



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, May 16, 2022 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

- [1.](#) May 11 Planning & Zoning Commission packet
- [2.](#) May 9 Park Board packet
- [3.](#) Traffic and safety concerns on Court Street
- [4.](#) Generator Services Program for Water Supply Wells No. 4 and 6 - services proposal
5. Public hearing procedure
6. Previously tabled items
7. Additional items (unspecified)

Posted on 05/13/2022 at 04:00 PM.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Building & Planning Manager
DATE: May 12, 2022
SUBJECT: Planning and Zoning May Report

The following action was taken at the May Planning & Zoning meeting:

- Harry Dryer was elected chairman for the 2022-23 year. Tony Koeller was elected secretary.
- A public hearing for a Special Use Permit for two 75 sq. ft. oversized signs for 2502 East Jackson Boulevard for ALDI, Inc. was held.
- A Special Use Permit for two 75 sq. ft. oversized signs for 2502 East Jackson Boulevard for ALDI, Inc. was approved and is forwarded to the Board of Aldermen with a positive recommendation.
- A preliminary subdivision plat of East Main Crossroads Commercial Subdivision was removed from the table. The applicant has withdrawn this application, so a motion was made to accept the withdrawal after the item was removed from the table.
- A public hearing was scheduled for June 8th for a community unit plan for a high-density mixed residential development for 957 West Independence Street.
- A Land Exchange Certification was approved for transfer of 0.026 acres of property from 702 Corrine Street to 630 Corrine Street. No action is required by the Board of Aldermen.
- A preliminary plat of Jackson North Industrial Park Second Subdivision was reported as withdrawn by the applicant.

As always, if you have questions on any item, please contact me at 573-243-2300 or jsanders@jacksonmo.org

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, MAY 11, 2022, 6:00 P.M.
REGULAR MEETING

Item 1.

CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session. With no chairman due to Mike Seabaugh's election to Board of Aldermen, Secretary Tony Koeller opened the meeting. Present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer, Eric Fraley and Bill Fadler present. Absent were Tina Weber and Michelle Doughten. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Mike Seabaugh were also present. Citizens present were Chris Koehler, Melanie Balsman, Harold Brown, and Bob Lichtenegger.

ELECTION OF CHAIRMAN AND SECRETARY

Tony Koeller made a motion nominating Harry Dryer as chairman for the 2022-23 year. The motion was seconded by Bill Fadler and was unanimously approved.

Harry Dryer made a motion nominating Tony Koeller as secretary for the 2022-23 year. The motion was seconded by Bill Fadler and was also unanimously approved.

Newly elected Chairman Dryer chaired the remainder of the meeting.

Approval of the April 13, 2022)
regular meeting minutes)

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Koeller seconded by Commissioner Harrison.

PUBLIC HEARING

Public hearing regarding a request for a)
Special Use Permit for oversized signs for)
two 75 ft. attached signs in a C-2 General)
Commercial District at 2502 East Jackson)
Boulevard submitted by ALDI, Inc.)

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

The applicant was not present. Mrs. Sanders explained they are out of state. Their intent is to use the standard square ALDI logo sign which will be located on two sides of a tower-like portion of the building.

Commissioner Fadler asked for clarification about the driveway entrances. It was pointed out that there will be two entrances from the highway. One is shared with Alliance Bank.

Chairman Dryer asked if anyone was present to speak in favor or in opposition. Finding none, he closed the hearing.

OLD BUSINESS

Request for a Special Use Permit for oversized signs in a C-2 General Commercial District for two 75 square foot attached signs at 2502 East Jackson Boulevard submitted by ALDI, Inc.)
)
)
)
)

Finding no further discussion, Chairman Dryer called for a motion. Commissioner Emmendorfer made a motion to approve the request. The motion was seconded by Commissioner Koeller and was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for approval of a preliminary Subdivision plat of East Main Crossroads Commercial Subdivision submitted by Michael K. and Linda J. Haynes)
)
)
)

Mrs. Sanders asked that the Commission make a motion, second, and vote to bring this item from the table since it was tabled at the last meeting. Commissioner Koeller made a motion to bring it from the table. Commissioner Fadler seconded the motion and it was unanimously approved. Mrs. Sanders said since it was now on the table, an action needed to be taken. She recommended formally accepting the withdrawal. Commissioner Harrison made a motion to accept the withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

NEW 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)
)
)
)
)

Mrs. Sanders reported this is a plan to transition the Independence Park mobile home park over time from mobile homes to some mixture of small-footprint homes, apartments, and mobile homes, or to eventually eliminate all the mobile homes. She said the provided drawings are optional concepts and are not definite layouts. None of the proposed layouts exceed the density allowed in a community unit plan. She said staff recommends a number of special conditions be added if the permit is approved. The Commission, and later the Board, can add, delete, or modify these recommended conditions.

Mr. Chris Koehler came forward representing the property owner and stated this is an under-utilized property the owner would like to redevelop over time. It would include small fixed homes on

foundations which are larger than ‘tiny homes’. This would be better for the city and better use of the property.

Mrs. Sanders was asked if these buildings would require permits. She said all would require building permits and must meet the building code.

Commissioner Fraley asked about the proposed time frame. Mr. Koehler responded that mobile homes would be replaced as they leave, but the owner would like to start in 6-12 months to test the market.

Commissioner Koeller asked if the result could be a mixture of apartments, small homes, and mobile homes, and Mr. Koehler said it could.

Mr. Koehler was asked if this development would be continued to the land behind [south]. He said the property owner does not own that land.

Commissioner Fadler asked about the entrances, and it was clarified that there will still be two entrances from West Independence Street.

Commissioner Koeller made a motion to set a public hearing for the next meeting. The motion was seconded by Commissioner Fraley and was unanimously approved.

Vote (to hold public hearing): 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for a Land Exchange Certification)
for transfer of 0.026 acres of property)
from 702 Corrine Street to 630 Corrine)
Street submitted by Harold C. & Susan J.)
Brown)

Mrs. Sanders reported this is transfer of a sliver of property to straighten the line between two lots.

Mr. Harold Brown came forward and said the current property lines are at an angle and the line between these properties is right at the corner of his house. It is also a hill that belonged to his neighbor, but he was always the one who mowed it. The neighbor offered the property to him in the past but he never accepted. Now the neighbor is deceased, and he purchased the house. This will straighten the line between the two homes. He has a buyer for the house who is aware of this change and agreeable to either lot line location.

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

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for approval of a preliminary)
Plat of Jackson North Industrial Park)
Second Subdivision)

Mrs. Sanders reported this subdivision plat has also been withdrawn by the applicant. A copy of the email from the applicant requesting withdrawal was provided to the Commission. Commissioner Koeller made a motion to accept this withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

Consider a motion to add items to the)
agenda)

EXECUTIVE SESSION

A motion to adjourn to executive session was made by Commissioner Emmendorfer, seconded by Commissioner Fadler and unanimously approved.

Executive Session: Contract Item Discussion

Adjournment)

Commissioner Koeller made a motion to adjourn, seconded by Commissioner Fraley 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.



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, May 11, 2022 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Harry Dryer
Tina Weber

Joe Baker, Alderman Assigned
Mike Seabaugh Alderman Assigned
Janet Sanders, Staff Liaison

Heather Harrison
Beth Emmendorfer
Eric Fraley
Michelle Doughten
Angelia Thomas

CALL TO ORDER

ELECTION OF CHAIRMAN AND SECRETARY

APPROVAL OF MINUTES

1. Approval of minutes of April 13, 2022 meeting.

PUBLIC HEARINGS

2. Public hearing regarding a request for a Special Use Permit for oversized signs for two 75 sq. ft. attached signs in a C-2 General Commercial District at 2502 East Jackson Boulevard submitted by Aldi, Inc.

OLD BUSINESS

3. Request for Special Use Permit for oversized signs in a C-2 General Commercial District for two 75 square foot attached signs at 2502 East Jackson Boulevard submitted by Aldi, Inc.
4. Request for approval of a preliminary subdivision plat of East Main Crossroads Commercial Subdivision submitted by Michael K. and Linda J. Haynes (withdrawn by applicant).

NEW BUSINESS

5. 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.
6. Request for a Land Exchange Certification for transfer of 0.026 acres of property from 702 Corrine Street to 630 Corrine Street submitted by Harold C. & Susan J. Brown.
7. Request for approval of a preliminary plat of Jackson North Industrial Park Second Subdivision submitted by BRS, LLC

NEW BUSINESS

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

EXECUTIVE SESSION

Motion to have executive session. Contract item. Authority is Section 610.021 and 610.022 Revised Statutes of Missouri, as amended.

ADJOURNMENT

This agenda was posted at City Hall on May 10, 2022 at 9:00 AM.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 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 Harry Dryer serving as Acting Chairman and Commissioners Heather Harrison, Wade Bartels, Tina Weber, Eric Fraley and Bill Fadler present. Absent were Mike Seabaugh, Tony Koeller, and Beth Emmendorfer. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Tom Kimbel were also present. Citizens present were Brandon Hill, Tim Welker, Nolan Bartels, and one unidentified citizen.

Approval of the March 9, 2022)
regular meeting minutes)

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Bartels seconded by Commissioner Weber.

PUBLIC HEARING

Public hearing regarding a request for a)
Special Use Permit for gun sales in a C-3)
Central Business District at 125 Court)
Street submitted by Jones Drug Store, Inc.)
(property owner))

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

Acting Chairman Dryer asked the applicant to come forward to speak. Mr. Brandon Hill of 825 North West Lane came forward and was sworn in. He said he and Brian Kiefer are partners in this, and Brian lives in an apartment above Jones Drug Store and this will be in his home. The business will have nothing to do with the drug store. Sales will be by appointment only and be special orders they place or orders shipped by sports stores such as Cabela's. They will handle the background checks and transfers for those shipments. They need the zoning approval to apply for an ATF license because ATF checks the zoning. He said someday this may grow to need a store location. Commissioner Weber asked how long the ATF approval takes. Mr. Hill said it may be a month but he does not know.

