city water and sewer. The developer will install a water main extension from the existing main near Greensferry Road through a new easement across adjacent undeveloped property. City sanitation and emergency services will serve these lots. City staff and administration are aware of this hybrid mixture of public and private infrastructure.

NOTE: This application form looks different from the traditional application form because it was submitted through the Building & Planning Department's new online portal. We expect to begin to see more applications in this format.

ACTION REQUIRED: The Commission shall approve or deny this subdivision based on compliance with the Land Subdivision Regulations.



Subdivision Permit Application

Date: 06/15/2022

Applicant / Current Owner

Applicant Name: Brandon Williams
 Address: 2985 Boutin Drive
 City, State, Zip: Cape Girardeau, MO 63701
 Phone: 573-335-3382
 Email: bowconstruction@aol.com

Owner Name: Cape Land & Development, LLC
 Address: 2985 Boutin Drive
 City, State, Zip: Cape Girardeau, MO 63701
 Phone:
 Email:

Proposed Owner / General Project Information

Owner Name: Cape Land & Development, LC
 Address: 2985 Boutin Drive
 City, State, Zip: Cape Girardeau, MO 63701
 Phone:
 Email:

Site Address: SAVERS FARM SUBDIVISION PHASE 9
 City, State, Zip:
 Current Use:
 Current Zoning: R-2 Single-Family Residential
 Proposed Zoning: R-2 Single-Family Residential

Project Description:

Annexation

Rezoning App?: No
 Special Use App?: No

Current Use:
 Legal:

Rezoning / Special Use / Variance Information

Request Reason:
 Current Use:
 Proposed Use:

Prior Variance: No
 Prior Request:
 Permission to Visit: No

Subdivision Information / Current Zoning

Subdivision Type: Preliminary Plat
 Current Use:
 Proposed Use:
 Subdivision Name: Savers Farm Subdivision - Phase 9
 Engineer Company: Strickland Engineering
 Contact: Marc Mahnke / Brian Strickland
 Mailing Address: 113 W. Main Street
 City, State, Zip: Jackson, MO 63755
 Phone: 573-243-4080
 Other Permit: No
 Legal:

- R-1:
- R-2:
- R-3:
- R-4:
- MH-1:
- O-1:
- CO-1:
- C-1:
- C-2:
- C-3:
- C-4:
- I-1:
- I-2:
- I-3:

Item 1.

Proposed Zoning

- R-1:
- R-2:
- R-3:
- R-4:
- MH-1:
- O-1:
- CO-1:

- C-1:
- C-2:
- C-3:
- C-4:
- I-1:
- I-2:
- I-3:

Land Exchange Information

Current Use:	Granting Owner:
Request Reason:	Address:
Granting Property:	City, State, Zip:
Receiving Property:	Receiving Owner:
Engineer Company:	Address:
Engineer Contact:	City, State, Zip:
Address:	Application For:
City, State, Zip:	Combination or re-combination of previously
Phone:	platted lots

Additional Comments

SUBDIVISION OF LAND

I do hereby certify that the information contained herein is true and correct.