Acting Chairman Dryer asked if anyone was present to speak in opposition. Finding none, he closed the hearing.

OLD BUSINESS

Request for a Special Use Permit for)
gun sales in a C-3 Central Business)

District at 125 Court Street submitted by)
 Jones Drug Store, Inc. (property owner))

Finding no further discussion, Commissioner Weber made a motion to approve the request. The motion was seconded by Commissioner Bartels and was unanimously approved.

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

NEW BUSINESS

Request for approval of a Land Exchange)
 Certification for transfer of 0.46 acres of)
 property from 3702 Bainbridge Road to)
 3146 County Road 306 (outside city)
 limits) submitted by Timothy & Michelle)
 Welker)

Mrs. Sanders explained this to transfer part of the property at 3702 Bainbridge Road to an adjacent property in the county. The transferred property will remain in the city limits.

Mr. Tim Welker came forward and explained he always wanted an acre behind his house and every year would ask the property owner. This year they approached him about a trade. He thinks they want the property for better access to their 100 acres. The parents are deceased and the property may develop as a subdivision. The Smith family owns the property.

Commissioner Fadler asked if there is a requirement for Mr. Welker to bring his new property in the city. Mrs. Sanders said there is no requirement unless he wants it to have city utilities. Mr. Welker said he does not at this time.

A motion was made to approve the request by Commissioner Fadler, seconded by Commissioner Harrison. The motion was unanimously approved.

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

Request for approval of a preliminary plat)
 of East Main Crossroads Commercial)
 Subdivision submitted by Michael K. &)
 Linda J. Haynes)

Acting Chairman Dryer pointed out the email submitted by Mr. Haynes.

Mrs. Sanders reported the applicant has requested this item be placed on hold until the next meeting due to losing one of his property buyers and re-thinking the layout of the subdivision. She suggested this item be tabled.

Commissioner Weber made a motion to table the item to the next meeting. The motion was seconded by Commissioner Fadler and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Request for a Special Use Permit for)
oversized attached signs for two 75 sq. ft.)
attached signs at 2502 E. Jackson Blvd.)
Submitted by Aldi, Inc.)

Mrs. Sanders reported this is two oversized attached signs for the proposed Aldi Store. They want to use their standard design and any attached sign over 50 square feet requires a Special Use Permit. Their building design includes a tower, and the signs will be on two faces.

Commissioner Fadler said twenty feet of sign should not stop a business from coming.

Commissioner Fadler made a motion to set a public hearing for the next meeting. The motion was seconded by Commissioner Fraley and was unanimously approved.

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

Consider a motion to add items to the)
agenda)

Mrs. Sanders reported that at the April 18th Board of Aldermen meeting, Mike Seabaugh will take office as a Ward 3 Aldermen and the mayor will make appointments for the terms ending. Bill Fadler has agreed to another term. Wade Bartels will be moved to Board of Adjustment. New P&Z members to be appointed by the mayor are Michelle Doughten and Angelia Thomas. At the May P&Z meeting the Commission will need to elect a chair and secretary for the 2022-23 year.

Acting Chairman Dryer asked Mrs. Sanders to report on the Comprehensive Plan. Mrs. Sanders reported the steering committee is composed of Commissioner Dryer, Commissioner Koeller, Alderman Baker, Rodney Bollinger, and herself. They had their first meeting to review submitted qualifications. Three Statements of Qualifications were received. When the last Comprehensive Plan was prepared in 2008-09, thirteen submissions were received. Two were invited to be interviewed next week via Zoom. At the May meeting, the committee will have a recommendation. She said this is a Planning and Zoning document and the Commission has control of it. However, the Board of Aldermen makes the contract and will also be contacted for input so they are not out of the process.

Adjournment)

Commissioner Bartels made a motion to adjourn, seconded by Commissioner Weber and unanimously approved.

Respectfully submitted,

Tina Weber
Acting Planning and Zoning Commission Secretary

Attest:

Janet Sanders
Building & Planning Manager

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Staff Report

ACTION ITEM: Request for a Special Use Permit for oversized signs for two 75' attached signs at 2502 East Jackson Boulevard

APPLICANT: ALDI, Inc.

APPLICANT STATUS: Proposed property owner

PURPOSE: To add standard ALDI sign to two faces of building.

SIZE: 75 sq. ft. each

PRESENT USES: Vacant lot

ZONING: C-2 General Commercial

PROPOSED USE: Commercial grocery store

SURROUNDING LAND USE: North – R-2 Single Family Residential; South – C-2 General Commercial; East – C-2 General Commercial; West – C-2 General Commercial

HISTORY: This property was formerly the Stone Manes property. The home on this lot was demolished years ago, the woods cleared, and the lot re-graded for commercial development. A building permit is being issued for a new ALDI grocery store on this lot.

TRANSPORTATION AND PARKING: The property fronts on East Jackson Boulevard

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-21 (2) Attached or painted signs containing not more than fifty (50) square feet in sign face area shall be permitted on any building or structure in any office, commercial, or industrial district. An attached sign shall not project more than twelve (12) inches from the building, if mounted parallel to the wall, or four (4) feet, if mounted perpendicular to the wall, and shall not project above the principal roof of a building; except that a sign may be attached flat against or painted on a parapet wall extending not more than three (3) feet above such roof line. Attached signs in excess of these requirements shall require a special use permit.

2009 COMPREHENSIVE PLAN: Commercial use.

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0232E dated 9/29/11

PHYSICAL CHARACTERISTICS: Leveled lot partially elevated above the street. One of the two accesses will be a shared entrance with Alliance Bank.

COMMENTS: None.

ACTION REQUIRED: The Commission shall hold a public hearing prior to voting to recommend approval or denial of this request.



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 04/07/22

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

2502 E Jackson Blvd

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

Property Owner Name(s): LW Kasten llc

Mailing Address: 5356 tower hill court

City, State ZIP: Weldon spring Mo 63304

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

Proposed Property Owner(s): Aldi Inc

Mailing Address: 475 Pearl Dr

City, State, ZIP: Ofallon Mo 63366

CONTACT PERSON HANDLING APPLICATION:

Contact Name: George Grindstaff

Mailing Address: 504W Douglas

City, State ZIP: New Douglas IL 62074

Contact's Phone: 314-349-9050

Email Address (if used): Ghg2010@ iCloud.com

CURRENT ZONING: (check all that apply)

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

CURRENT USE OF PROPERTY: Empty Lot

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: Aldi Food market

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

Exhibit A

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

The square footage needed for each building sign is 75 ft.² there's two signs total this is a standard Aldi signage


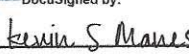
It is accurately designed for the building design of the store which gives Best Visibility of the front entrance of the store

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

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

OWNER SIGNATURES:

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

 Chad Lane Director of Real Estate, ALDT Inc.
DocuSigned by:
 Kevin S Manes Kevin S Manes Manager, L.W. Kasten Properties, LLC
331B9B1DA5CC47D...

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

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

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
jsanders@jacksonmo.org

APPLICATION FEE: \$200.00

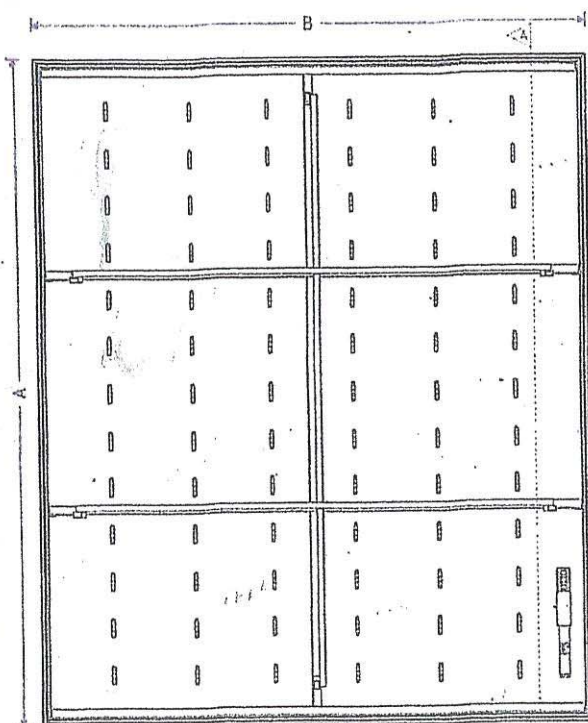
EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, 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 SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 76°56'07" EAST, 221.18 FEET; THENCE SOUTH 06°58'22" WEST, 354.37 FEET; THENCE SOUTH 09°18'08" WEST, 252.49 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 361.41 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES, MORE OR LESS.

AND, THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, 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 SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, SOUTH 25°57'00" WEST, 400.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG NORTH RIGHT OF WAY LINE, 41.81 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 31°57'00" EAST, 397.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,317 SQUARE FEET, 0.191 ACRES, MORE OR LESS.



FRAME & LAMP DETAIL
NOT TO SCALE

SIGN B AND C:
BUILDING SIGN

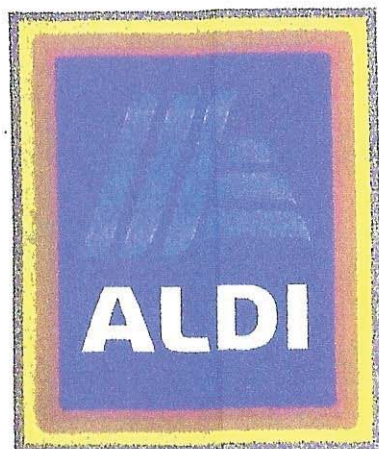
SPE RETENTION
DETAIL



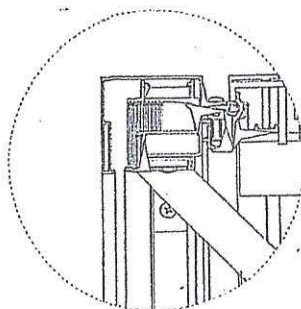
CROSS SECTION A-A
NOT TO SCALE

SPECIFICATIONS

- SIGN COMP 9 1/4" DEEP EXTRUDED ALUMINUM CONSTRUCTION
- SIGN COMP #2025 SINGLE FACE BODY ALUMINUM EXTRUSION
- SIGN COMP #3075 DUAL FRAME COVER ALUMINUM EXTRUSION
- SIGN COMP #2065 DUAL FRAME ALUMINUM EXTRUSION
- FACE HINGED FOR SERVICE ACCESS
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- MOUNTING: FLUSH WALL MOUNT
- 3M ENVISION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)



GRAPHIC DETAIL
NOT TO SCALE



RETENTION DETAIL
NOT TO SCALE

ALDI SINGLE FACE WALL SIGN STANDARD SIZES					
ITEM NUMBER	CABINET HEIGHT	CABINET LENGTH	CABINET DEPTH	ELECTRICAL REQUIREMENTS	SQUARE FOOTAGE
	A	B	C		
ALD20-9X7SFSGN-S	9'-5 1/2"	7'-11 1/8"	9 1/4"	(1) 20A/120V CIRCUIT	74.98

Customer:

ALDI

Date:

07/21/20

Prepared By:

RA

Modeled By:

RS

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

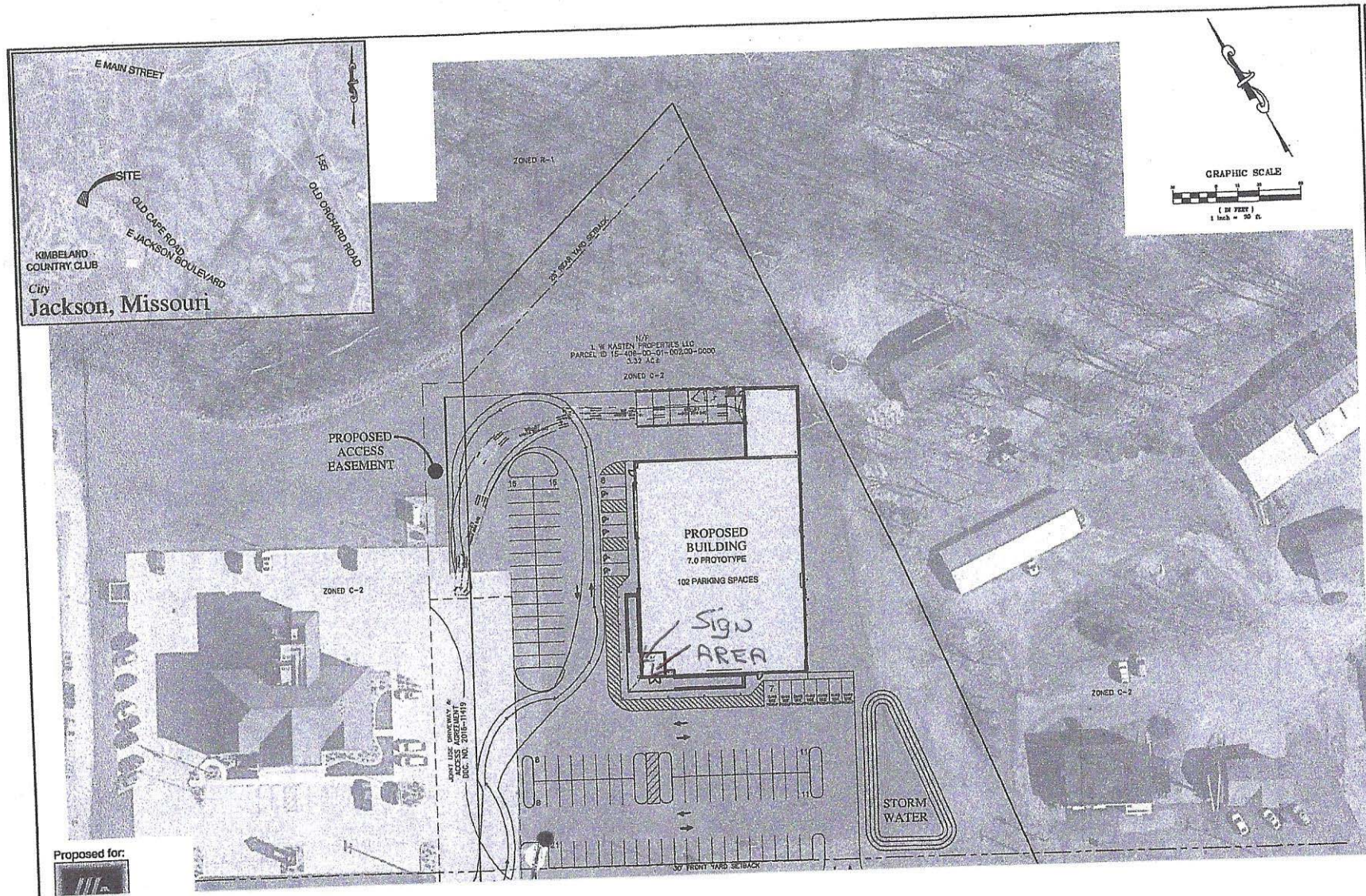
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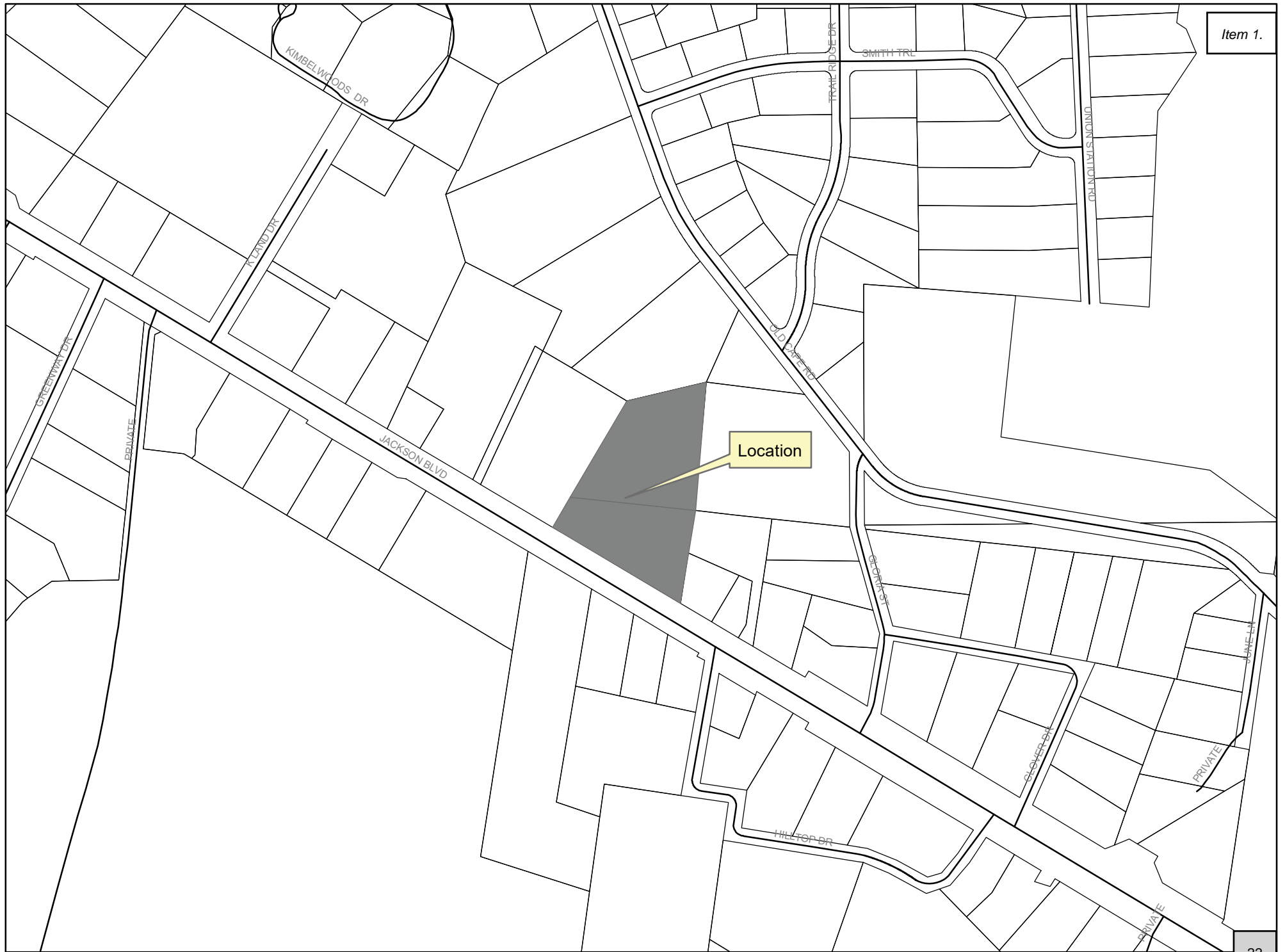
ALD SINGLE FACE WALL SIGNS

Revision:

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns





Item 1.

2502 East Jackson Boulevard
Location Map

4/8/202



Staff Report

ACTION ITEM: East Main Crossroads Commercial Subdivision

APPLICANT: Michael K. & Linda J. Haynes

APPLICANT STATUS: Property owners

PURPOSE: Subdivision

SIZE: 7.09 acres

PRESENT USES: Vacant / undeveloped

PROPOSED USE: Commercial / partially undeveloped

ZONING: C-2 General Commercial District

SURROUNDING ZONING: North – R-2 Single Family; South – C-2 General Commercial; East – C-2 General Commercial; West – R-2 Single Family

HISTORY: This property is part of a larger tract that was previously divided in two by the development of East Main Street.