 Brandon Williams
 Name

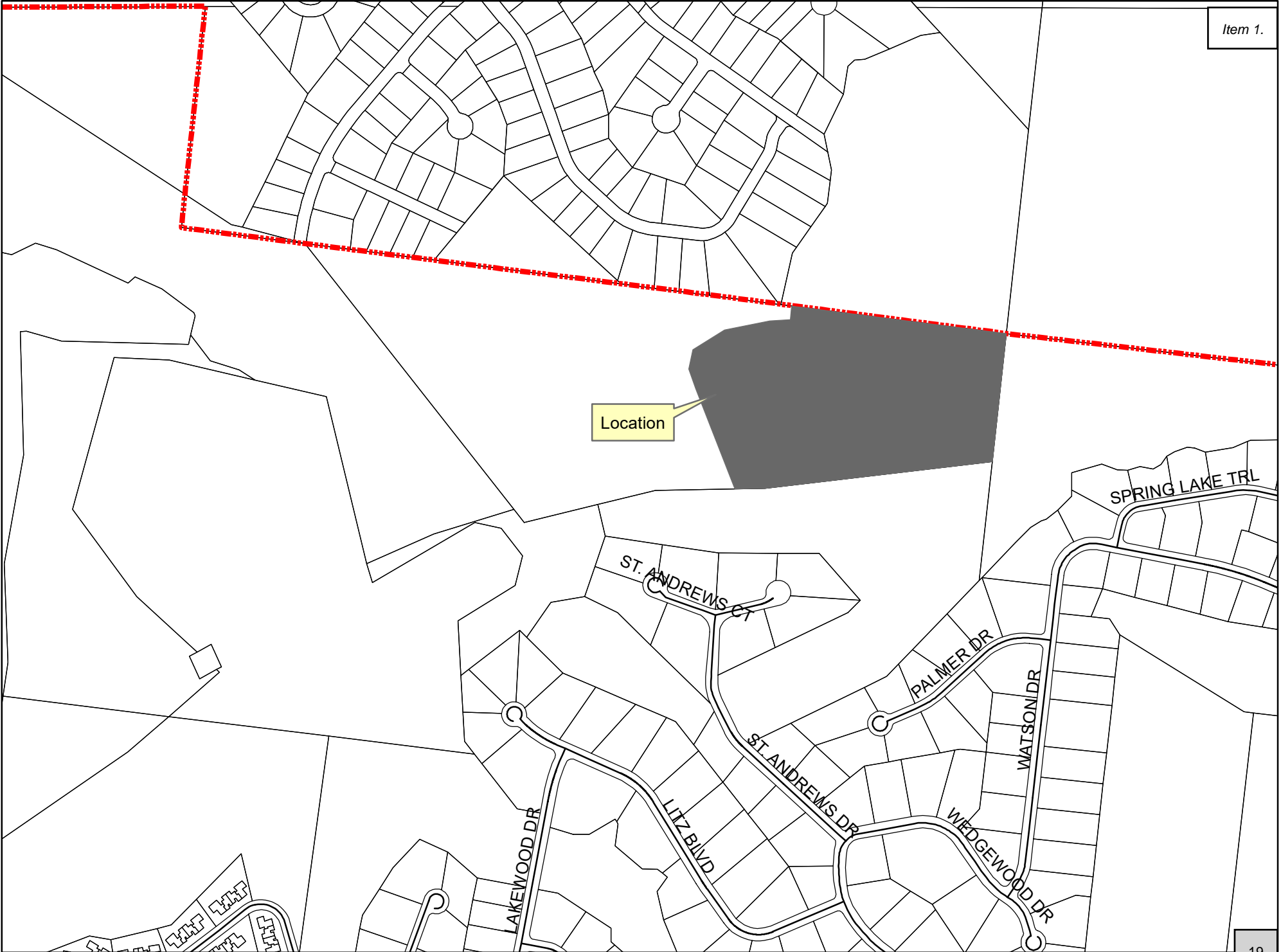
 06/15/2022
 Date

Savers Farm Phase 9

PART OF U.S.P. SURVEY 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 174 OF SAVERS FARMS SUBDIVISION PHASE 6 AS RECORDED IN DOCUMENT NUMBER 2022-00181 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF BENT CREEK GOLF COURSE AS DESCRIBED IN DOCUMENT NUMBER 2015-09634 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE THE FOLLOWING COURSES, SOUTH 05 DEGREES 50 MINUTES 52 SECONDS WEST 514.41 FEET; THENCE SOUTH 83 DEGREES 20 MINUTES 10 SECONDS WEST 857.73 FEET; THENCE SOUTH 87 DEGREES 25 FEET 44 SECONDS WEST 231.23 FEET; THENCE LEAVING SAID BOUNDARY LINE, NORTH 17 DEGREES 39 MINUTES 47 SECONDS WEST 462.33 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS WEST 78.46 FEET; THENCE NORTH 22 DEGREES 14 MINUTES 29 SECONDS EAST 70.20 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 15 SECONDS EAST 257.42 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 37 SECONDS EAST 75.88 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 33 SECONDS EAST 61.72 FEET TO THE SOUTHWEST CORNER OF LOT 180 OF SAID SAVERS FARM SUBDIVISION PHASE 6; THENCE ALONG THE SOUTH LINE OF SAID SAVERS FARM SUBDIVISION PHASE 6, SOUTH 82 DEGREES 29 MINUTES 37 SECONDS EAST 925.32 FEET TO THE POINT OF BEGINNING.

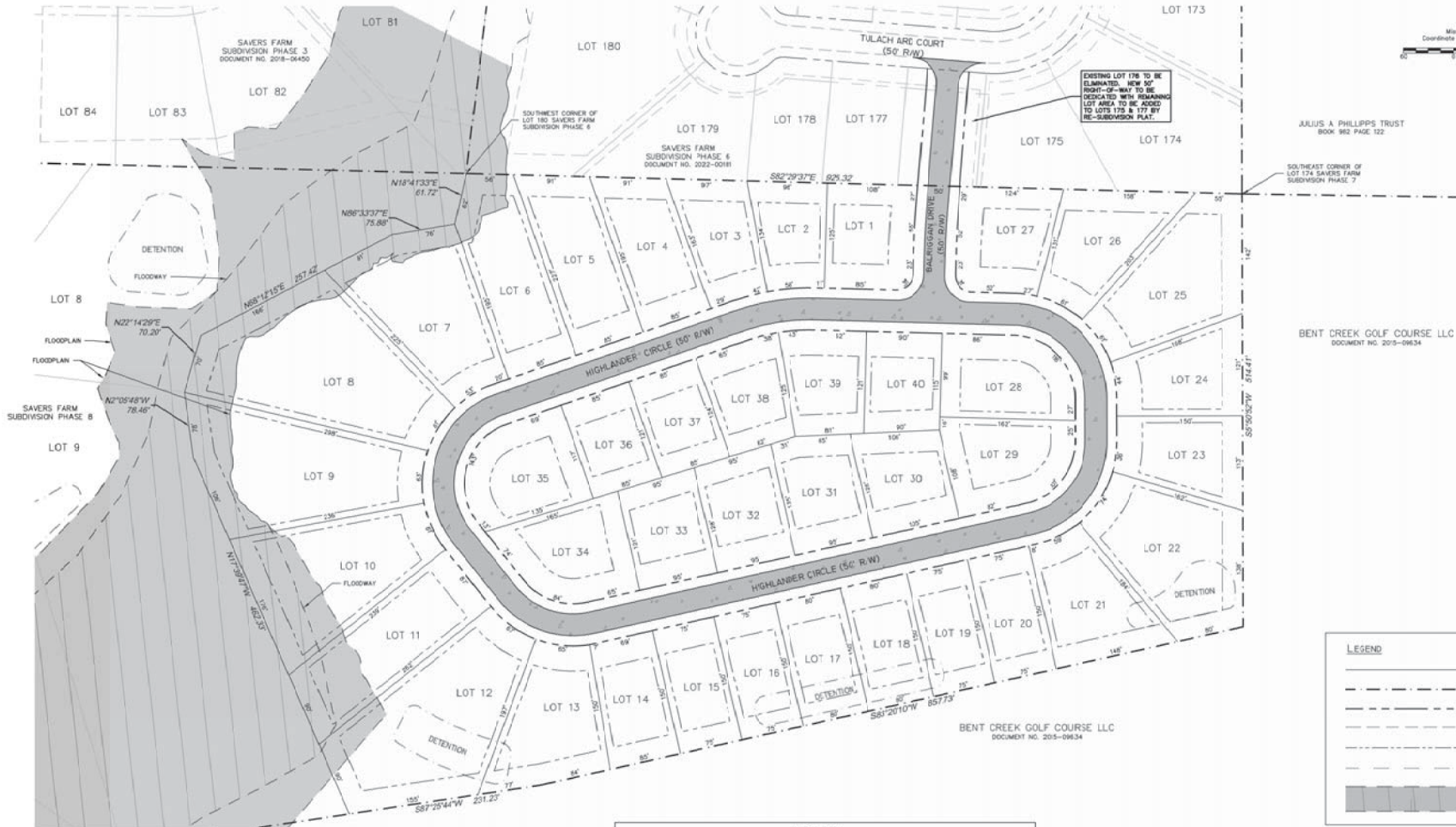
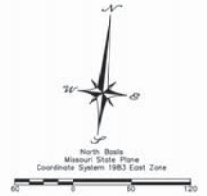
THE HEREIN DESCRIBED TRACT CONTAINS 17.29 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