TRANSPORTATION AND PARKING: All three lots of this subdivision front on East Main Street with a 60' space left for future development of Donna Drive, a collector street on the Major Street Plan

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57 of Code of City of Jackson)

2009 COMPREHENSIVE PLAN: Commercial use

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0144E dated 9/29/11

PHYSICAL CHARACTERISTICS: The elevation of this tract was cut down at a previous time, leaving a vertical face at the west property line that can be addressed during the building of structures on these lots.

COMMENTS: The developer requests two variances from the Land Subdivision Regulations

- 1) Detention be deferred to the building phase on the individual lots (typical for commercial subdivisions)
- 2) One plat serves as the preliminary and final plat.

Donna Drive, a collector street on the Major Street Plan, runs through this property. They have made provisions for its future development with this lot layout and will have to address its construction if they further subdivide the rear lot.

A performance bond has been submitted by the developer guaranteeing installation of the required infrastructure, in this case a short sewer main extension. When a performance bond is submitted, the city can proceed with approval of the final plat and the developer can then sell lots. No building permits can be issued until all required infrastructure (sewer) is installed, tested, and approved.

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

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this preliminary pla



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: EAST MAIN CROSSROADS COMMERCIAL SUBDIVISION

DATE OF APPLICATION: 03/24/2022

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 checked="" 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.

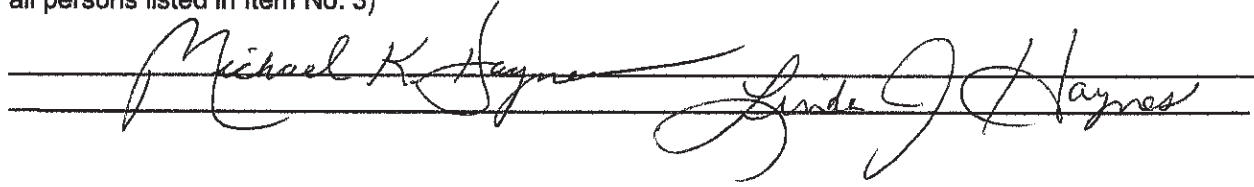
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | | | |
|------|--------------------------------|------------|-----------------------------|
| R-1 | Single Family Residential | C-1 | Local Commercial |
| R-2 | Single Family Residential | <u>C-2</u> | 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 black ink on a set of three horizontal lines. The first signature, on the left, is 'Michael K. Haynes' and the second, on the right, is 'Linda J. Haynes'. Both signatures are written in a cursive style.

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

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

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: jsanders@jacksonmo.org



KOEHLER ENGINEERING & LAND SURVEYING, INC.

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

Item 1.

March 23, 2022

Ms. Janet Sanders
Building and Planning Superintendent
Public Works, City of Jackson
101 Court Street
Jackson, MO 63755

RE: Main Street Crossroads Commercial Subdivision

Ms. Sanders:

Regarding the subdivision application for Main Street Crossroads Commercial Subdivision, given the limited scope of the proposed subdivision and sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.

Additionally, we request that storm water detention for each lot be handled on an individual basis.

If you have any questions, please let me know as soon as possible.

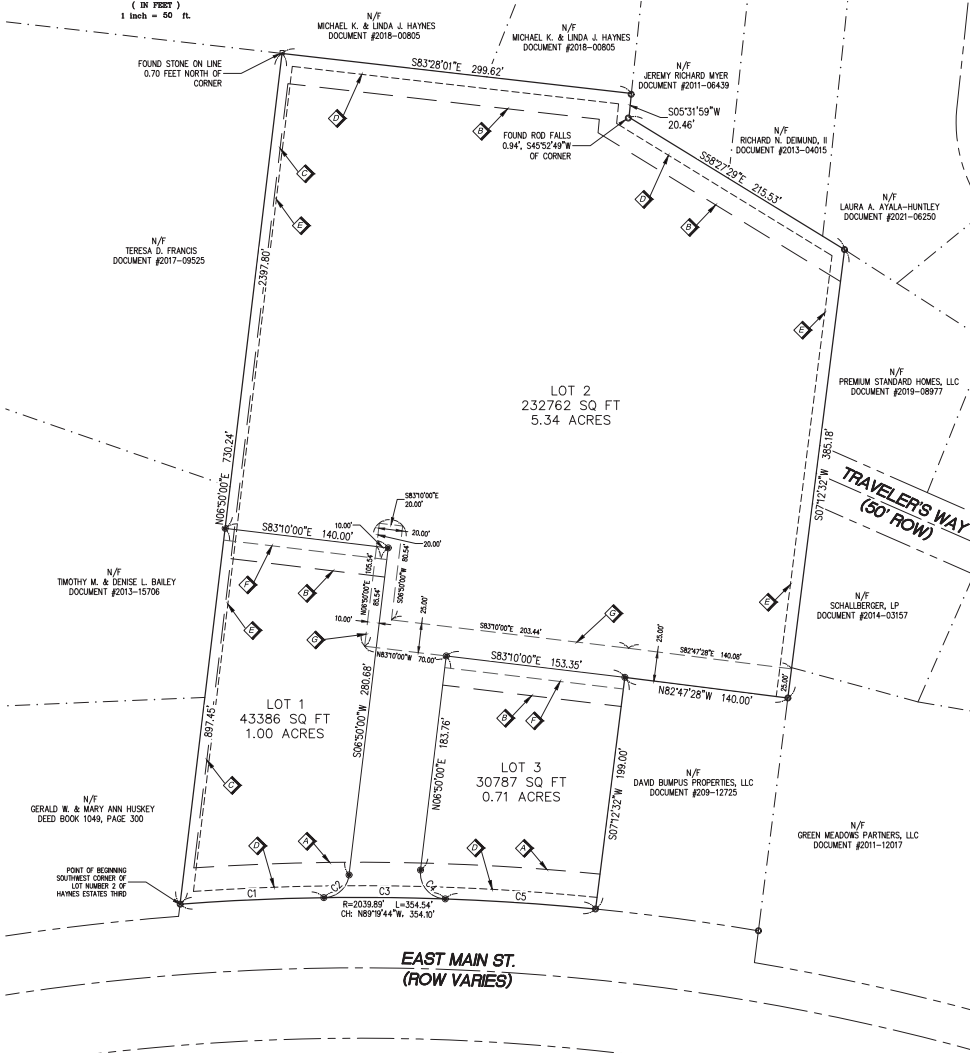
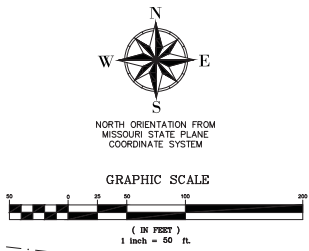
Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Koehler', with a stylized, flowing script.

Chris Koehler, PE
Koehler Engineering & Land Surveying

RECORD PLAT OF East Main Crossroads Commercial Subdivision

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.



SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED
C-2 GENERAL COMMERCIAL DISTRICT

LOT SIZE
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 AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) 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) STORIES, BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT.

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

MINIMUM 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 FORTY (40) FEET SHALL BE PROVIDED WHERE SUCH 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: 306,936 SQ. FT. (7.05 ACRES)
TOTAL NUMBER OF LOTS: 3
SMALLEST LOT SIZE: 30,787 SQ. FT. (0.71 ACRES)
LARGEST LOT SIZE: 232,762 SQ. FT. (5.34 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

MICHAEL HAYNES
13275 LAKEWOOD DR.
STE. GENEVE, MO 63870

RECORD OWNERS

MICHAEL & LINDA J. HAYNES
DOCUMENT #2008-05419

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

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
154 CONER LAKE 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 280302040E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011.

LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH 1/2" RODS UNLESS OTHERWISE DENOTES.

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 3/4" 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	122.62'	2039.89'	3°26'39"	N87°24'59"E	122.60'
C2	31.60'	22.00'	82°18'10"	N47°59'05"E	28.95'
C3	103.52'	2039.89'	2°54'27"	N89°24'36"W	103.50'
C4	36.40'	22.00'	94°47'23"	S40°33'41"E	32.39'
C5	128.41'	2039.89'	3°36'24"	S86°09'11"E	128.39'

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 2019-12095, 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:

BEGIN 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°28'01" EAST, 299.62 FEET; THENCE SOUTH 05°31'59" WEST, 20.46 FEET; THENCE SOUTH 58°27'28" EAST, 215.53 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE EAST LINE OF SAID LOT, SOUTH 07°12'32" WEST, 385.18 FEET; THENCE NORTH 82°47'28" WEST, 140.00 FEET; THENCE SOUTH 07°12'32" WEST, 189.00 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°19'44" 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) SS

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____.

LIZA WALKER, CITY CLERK

KENT PEETZ, PUBLIC WORKS DIRECTOR

MIKE SEABAUGH, 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 - 3026 Fax: (573) 335 - 3049
PLS CORPORATE LICENSE NO. 000262

CHANGED BY	ASHTON GASKILL	REV/DATE	DESCRIPTION	INITIALS
CHANGED BY	CHRIS KOEHLER			
CHANGED BY	MARCH 2022			
CHANGED BY	03-29-2022			
CHANGED BY	35496			

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

Staff Report

ACTION ITEM: Request for a Special Use Permit for a community unit plan for a multi-use residential development in a C-2 General Commercial District at 957 W. Independence Street

APPLICANT: Brennon Todt

APPLICANT STATUS: Property owner

PURPOSE: To transition from a mobile home park to an undetermined mixture of mobile homes, tiny homes, and/or apartment buildings, increasing the number of rentable residential units

SIZE: 6.35 acres

PRESENT USES: Mobile home park, partially conforming under current mobile home park setbacks and partially non-conforming (grandfathered) under former mobile home setbacks.