Location

SAVERS FARM SUBDIVISION - PHASE 9

Part of U.S.P. SURVEY 318, Township 31 North Range 13 East of the Fifth Principal Meridian
in the City of Jackson and County of Cape Girardeau, Missouri.



EXISTING LOT 176 TO BE ELIMINATED. NEW 50' RIGHT-OF-WAY TO BE DESIGNATED WITH REMAINING LOT AREA TO BE ADDED TO LOTS 175 & 177 BY RE-SUBDIVISION PLAT.

JULIUS A. PHILLIPPS TRUST
BOOK 982 PAGE 122

BENT CREEK GOLF COURSE LLC
DOCUMENT NO. 2015-09634

BENT CREEK GOLF COURSE LLC
DOCUMENT NO. 2015-09634

LEGEND	
	LOT LINE
	PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	100-YEAR FLOODPLAIN LINE
	100-YEAR FLOODWAY

NOTES

ZONING:
R2 SINGLE FAMILY RESIDENTIAL

EASEMENT NOTES:
10' FRONT
10' REAR

BUILDING SETBACKS:
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 10'
SIDE YARD SETBACK = 0'

DESIGN STANDARDS:
50' RIGHT-OF-WAY WIDTH

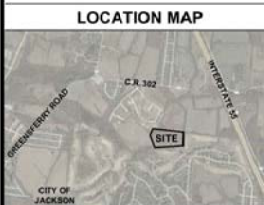
20' WIDE PRIVATE CONCRETE STREETS WITH CURB TO BE MAINTAINED BY THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION.

OWNER & DEVELOPER:
CAPE LAND & DEVELOPMENT, LLC
609 BRANCON WILLIAMS
2985 BOUTIN DRIVE
CAPE GIRARDEAU, MO 63701

PREPARED BY:
STRICKLAND ENGINEERING
113 W MAIN STREET SUITE 1
JACKSON, MO 63705
(937) 243-4380

ACCURACY STANDARD: TYPE U5AN

FLOODPLAIN NOTE:
A PORTION OF THE DESCRIBED TRACT IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 290312H-4E.



	STRICKLAND ENGINEERING CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	113 WEST MAIN STREET P. O. BOX 159 JACKSON, MISSOURI 63705 TEL: 937-243-4080 FAX: 573-243-2191
	PRELIMINARY PLAT FOR SAVERS FARM SUBDIVISION PH. 9 JACKSON, MISSOURI	SCALE 1" = 60' DATE 6-15-2022 DRAWN BY RTM CHECKED BY RA/BS PROJECT # 22-074

Staff Report

ACTION ITEM: Request for a Special Use Permit for a towing business in a C-2 General Commercial District at 1405 South Farmington Road

APPLICANT: Land Escapes, LLC

APPLICANT STATUS: Proposed property owner

PURPOSE: To relocate an existing towing business from 1000 North High Street to 1405 South Farmington Road.

SIZE: Approx. 11 acres

PRESENT USES: Vacant duplex

PROPOSED USE: Towing business / possibly retain duplex

SURROUNDING LAND USE: North – R-2 Single Family Residential; South – I-2 Heavy Industrial; East – out of city; West – R-2 Single Family Residential & I-2 Heavy Industrial

HISTORY: This property once contained the Kinder mobile home park.

TRANSPORTATION AND PARKING: Street frontage is on South Farmington Road with separate driveway accesses for the duplex and the former mobile home park. All required parking for the towing business would need to be created as part of the re-development.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: General Commercial use

FLOODPLAIN INFORMATION: Part of this property is located in a floodplain and floodway as designated by FEMA panel 29031C0143E dated 9/29/11.

PHYSICAL CHARACTERISTICS: Rocky Branch, a creek on the floodplain map, runs through this property. The northern boundary of the property abuts Jackson Ridge Subdivision, a single-family residential subdivision.

COMMENTS: The following special conditions are recommended by staff and can be modified as deemed appropriate by the Planning and Zoning Commission and/or Board of Aldermen.

1. **No wrecked or inoperable vehicle is to remain on the property for a period to exceed 45 days, unless stored inside a completely enclosed building.**
2. **All wrecked vehicles must be visibly screened from all public streets and surrounding city property by a privacy fence or a dense evergreen hedge of sufficient height to form a visible screen.**

3. No stripping or tearing down of vehicles is permitted on the property.

The following additional conditions uniquely related to this property are also recommended:

- 4. No portion of the property within the FEMA designated floodway can be used for storage of vehicles, parts, materials, debris, or other items, and no construction of fences, retaining walls, or other accessory uses can be constructed within the floodway without all required permits and a No-Rise Certificate from an engineer or surveyor.**
- 5. The existing duplex on the property may remain a residential use or may be converted to office / residential use, conditional upon compliance with building & fire codes of the City of Jackson.**
- 6. Any residential use of this property cannot fenced into the same enclosure as the towing storage.**

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request with any special conditions considered appropriate.