PROPOSED USE: Mixed residential use development with options for mobile homes, small single-family homes based on the footprint of a mobile home, and multiple 8-unit apartment buildings.

SURROUNDING LAND USE: North – C-2 General Commercial; South – R-2 Single Family Residential; East – R-2 Single Family Residential; West – R-2 Single Family Residential

HISTORY: This property was formerly Barks Mobile Home Park, established in the 1960s with 58-61 mobile home spaces. It was purchased by Balsman Enterprises, LLC from heirs of Wendell Barks in 2010. In 2019, it became the property of Brennon Todt. About that time, it was renamed Independence Park and the property owner began renovating the existing mobile homes. A copy of the former Barks Mobile Home Park lot layout is included in this packet.

In 2004, the City enacted a new Mobile Home Park section (Sec. 65-61-of the zoning code which increased the required setbacks for front yards, side yards, and rear yards and access frontage of each mobile home and reduced the allowable density of mobile home stands to 8 per acre. The new front, rear, and side setbacks were enforced whenever an existing home was removed, resulting in less overall density and existing pads on which another mobile home could not be placed.

Current setbacks for mobile homes:

Front yard setback (main entrance side of mobile home): 15'

Side yard setback: 8'

Rear yard setback: (opposite side of main entrance): 12'

Height: no greater than 1 story

Minimum frontage on access street in mobile home park: 45'

Maximum average density: 8 mobile home lots per acre

TRANSPORTATION AND PARKING: The internal circular roadway in this park is partially public and partially private. The east roadway from Independence Street to the south end of the

property is a 40' public street right-of-way of Barks Street (street probably not centered in right-of-way). The western entrance drive and rear drive are private access drives without right-of-way or known easement.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Multi-family residential use

FLOODPLAIN INFORMATION: A portion of this property along the western property line (located along Rocky Branch creek) is located in a floodplain and floodway as determined by the currently effective FEMA panel 29031C1043E dated 9/29/11. FEMA allows an exception reducing the elevation requirement for new or replacement mobile homes in existing mobile home parks without previous flood damage. Replacement of the mobile home park designation with a community unit plan special use permit would eliminate this exception and require all new dwellings and accessory buildings to be elevated at least 1' above the base flood elevation in a floodplain. Any encroachment into the floodway would require submission of a No-Rise Certificate and its supporting documentation from an engineer.

PHYSICAL CHARACTERISTICS: The property currently has one double-wide mobile home used as a home and management office with a large garage/shop. There are currently approximately 39 single-wide mobile homes with off-street parking space for 1-2 cars at each mobile home.

COMMENTS: See attached code section Chapter 65, Article II for mobile home park regulations. See also attached code Section 65-25 for community unit plans.

The regulations for community unit plans include a requirement that the total density not exceed the density of residential uses allowed in this C-2 zoning district which are the following:

Detached single-family dwellings: 5,000 sq. ft. per unit

Attached single-family dwellings: 5,000 sq. ft. per unit for end units and 2,000 sq. ft. for interior units.

Multiple-family dwellings: 2,500 sq. ft. per ground floor unit and 1,750 sq. ft. for each unit above the first floor.

All buildings shall not cover more than 40% of the total lot.

Based on the submitted optional site layouts the following densities are shown:

NOTE: 6.35 acres = 276,606 sq. ft.

Option C-3.0 (all mobile homes and/or tiny homes):

Detached single family dwellings (total for all 46 proposed dwellings: 46 dwellings x 5,000 sq. ft. = 230,000 sq. ft. of required lot size.

Option C-2.0 (mixture of mobile homes / tiny homes / 8-unit multi-family buildings): varies

Option C-1.0 (all 8-unit multi-family buildings): 12 8-unit multi-family buildings x 17,000 sq. ft. = 204,000 sq. ft. plus 1 single family dwelling x 5,000 sq. ft. = 209,000 sq. ft. total.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of part or all of this request. Special conditions can also be recommended to a special use permit as felt necessary.

City staff recommends the attached special conditions be applied. These conditions have currently been submitted to the city attorney for review.

Due to the surrounding single-family zoning, a public hearing at the P&Z level is recommended.

**REZONING / SPECIAL USE PERMIT APPLICATION**

City of Jackson, Missouri

APPLICATION DATE: 4/26/2022TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

957 W. Independence St. Jackson, MO 63755**CURRENT PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):Property Owner Name(s): Brennon TodtMailing Address: 2905 Valley Creek RdCity, State ZIP: Cape Girardeau MO 63701**PROPOSED PROPERTY OWNERS** (if property is to be transferred, name(s) in which property will be deeded):Proposed Property Owner(s): N/AMailing Address: N/ACity, State, ZIP: N/A**CONTACT PERSON HANDLING APPLICATION:**Contact Name: Brennon TodtMailing Address: 2905 Valley Creek RdCity, State ZIP: Cape Girardeau MO 63701Contact's Phone: 573-382-9636Email Address (if used): brennon.doran@gmail.com**CURRENT ZONING:** (check all that apply)

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

CURRENT USE OF PROPERTY: Mobile Home Park

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: MIXED USE OF SMALL HOMES/ MULTI FAMILY/ MOBILE HOMELEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description): RECORDERS OFFICESee Attached

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

The proposed changes will bring additional options for affordable living to Jackson. Located between the park and schools, this property is well positioned to accommodate more families that desire to move to Jackson. It will further beautify the area and bring income to the city as well. Your consideration is appreciated.

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

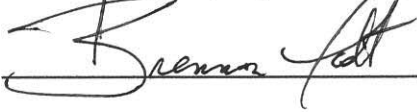
See attached.

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

OWNER SIGNATURES:

Item 1.

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



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

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

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
jsanders@jacksonmo.org

APPLICATION FEE: \$200.00

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/22/2019 08:30:42 AM
REC FEE: 30.00
PAGES: 3

WARRANTY DEED

This Warranty Deed made and entered into this 21 day of October, 2019, by and between **BALSMAN ENTERPRISES LLC**, a Missouri Limited Liability Company, hereinafter referred to as **GRANTOR**, and **Brennon Todt d/b/a SEMO Cardinal Group**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

2905 Valley Creek Road, Cape Girardeau, MO 63701

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:

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 Grantee and unto his heirs and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

BALSMAN ENTERPRISES LLC, a Missouri Limited Liability Company

BY: Melanie Balsman
Melanie Balsman, Member

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

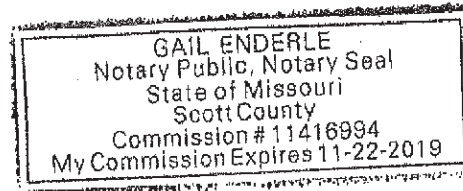
On this 21 day of October, 2019, before me personally appeared **Melanie Balsman** the Member of **BALSMAN ENTERPRISES LLC, a Missouri Limited Liability Company**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company and acknowledged to me that he or she executed the same 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.

Gail Enderle

Notary Public

My commission expires:



1909062

Exhibit "A"

That part of United States Private Survey No. 327, Township 31 North, Range 12 East, of the Fifth Principal Meridian, County of Cape Girardeau, State of Missouri being more particularly described as follows: Beginning at a corner on the South boundary line of Jackson and Farmington Road in a branch, from which the Southwest corner of the Pier of a bridge bears North 7 degrees West 33 links, run South 4 degrees East 8.50 chains an I.P. in the branch; thence South 86 ½ degrees East 8.78 chains to an I.P. in the Jackson and Farmington Road, from which an I.P. in the line 13 feet West; thence North 8 ½ degrees East 7.37 chains to the original corner (an iron pin); thence North 83 degrees West 10.68 chains with the South boundary line of said road to the beginning, containing 7.72 acres, more or less.

LESS AND EXCEPT Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) of Barks Subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 11 at Page 25 in the land records of Cape Girardeau County, Missouri.

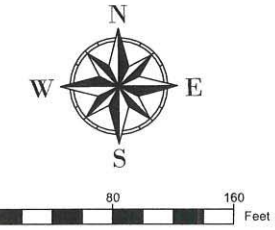
LESS AND EXCEPT that part conveyed to The City of Jackson, Missouri described in General Warranty Deed recorded in Book 225 at Page 202 in the land records of Cape Girardeau, Missouri. (end of exceptions)

ALSO, All of Lot One (1) of Barks Subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 11 at Page 25 in the land records of Cape Girardeau County, Missouri.

AND, A strip of land 10 feet wide in U.S. Survey No. 327 in the City of Jackson, Missouri, being the West 10 feet of Barks Street, and being described as follows:
Commence at the Northwest corner of Lot 2, Block 2 of Green's Subdivision in the City of Jackson, Missouri; thence North 82 degrees 19 minutes West 165 feet for the Point of Beginning of the tract herein described and conveyed; thence North 8 degrees 30 minutes East, parallel to the centerline of the Farmington Road as it existed on September 16, 1963, and 315 feet measured normally from Farmington Street as it existed on September 16, 1963, to the South right of way line of Missouri State Route "D"; thence North 83 degrees West along the South right of way line of State Route "D" a distance of 10 feet to a corner; thence South 8 degrees 30 minutes West, parallel to the centerline of Farmington Road as it existed on September 16, 1963, and 325 feet measured normally from Farmington Road as it existed on September 16, 1963, and continue to the point where said line intersects the North line of the Frederick property (formerly known as the Eugene Clippard property); thence South 82 degrees 19 minutes East 10 feet to the Place of Beginning. It being the intention to describe and convey the West 10 feet of Barks Street and to describe and convey the West 10 feet of the property heretofore conveyed by Wendell Barks and Clodine Barks, his wife, to the City of Jackson, by Warranty Deed dated September 16, 1963, and recorded in Book 225 at Page 202 in the land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT from all of the above any part lying within Missouri State Highway D and Farmington Road.