Rezoning/Special Use Permit Application

Date: 07/11/2022

Applicant / Current Owner

Applicant Name: Land Escapes, LLC
 Address: 998 N High St
 City, State, Zip: Jackson, MO 63755
 Phone: 573-225-4653
 Email:

Owner Name: David Kinder
 Address: 6219 Bridlewood Ln
 City, State, Zip: Brentwood, TN 37027
 Phone:
 Email:

Proposed Owner / General Project Information

Owner Name: Patrick Morgan
 Address: 998 N High St
 City, State, Zip: Jackson, Mo 63755
 Phone: 573-225-4653
 Email:

Site Address: 1405 South Farmington Rd
 City, State, Zip: Jackson, MO 63755
 Current Use: Vacant
 Current Zoning: C-2 General Commercial
 Proposed Zoning: C-2 General Commercial

Project Description: Towing business

Annexation

Rezoning App?: No
 Special Use App?: No

Current Use:
 Legal:

Rezoning / Special Use / Variance Information

Request Reason: Towing Business
 Current Use: Vacant
 Proposed Use: Towing Business

Prior Variance: No
 Prior Request:
 Permission to Visit: No

Subdivision Information / Current Zoning

Subdivision Type: Final Plat
 Current Use:
 Proposed Use:
 Subdivision Name:
 Engineer Company:
 Contact:
 Mailing Address:
 City, State, Zip:
 Phone:
 Other Permit: No
 Legal:

- R-1:
- R-2:
- R-3:
- R-4:
- MH-1:
- O-1:
- CO-1:
- C-1:
- C-2:
- C-3:
- C-4:
- I-1:
- I-2:
- I-3:

Item 1.

Proposed Zoning

- R-1:
- R-2:
- R-3:
- R-4:
- MH-1:
- O-1:
- CO-1:

- C-1:
- C-2:
- C-3:
- C-4:
- I-1:
- I-2:
- I-3:

Land Exchange Information

Current Use:
 Request Reason: New towing lot
 Granting Property:
 Receiving Property:
 Engineer Company:
 Engineer Contact:
 Address:
 City, State, Zip:
 Phone:

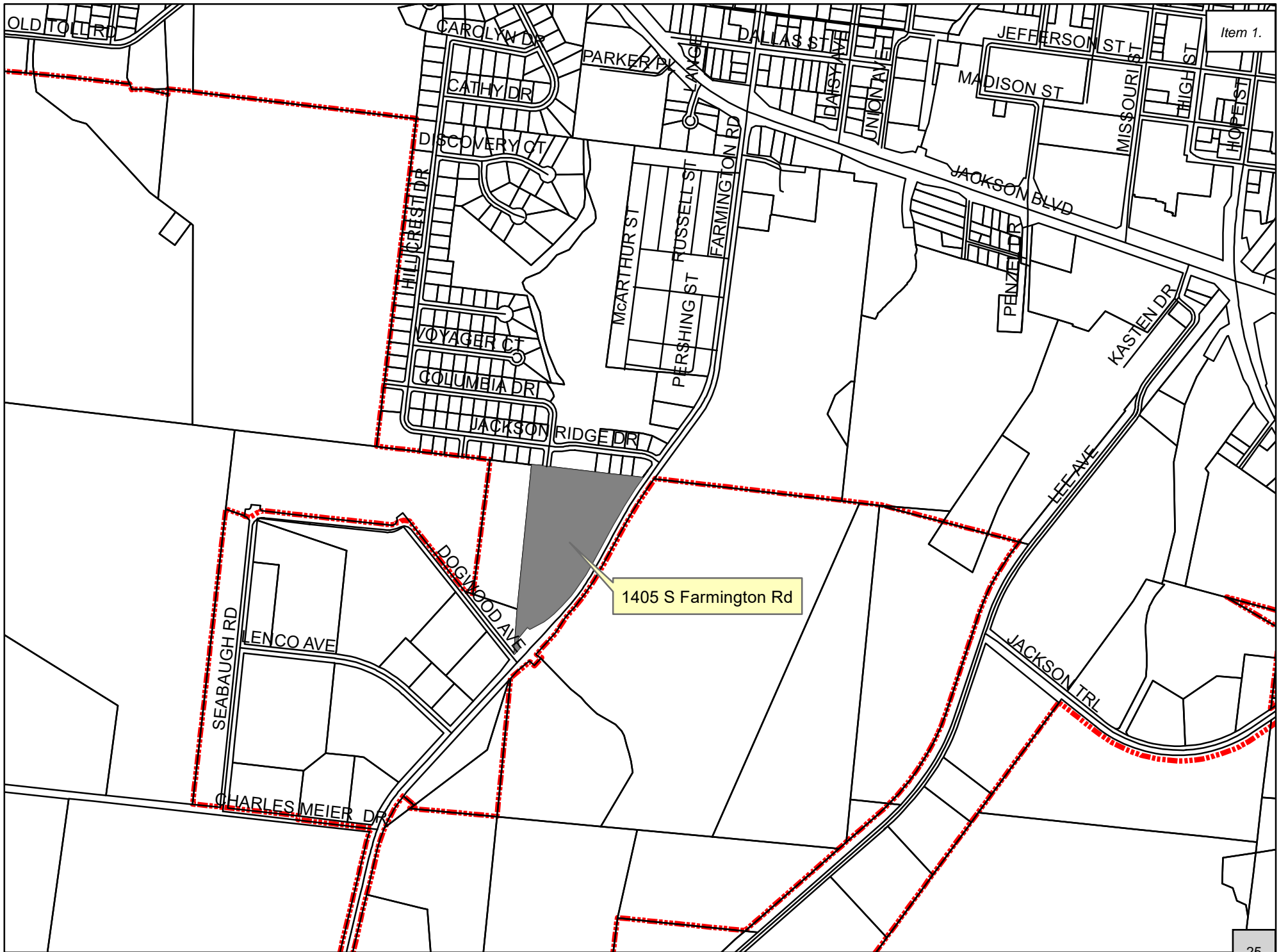
Granting Owner:
 Address:
 City, State, Zip:
 Receiving Owner:
 Address:
 City, State, Zip:
 Application For: Combination or re-combination of previously platted lots

Additional Comments

I do hereby certify that the information contained herein is true and correct.

 Patrick Morgan
 Name

 07/11/2022
 Date



1405 S Farmington Rd




Legend


 City Limits

 Parcels


Zoning


Zoning_II

 C-1 Local Commercial

 C-2 General Commercial

 C-3 Central Business

 C-4 Planned Commercial

 CO-1 Enhanced Commercial Overlay

 I-1 Light Industrial


 I-2 Heavy Industrial

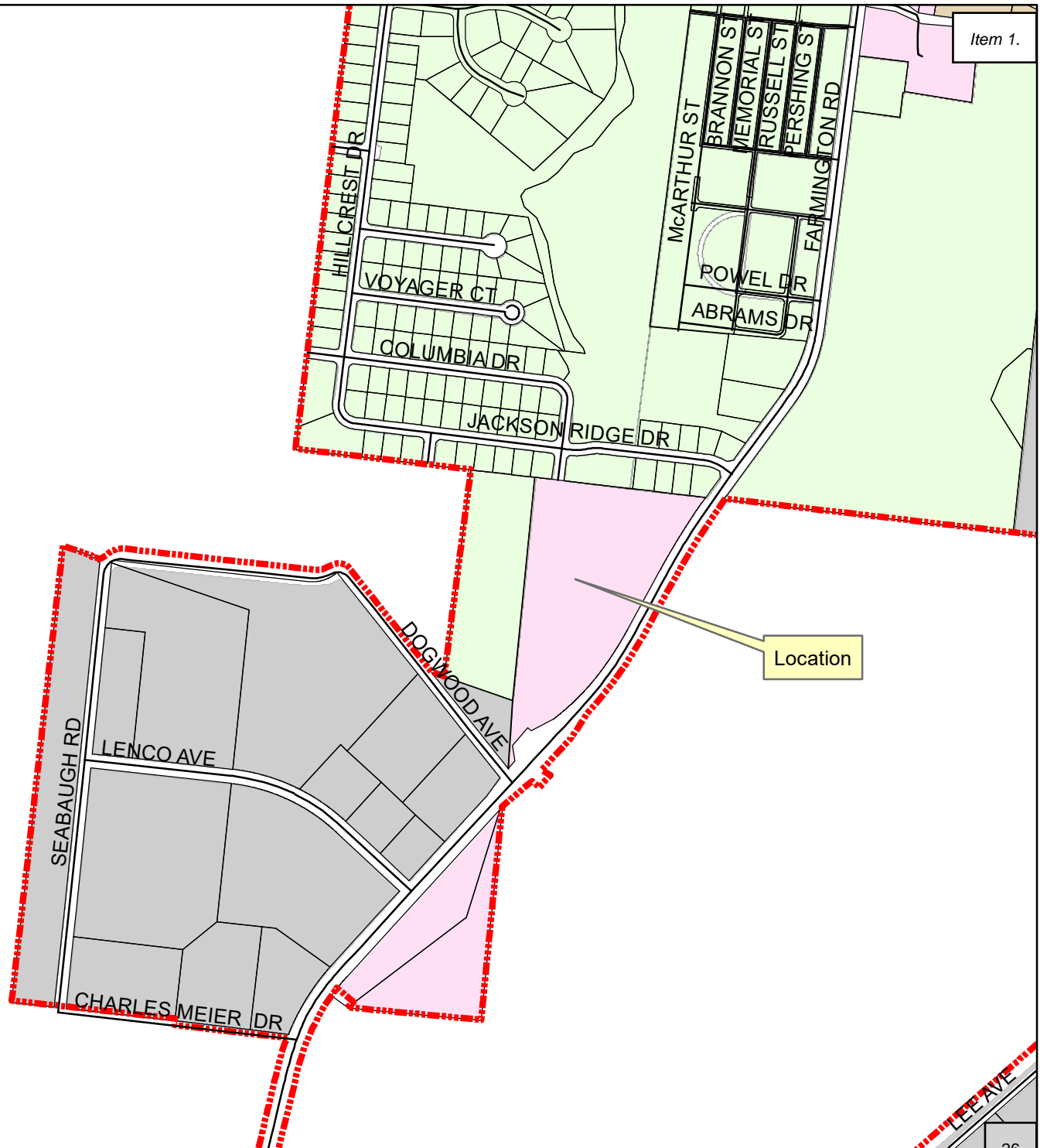
 O-1 Professional Office

 R-1 Single Family Residential (Low Density)