1909062



CONCEPT: 45 - 2 BEDROOM SMALL HOMES
ON CONCRETE FOUNDATION
(35 @ 16'X70'
4 @ 16'X65'
2 @ 16'X60')

** Potential Option *
of all tiny homes /
mobile homes*

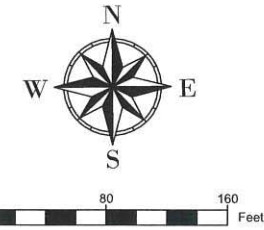
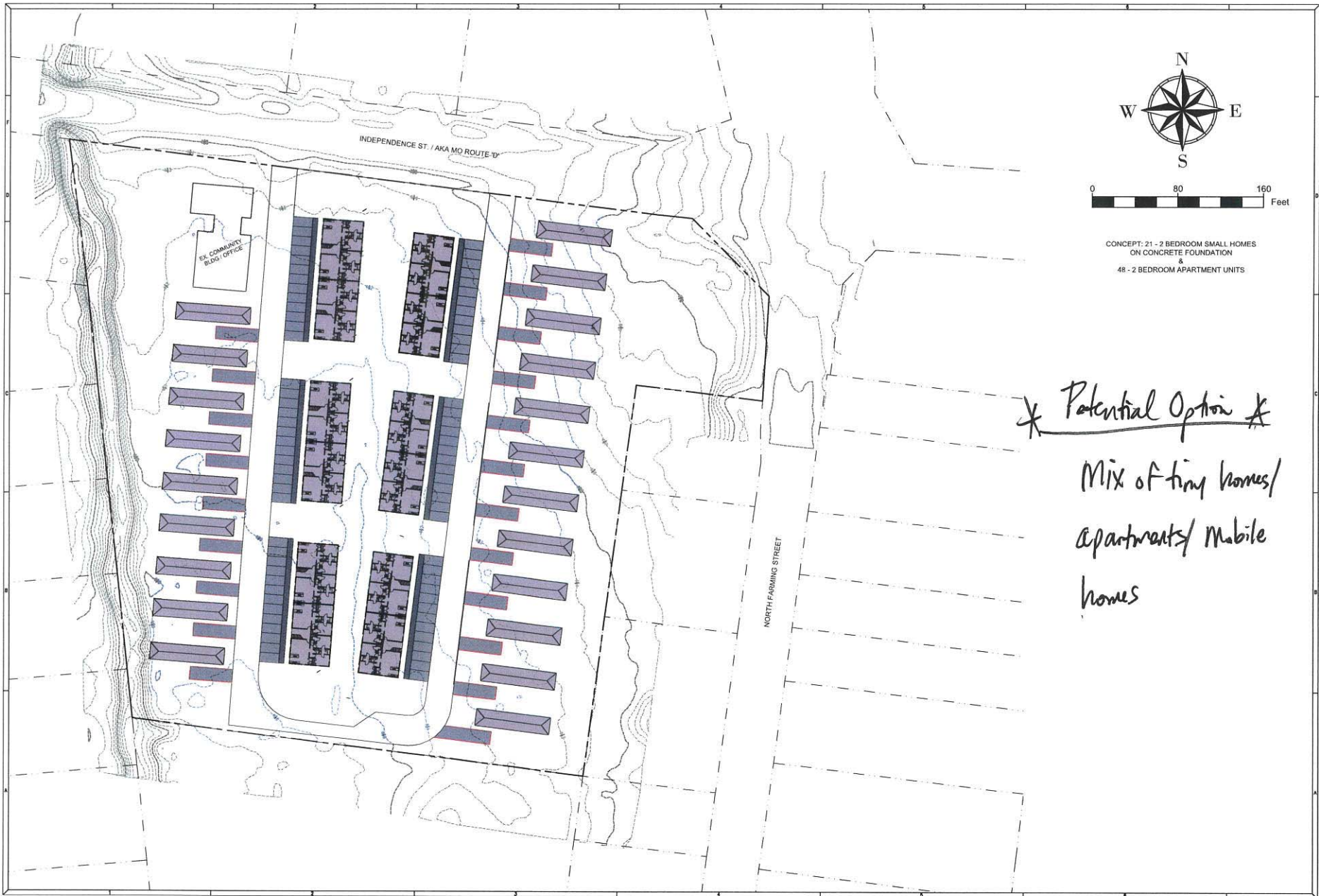
KE KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.
MO 15 COA, LS 00002 - MO ENGINEERING COA, 2020018634
Civil Engineering and Surveying Services - 114 Cedar Lane - Cape Girardeau, MO 63701
Phone: 573.335.9008 - www.koehlerengineering.com

PRELIMINARY CONCEPT
MULTI-USE
RESIDENTIAL DEV.
BRENNON TODT
2005 VALLEY CREEK ROAD - CAPE GIRARDEAU, MO
PH: 573.382.9636 - XXXXXXXXXX.COM

PRELIMINARY
CONCEPT
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE REVIEW AND SEAL OF A PROFESSIONAL
ENGINEER. NOT A LEGAL PROFESSIONAL
DRAWING. ALL RIGHTS RESERVED.

REV	DATE	DESCRIPTION

**SITE
CONCEPT 3**
KEL & PICT NO. 10000
DESIGNED BY: CK
DRAWN BY: CK
CHECKED BY: CK
DATE: 04.20.2022
C-3.0



CONCEPT: 21 - 2 BEDROOM SMALL HOMES
ON CONCRETE FOUNDATION
&
48 - 2 BEDROOM APARTMENT UNITS

** Potential Option **
*Mix of tiny homes/
apartments/ mobile
homes*

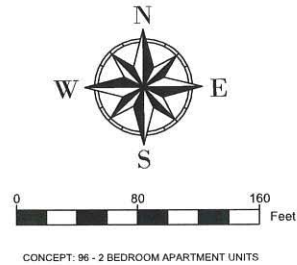
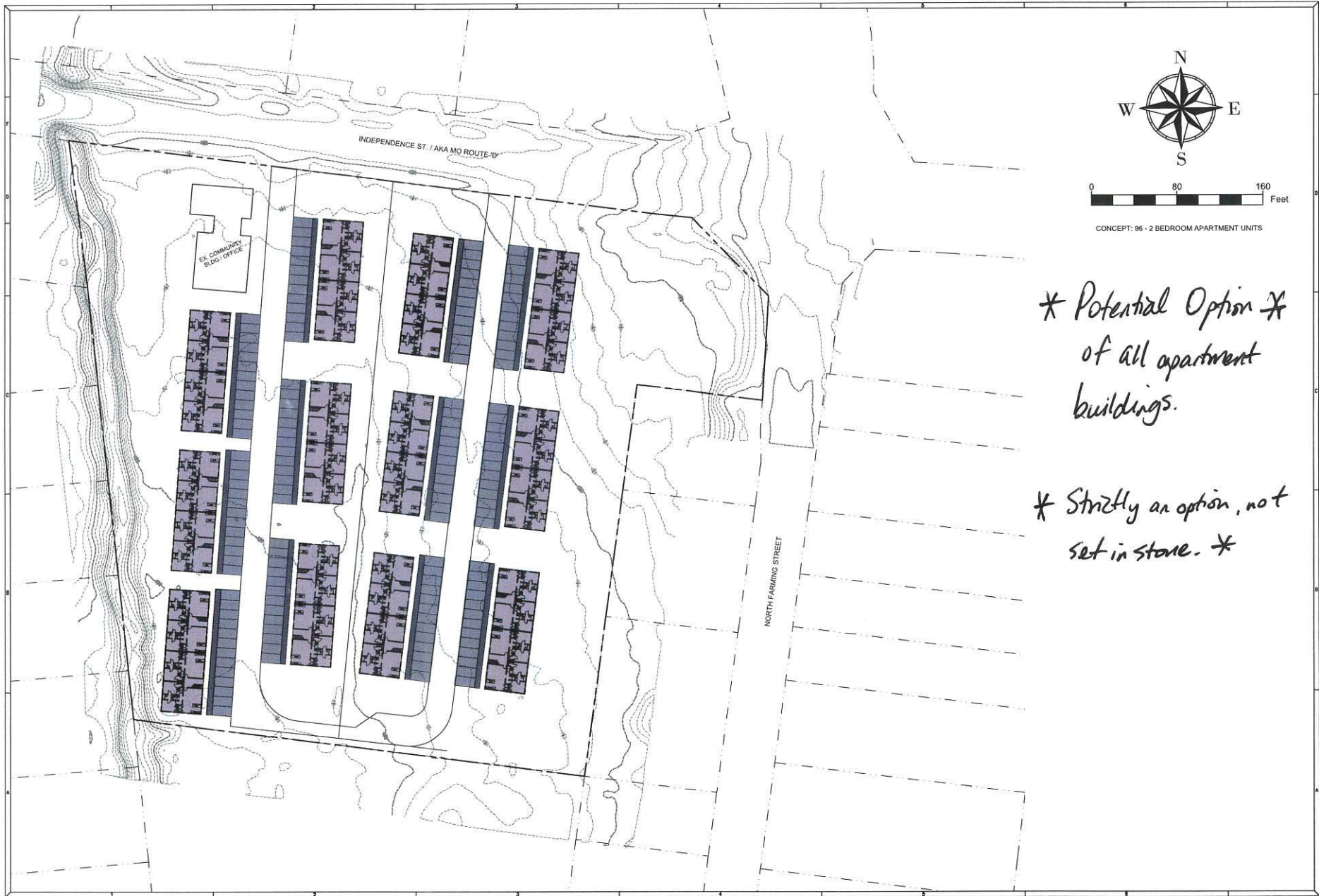
KE KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.
MO LS COA: LS 00052 - MO ENGINEERING COA: 202019634
Civil Engineering and Surveying Services - 114 Cedar Lane - Cape Girardeau, MO 63701
Phone: 573.355.0267 - www.koehlerengineering.com

PRELIMINARY CONCEPT
MULTI-USE
RESIDENTIAL DEV.
BRENNON TODD GIBSON
2005 VALLEY CIRCLE
PH: 573.392.9639 - XXXXXXXX.COM

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
No. 0000000000
EXPIRATION DATE 12/31/2025
THIS DRAWING IS SUBJECT TO BE RE-APPROVED
WHENEVER THE PROJECT IS MODIFIED OR
ENLARGED. NOT VALID FOR REPRODUCTION
WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

REV	DATE	DESCRIPTION

**SITE
CONCEPT 2**
WELLS PLOT NO. 0024
OWNER PLOT NO. 0024
DESIGNED BY: CR
DRAWN BY: CR
CHECKED BY: CR
DATE: 04-25-2022
SHEET NO.
C-2.0



* Potential Option *
of all apartment
buildings.

* Strictly an option, not
set in stone. *

KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.
MO LS COAL LS 000032 - NO ENGINEERING COA. 202011634
Civil Engineering and Surveying Services • 184 Cedar Lane • Cape Girardeau, MO 63701
Phone: 573.332.9636 • www.koeehlerengineering.com

PRELIMINARY CONCEPT
MULTI-USE
RESIDENTIAL DEV.
RENNON TODD GIBARDEAU MO
2905 VALLEY CREEK DR. GIBARDEAU, MO
PH: 573.382.9636 • XXXXXXXX.COM

SEAL
PRELIMINARY
CONCEPT
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE SIGNATURE OF THE DESIGNER
UNLESS OTHERWISE NOTED ON THE DRAWING
UNLESS OTHERWISE NOTED ON THE DRAWING

REV	DATE	DESCRIPTION

**SITE
CONCEPT 1**
KILLS PLOT NO. _____ OWNER PLOT NO. _____
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
DATE: 04-25-2022

SHEET NO.
C-1.0

PROPOSED COMMUNITY UNIT PLAN FOR 957 W. INDEPENDENCE ST.

STAFF RECOMMENDED SPECIAL CONDITIONS:

The Commission and Board of Aldermen may choose to add, remove, or alter recommended conditions during the review of this application. Special conditions become part of the approving ordinance (if application is approved), and apply to this property throughout the special use permit. To make any future changes to these conditions, the entire special use permit process must be completed and approved with any revisions.

1. The community unit plan shall conform with Section 65-25 Community unit plan regulations.
2. The community unit plan shall remain under one ownership and no individual dwelling, collection of dwellings, dwelling lot(s) or space, or other portion of the parent property shall be sold or otherwise transferred without including the entire property included in this special use permit.
3. The optional layouts provided as part of this application are conceptual and not regulatory. Other layouts and combinations of mobile homes, single-family, attached-single-family, and multi-family dwellings which conform with Section 65-25 and the special conditions of this permit are allowed.
4. Mobile homes in this community unit plan shall be allowed to be owner-occupied or shall be rental mobile homes owned only by the holder of the special use permit.
5. Approval of this special use permit will remove the classification of this property as a Mobile Home Park and replace it with Community Unit Plan.
6. All buildings within this community unit plan shall be limited to two stories with a maximum total height of 35'.
7. All construction related to single-family homes, multi-family dwellings, mobile homes, accessory structures, and alteration to any of these shall be constructed in conformance with the city building code effective at the time of their construction.
8. All new mobile homes shall be compliant with the requirements for new installations as regulated by the Missouri Public Service Commission.
9. All newly installed older mobile homes shall have their original HUD sticker and shall be installed in accordance with all codes of the City of Jackson for mobile home installation, except as varied by this special use permit.
10. The property owner shall have permanent markers for all property corners and for the Barks Street right-of-way found or re-established by a surveyor.
11. All utility upgrades required to service this development shall be the responsibility of the property owner and shall conform with all city requirements and approvals for multi-family utility installations.
12. The following building setbacks shall be maintained:

- a. Building street / access road setbacks:
 - i. All building setbacks herein shall exclude the tongue of a mobile home.
 - ii. All building setbacks herein shall include porches, decks, and other extensions, enclosed or unenclosed.
 - iii. Multi-family buildings with front parking:
 - 1. Barks Street public street right-of-way: 20' from property line
 - 2. Private access streets: 20' from edge of private street
 - iv. Single-family dwellings with offset parking:
 - 1. Barks Street public street right-of-way: 16' from property line
 - 2. Private access streets: 16' from edge of private street
 - b. Minimum setback between buildings: 16'.
 - c. Minimum setback to exterior property lines: 20'
 - d. Exceptions:
 - i. Existing mobile homes which do not meet these setbacks shall be allowed to remain. When replaced with another mobile home or other type of dwelling, the above setbacks shall apply.
 - ii. No other setback exceptions established by the zoning code do not apply.
13. No portable or permanent structures shall be installed or maintained within the public Barks Street right-of-way.
14. All units other than the management office shall be used only for single family or multi-family residential dwellings and the following home occupations which comply with the definition of home occupations:
- a. Dressmaking or tailoring.
 - b. Home crafts, provided that no machinery or equipment is used other than that customarily used for household purposes.
 - c. Teaching, not including music instruction, limited to not more than two (2) pupils at a time.
 - d. Telephone, computer, or Internet occupations which comply with the zoning code definition of a home occupation.
 - e. Supporting office operations for a business conducted at other locations when the office operations comply with the zoning code definition of a home occupation.
 - f. Other home occupations which comply with the general requirements for a home occupation but are not within the listed allowable home occupations of the City of Jackson zoning code, with a special use permit only.
15. No construction, fill, grading, structure installation, or other work shall encroach into the floodplain or floodway shown on the currently effective FEMA map without issuance of a floodplain development permit.
16. Number of off-street parking spaces for each building shall conform with the zoning code requirement for minimum parking spaces effective at the time of the building's construction.
17. Off-street parking layout shall conform with the parking requirements of Chapter 65, with the following exception(s):

- a. Parking for any multiple-family dwelling units located along Barks Street public street right-of-way shall not be required to be set back 10' from the street right-of-way.
- 18. Installed shipping containers used for long-term storage shall require a separate special use permit in accordance with the city's zoning code.
- 19. All codes of the City of Jackson shall apply, except as varied by this special use permit.

Sec. 65-25. Community unit plan.

The owner of any tract of land may request a special use permit for the use of any development of such tract for residential or for residential in combination with shopping center uses as set forth in the regulations for planned commercial districts in section 65-14. The proposed development plan shall be referred to the planning and zoning commission and shall include specific evidence and facts relating the conditions and approval enumerated in this section.

- (1) Approval by the board of aldermen shall be coordinated upon specific findings that the proposed community unit plan meets the following conditions:
 - a. That the proposed development of any C-4 Planned commercial district included as a part of the plan complies with the regulations for those districts as set forth in section 65-14.
 - b. That the buildings located in the area, other than those within a C-4 district, shall be used only for single-family dwellings, two-family dwellings, multifamily dwellings, and the usual accessory uses, such as private parking or parking garages and storage space, or for community activities, including churches and schools.
 - c. That the average lot area per family contained in the site, exclusive of any area within a C-4 district or occupied by streets, will not be less than the lot area per family required in the district in which the development is located.
 - d. That the area is adaptable to complete community development, being bounded by major thoroughfares, streets, railroads, or other external barriers, and insofar as possible without a major thoroughfare extending through the project or any other physical feature which would tend to impair the neighborhood or community cohesiveness.
 - e. That the plan will provide for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
 - f. That no more than twenty-five (25) percent of the gross area of the project will be devoted to a C-4 district, and that no more than fifty (50) percent of the gross area of the project located within the R-1 or R-2 district will be devoted to multiple-family dwellings.
 - g. That sufficient area is reserved for recreational and education facilities to meet the needs of the anticipated population or as designated by the city's comprehensive plan.
 - h. That property adjacent to the area included in the plan will not be adversely affected; to this end the board of aldermen may require, in the absence of any appropriate physical barrier, that uses of least intensity or a buffer of open space or screening will be arranged along the borders of the project.
 - i. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals, and general welfare.
- (2) If the board of aldermen approves the plan, building permits may be issued, even though the use of the land and the location and height of the buildings to be erected in the area and the yards and open space contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.
- (3) An application for a special use permit under this section may be made and processed contemporaneously with a proposed amendment of the zoning district or districts in which such site lies.

-
- (4) A special use permit shall automatically expire upon the failure to develop the use of the land for which the special use permit has been issued if the use is not substantially developed within two (2) years after the permit has been issued.

(Ord. No. 13-73 , § 1, 11-18-13)

Sec. 65-63. Mobile home park standards.

- (1) *Site layout.* Site layout should take the following factors into consideration:
 - a. Site planning should attempt to adapt to individual site considerations, reflect advances in site planning techniques, and be adaptable to the trends in design of mobile homes. An informal park type of site planning that conforms to terrain, existing trees, shrubs, and other natural features is preferred. A stylized pattern should be avoided.
 - b. The condition of the soil, groundwater level, drainage and topography shall not create hazards to the health and safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
 - c. Landscaping and soil and ground cover requirements. All areas of the mobile home park will be appropriately landscaped. Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone, screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust. Trees and shrubs should be planted so as to provide visual buffers between mobile home lots.
 - d. Site drainage requirements. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner. Also see city storm water control ordinances and land subdivision regulations.
- (2) *Minimum size.* No mobile home park shall be developed in the City of Jackson containing less than five (5) acres.
- (3) *Area.* No building or structure shall be erected or enlarged, unless the following yards are provided and maintained in connection with such building, structure or enlargement.
 - a. *Front yard.* On each lot upon which a building or mobile home stand is constructed, there shall be a front yard of not less than fifteen (15) feet.
 - b. *Side yard.* On each lot upon which a building or mobile home stand is constructed, there shall be a side yard on each side of not less than eight (8) feet.
 - c. *Rear yard.* Every lot upon which a mobile home stand or other building is constructed shall have a rear yard of not less than twelve (12) feet.
 - d. *Restricted purposes.* Mobile/manufactured/modular homes in this park shall be used only for single-family residential purposes.
 - e. *Height.* No mobile home, building, or accessory structure shall be greater than one (1) story in height.
 - f. *Maximum average density.* No mobile home park shall be permitted an average density greater than eight (8) lots per acre.
 - g. *Minimum frontage.* Each lot on which a mobile home is set must have a minimum frontage of forty-five (45) feet on an access street in the mobile home park.
- (4) *Lot size.* The minimum lot size permitted shall be as follows: individual mobile home stands shall be on lots having an area of not less than four thousand five hundred (4,500) square feet and a width at the front lot line of not less than forty-five (45) feet.
- (5) *Percentage of lot coverage.* All structures, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot.