 R-2 Single Family Residential

 R-3 One- and Two-Family Residential

 R-4 General Residential



1405 S. Farmington Rd.
Surrounding Zoning



JACKSON MISSOURI CITY OF
 COX TRACEY L & JEFFREY ET VIR
 SIDES DON E & RUTH A ET UX
 GOIN DANNY & LEANN ET UX
 WHITE WILLIAM & SANDRA ET UX
 MOUSER CAROL L
 HIGGERSON STUART FRENCH JORDAN M & MINDY L ET UX
 HAHS BRANDON C & MARILYN K ET UX
 JACKSON MISSOURI CITY OF
 CHART PROPERTIES LLC
 SPARZYNSKI GEORGE & SHARON M TRUSTRAMEY MARGARET J
 SCHUENEMEYER DANIEL & DONELLE ET UX

SEABAUGH KENNETH E TRUST ETAL
 KINDER DAVID M

SEABAUGH KENNETH E TRUST ETAL

1116 PROPERTIES LLC

MIDWEST STERILIZATION CORPORATION

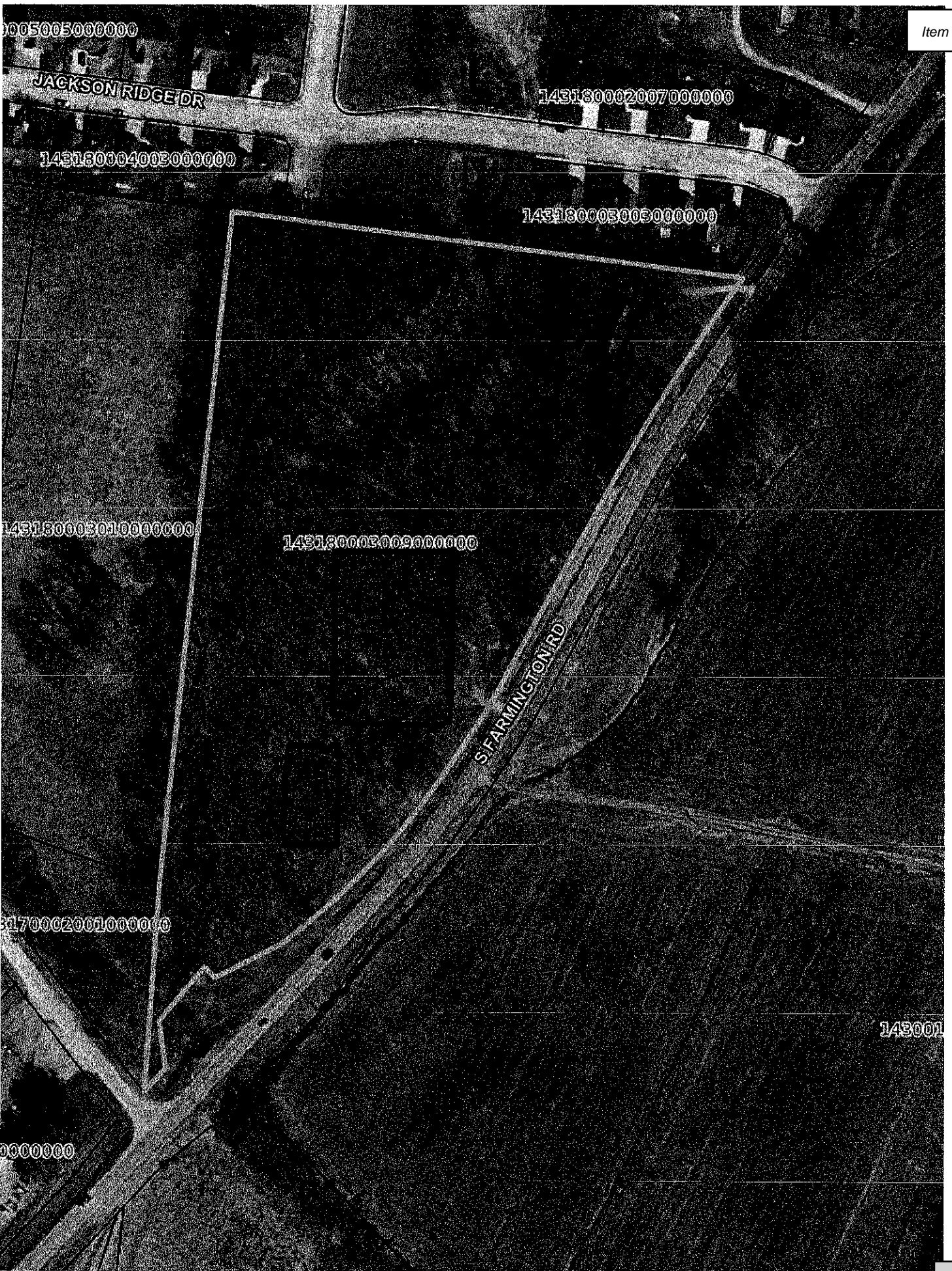
MIDWEST STERILIZATION CORPORATION

1405 South Farmington Road
 Location Map

400 + from line

shop 50x100
fence 200x300

1305 S Farmington



Jackson Park Board



July 11, 2022

6:00 pm

Regular Meeting | Civic Center

Agenda

Board Members Present

Recognition Of Visitors:

Reading Of Previous Meeting Minutes

Old Business

- 1) Hubble Ford Replacement Bridge Project
- 2) Civic Center Digital Sign
- 3) Soccer Park Field Project
- 4) American Rescue Funds discussion

New Business

Committee Reports

Civic Center Report

Parks & Recreation Director's Report

Adjournment

Jackson Park Board Meeting June 13, 2022

Item 2.

Meeting called to order by Luke Dry at 6:00 PM

Members Present: Luke Dry, Dave Seabaugh, Michelle Flath,
Cathy Reiminger, Bob Lichtenegger

Visitors: Chris Eastridge, Katy Liley – Aldermen Representative
Spencer Sander

Reading of the minutes: Cathy made a motion to approve the April Board minutes,
Dave 2nd. Motion was approved by a vote of the Board.

Old Business:

Hubble Ford Replacement Bridge Project

Construction is delayed. Waiting on a part. Construction will not be done by the 4th of July.

Dog Park Project

Tabled at the April Meeting. Board decided to take off agenda

Civic Center Digital Sign

Katy had nothing new to report. Due to easement right-of-way verification being required, an extension for project completion has been approved by the Board of Aldermen

Soccer Park Field Project

Design work continues and donors are being sought to help finance the project.

New Business:

Special Event Permit Application – Independence Day 5K

Annual 5K walk/run event sponsored by Southeast Health. Begins and ends at Healthpoint, with some of the route taking place in the City Park. We have worked with the bridge contractor to ensure the current road closure would not affect the traditional route. Motion by Bob to approve the request, Cathy 2nd. Motion approved by a vote of the Board.

Special Event Permit Application – 3 on 3 Basketball Tournament

Josh Lukefahr would like to host a 3 on 3 basketball tournament to supplement his fundraising efforts for improvements to the basketball courts. Motion by Cathy to approve the request, Dave 2nd. Motion approved by a vote of Board. It was discussed about the special event to have to have liability insurance.

Jackson Park Board Meeting June 13, 2022

New Business continued:

American Rescue Funds Discussion:

The Mayor and Board would like the Park Board to prioritize the improvements so we can move forward with getting cost estimates, engineering work, etc. The Park Board felt they needed more time to make this decision. Luke Dry has called a special meeting for Monday,

June 27th at 6:00pm.

Junior Park Board Members:

Luke Dry would be interested in getting a couple High School students to serve on the Park Board. He is going to get with the High School counselors and discuss it with them.

Scholarship – Park Foundation:

Discuss of possibly giving a scholarship to a graduating High School Senior that plans to major in Park & Rec.

Committee Reports: None at this time.

Civic Center

The “Kids Summer Camps” athletic events have been a success. 22 campers for the Sports Camp. 13 attending the Princess Academy.

Weekend events have the meeting rooms booked up through the summer. The detached building is in discussion about the bidding process.

Park & Recreation Director’s Report

As printed in the agenda packet. Discussion about Park Day followed including doing more advertising and some conflict with other local events.

Recreation Report:

Spencer Sander reported that there is 2 more weeks left of the baseball season. He met with Robert Lewis (JGSL President) and they agreed that Spencer will take over the Jackson Girls Softball League next summer.

Motion to adjourn approved by a vote of the Board.

Minutes submitted by: Michelle Flath

**PROPOSED CHANGES FOR UTILITY VEHICLES AND
RECREATIONAL OFF-HIGHWAY VEHICLES**

1. Attached are proposed changes to Sec. 39-500. – Definitions and Sec. 39.501. – Prohibition.
2. Definitions are added to the City Code for “Recreational Off-Highway Vehicles” and “Utility Vehicles.”
3. A “Recreational Off-Highway Vehicle” is commonly known as a “Side-by-Side” or “Razor.” These are vehicles that are designed for more aggressive off-road use and are typically permitted on trails.
4. A “Utility Vehicle” is primarily used for landscaping, lawncare or maintenance purposes. It typically has a cab with a tail bed and goes by names such as a “Gator,” “Mule,” or “Ranger.”
5. Attached is a modified Sec. 39-500 prohibiting “Recreational Off-Highway Vehicle” and “Utility Vehicle.”
6. Also attached is a proposed ordinance permitting “Utility Vehicle” and “Recreational Off-Highway Vehicle” on city streets, roadways and highways. Included in the proposed ordinance are all requirements that could reasonably be required for operation of these vehicles on City streets. The Board can include some, none, or all of these proposed requirements except for those requirements preempted by State law which would include:
 - Valid Driver’s License
 - Financial Responsibility
 - Traffic laws (speed, stop sign, etc.)
7. Should the Board decide to make no changes, “All-Terrain Vehicles”, “Golf Carts,” and “Motorized Play Vehicles” will continue to be prohibited on a city street. However, State law will apply to a “Utility Vehicle” and “Recreational Off-Highway Vehicle.”
8. State law allows a “Recreational Off-Highway Vehicle” and “Utility Vehicle” on city streets for:
 - Agricultural purposes
 - Industrial on – premises purposes

- Handicap persons – for short distances occasionally only on the State’s secondary road when operated between the hours of sunrise and sunset.
9. “Agricultural purposes” and “Industrial On-premises purposes” are not defined by State statute and will likely cause significant enforcement issues in determining when vehicles are operated for these purposes.

Sec. 39-500 – Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a difference meaning:]

“All-terrain vehicle” means any motorized vehicle manufactured and used exclusively for off-highway use which is fifty (50) inches or less in width, with an unladen dry weight of six hundred (600) pounds or less, traveling on three (3), four (4) or more low pressure tires with a seat designed to be straddled by the operator and handlebars for steering control.

“Golf cart” means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that has been manufactured by the original manufacturer so as not to be capable of exceeding speeds of twenty (20) miles per hour.

“Motorized play vehicle” means any mini-motorcycle, pocket bike, pocket motorcycle or any other vehicle that is capable of transporting a person or persons at a speed in excess of five (5) miles per hour which is self-propelled by a motor or engine and that is not otherwise defined by the Missouri Statutes or this Code as a motor vehicle, motorcycle, bicycle or motorized bicycle.

“Recreational off-highway vehicle” means any motorized vehicle manufactured and used exclusively for off-highway use which is more than fifty (50) inches but no more than eighty (80) inches in width, measured from outside of tire rim to outside of tire rim, with an unladen dry weight of three thousand five hundred (3,500) pounds or less, traveling on four or more nonhighway tires and which may have access to ATV trails.

“Utility vehicle” means any motorized vehicle manufactured and used exclusively for off-highway use which is more than fifty (50) inches but no more than eighty (80) inches in width, measured from outside of tire trim to outside of tire trim, with an unladen dry weight of three thousand five hundred (3,500) pounds or less, traveling on four or six wheels, to be used primarily for landscaping, lawn care, or maintenance purposes.

(Ord. No. 07-115, §2, 11-6-07; Ord. No. 15-112, §2, 12-21-15; Ord. No. ____, §2, 08-____-22)

Sec. 39-501. – Prohibition.

No person shall ride on or operate a “motorized play vehicle,” an “all-terrain vehicle,” a “golf cart,” a “recreational off-highway vehicle,” or a “utility vehicle” upon any street, highway, roadway, or sidewalk within the city or within the boundaries of any city park. It is provided, however, that golf carts may cross city streets solely for the purpose of getting from one section of a golf course to another. This section does not apply to vehicles operated by the city or vehicles operated at specific events authorized by the city or vehicles operated by individuals for debris removal or snow removal. In the event that this section is violated by a juvenile, then the vehicle shall be confiscated by the city and held until the transportation and storage fees are paid by the adult owner of the vehicle.

(Ord. No. 07-115, §2, 11-6-07; Ord. No. 15-112, §2, 12-21-15; Ord. No. _____, §2, 08-____-22)

Sec. 39-_____ - Recreational Off-Highway Vehicle and Utility Vehicle

A “recreational off-highway vehicle” or a “utility vehicle” (hereinafter “vehicle”), as defined in Section 39-500, may be operated on the streets, roadways or highways within the city under the following circumstances:

- A. The operator shall observe all traffic laws and local ordinances and not obstruct or interfere with the normal flow of traffic.
- B. The operator shall possess a valid driver’s license.
- C. The operator shall be eighteen (18) years of age or older.
- D. The operator shall maintain financial responsibility on the vehicle.
- E. The vehicle shall be operated only between the hours of official sunrise and sunset.
- F. The vehicle shall be equipped with headlights, taillights, turn signals, rearview mirror, seat belts, horn, adequate brakes, reliable steering, safe tires and reflectorized warning devices.
- G. The vehicle may not be operated on a State or Federal highway except for the purpose of crossing to gain access to a city street, roadway or highway.
- H. The vehicle shall not be operated on any city street, roadway or highway with posted speeds of more than thirty-five (35) miles per hour.
- I. Unless they are equipped to do so, there can be no passengers riding on these vehicles. If they are equipped the following shall apply:
 - 1. Children less than four (4) years old or less than forty (40) pounds must be in an appropriate child safety seat. (Section 307.179, RSMo.)
 - 2. Children ages four (4) through seven (7) who weigh at least forty (40) pounds must be in an appropriate child safety seat or booster seat unless they are eighty (80) pounds or four feet nine inches (4’9”) tall. (Section 307.179, RSMo.)
 - 3. Children ages eight (8) and over or weighing at least eighty (80) pounds or at least four feet nine inches (4’9”) tall are required to be secured by a safety belt or buckled into an appropriate booster seat. (Section 307.179, RSMo.)
 - 4. All passengers, under the age of eighteen (18), must wear an approved Department of Transportation helmet while riding.

5. The vehicle shall not be operated with more passengers than the number for which it was designed.
 6. All occupants shall wear a seat belt.
- J. Nothing in this section shall be interpreted as requiring the City to inspect the vehicle prior to operation to determine compliance with this section.



Office of the Cape Girardeau County Clerk

Kara Clark Summers

1 Barton Square, Suite 301

Jackson, MO 63755

Phone # 573-243-3547 Fax # 573-204-2418

Notice of 2022 Aggregate Assessed Valuation

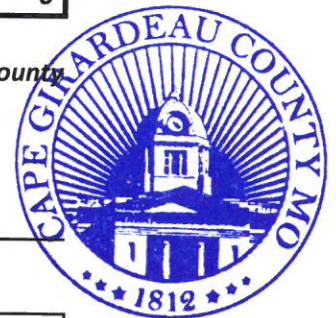
As required by Section 137.245.3, RSMo, I, Kara Clark Summers, County Clerk of Cape Girardeau County, State of Missouri, do hereby certify the foregoing to be a true and correct Aggregate Assessed Valuation of said Political Subdivision, in said County, for the 2022 Tax Year as certified by the County Assessor.

The figures include Railroad and Utility Valuations as reported by the State Tax Commission.

		<u>City of Jackson</u>		
REAL ESTATE :		JUNE	After B O E	T I F
Assessor's List				
	Agriculture	312,370	0	5,040
	Residential	150,589,300	0	6,300
	Commercial	53,790,040	0	0
	Sub-total	204,691,710	0	11,340
RR/Utility	(Local)			
	Operating Property	14,783	0	
	Non-operating	0	0	
	(State) Commercial	383,717	0	
GRAND TOTAL Real Estate		205,090,210	0	
PERSONAL PROPERTY:				
Assessor's List		72,135,138	0	
RR/Utility	(Local)	28,232	0	
	(State)	174,866	0	
GRAND TOTAL Personal Property		72,338,236	0	
ASSESSED VALUATION TOTAL		277,428,446	0	
ASSESSED VALUATION MINUS TIF		277,417,106	0	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the County Commission of Cape Girardeau County this 8th day of July 2022.

Kara Clark Summers
Kara Clark Summers, County Clerk



NEW CONSTRUCTION: 34,200,650 0

This information is transmitted to assist you in complying with section 67.110, RSMO, which requires that notice be given and public hearings held before tax rates are set.