- (6) *Required setbacks, buffer strips and screening.* All mobile home parks shall be provided with an adequate buffer or screen to visually screen the mobile home park from adjacent property with the exception of any public streets. The buffer shall consist of a planting screen or privacy fencing as approved by the building and planning superintendent.
- (7) *Mobile home stands.* The area of the mobile home stand shall contain concrete slabs and footings to provide adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The mobile home slab shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure. The mobile home stand shall comply with BOCA codes and other applicable city regulations.
- (8) *Sale of mobile homes.*
- a. The mobile home park shall remain a single recorded parcel of land. Lots and stands may be leased to individual occupants. Individual sale of mobile home lots or stands is prohibited.
 - b. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- (9) *Street system and parking.*
- a. *Street design.* Street design and on-street parking shall conform to the requirements of the land subdivision regulations of the City of Jackson, Missouri (chapter 57) except as modified by this section. All streets in a mobile home park shall be private and shall comply with applicable city pavement and drainage standards.
 - b. *Car parking.* Off-street parking areas shall be provided for the use of park occupants and guests. Such areas shall be:
 1. Furnished at a rate of at least two (2) spaces for each mobile home lot.
 2. Located within a distance of one hundred (100) feet from the mobile home to be serviced, unless other vehicular access is provided.
 - c. *Required illumination of park street systems.* Street lighting shall be installed in accordance with the land subdivision regulations of the City of Jackson.
- (10) *Recreation facilities.* Six (6) percent of gross land area shall be developed for recreational purposes, and such percentage shall not include setbacks, buffers, streets, rights-of-way, utility easements or storage areas.
- (11) *Park areas for nonresident uses.*
- a. No part of any mobile home park shall be used for any purpose not allowed in section 65-8. Nonresidential uses may include those required for the direct servicing and well being of park residents and for the management and maintenance of the park.
 - b. While not required, storage areas may be provided for travel trailers, campers, boats, and recreational vehicles; such equipment shall be permitted only in such areas, and the use of such storage areas is limited to park residents. Such areas shall not be visible from any public street and shall be surrounded by a six (6) foot high chain link fence or other fence as approved by the building and planning superintendent or his designee.
- (12) *Rental of mobile homes prohibited.* No mobile home in a mobile home park shall be occupied by anyone other than the owner of that mobile home.

(Ord. No. 04-25, § 2, 3-1-04)





Highway D

Barks Mobile 11

Item 1.

15 #	41
Steve	49
Wootie	47
Bliss	45
	43
	41
Lee Myers	39
Varro	37
Todd	35
Rafel	33
Speedy Roper	31
	29
Motley	27

Shelton	25
	4
Criles	6
Kent	10
Randy Young	12
Sutton	14
(Sneed)	16
Kintu	18
Molman	20
David	22
	24
(Sneed)	26
Old	28

Jim Wheatley	1
	3
Charles	5
Varro	7
	9
	13
Wanda's Jim Holt	15
	17
McCre	19
	21
Charles Faverty	23
Empty	25

Staff Report

ACTION ITEM: Request for a Land Exchange Certification for transfer of 0.026 acres of property from 702 Corinne Street to 630 Corinne Street

APPLICANT: Harold C. & Susan J. Brown

APPLICANT STATUS: Property Owner

PURPOSE: To straighten property line between properties and add space between the property line and house at 630 Corinne Street.

SIZE: 0.026 acres

PRESENT USES: Residential

PROPOSED USE: Residential

ZONING: R-2 Single Family Residential

SURROUNDING ZONING: R-2 Single Family Residential District in all directions

HISTORY: Unknown

TRANSPORTATION AND PARKING: All required street frontage and parking already exist for both lots.

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

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: The lots on this street are parallelograms. The house at 630 was constructed to align with the street rather than the side lot lines.

COMMENTS: The existing lot line runs almost against the house at 630 Corinne. Both lots will still have the required frontage and lot size.

ACTION REQUIRED: The Commission shall approve or deny this request.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: 04-11-2022

ADDRESS OF GRANTING PROPERTY: 702 CORRINE ST

ADDRESS OF RECEIVING PROPERTY: 630 CORRINE ST

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

Property Owner Name(s): HAROLD C & SUSAN J BROWN

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

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

Property Owner Name(s): BROWN TRUST

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

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

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: HAROLD BROWN

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

Contact's Phone: 314-420-2018

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):

Adding additional property to receiving property to match existing fence line

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:

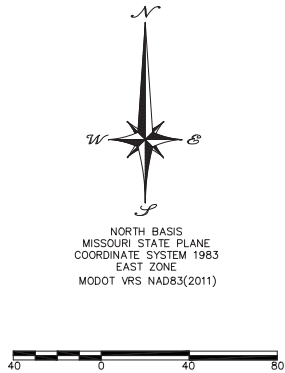
Janet Sanders
 Building & Planning Manager
 City of Jackson
 101 Court Street
 Jackson, MO 63755
 Ph: 573-243-2300 ext. 29
 Fax: 573-243-3322
 Email: jsanders@jacksonmo.org





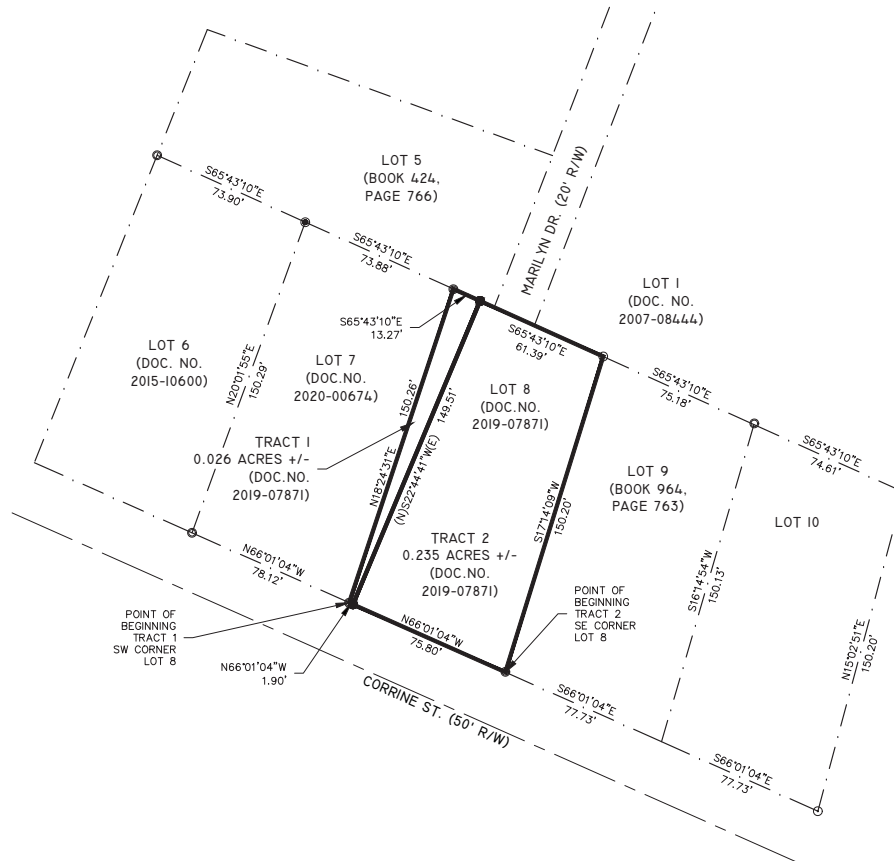
LAND EXCHANGE PLAT FOR HAROLD BROWN

Lot 7 and Lot 8 of Rhode's Addition
in the City of Jackson, Cape Girardeau County, Missouri.



REFERENCES

1. DOCUMENT NO. 2019-07871 (SUBJECT)
2. DOCUMENT NO. 2020-00674
3. BOOK 964, PAGE 763
4. DOCUMENT, NO. 2015-10600
5. BOOK 424, PAGE 766
6. DOCUMENT NO. 2007-08444
7. RHODE'S ADDITION, PLAT BOOK 5, PAGE 56



TRACT 1 - DESCRIPTION (ATTACHING TO DOC. NO. 2020-00674)

THAT PART OF LOT 8 OF RHODE'S ADDITION TO THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 5, PAGE 56 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 18°24'31" EAST ALONG THE WEST LINE OF SAID LOT 8, 150.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE LEAVING SAID WEST LINE, SOUTH 65°43'10" EAST ALONG THE NORTH LINE OF SAID LOT 8, 13.27 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 22°44'41" WEST 149.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF CORRINE STREET; THENCE ALONG SAID LINE, NORTH 66°01'04" WEST 1.90 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS .026 ACRES, (1134 SQ. FT.) 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 (REMAINING PORTION OF DOC. NO. 2019-07871)

THAT PART OF LOT 8 OF RHODE'S ADDITION TO THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 5, PAGE 56 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 66°01'04" WEST ALONG THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF CORRINE STREET, 75.80 FEET; THENCE LEAVING SAID LINE, NORTH 22°44'41" EAST 149.51 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 65°43'10" EAST ALONG SAID NORTH LINE, 61.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID NORTH LINE, SOUTH 17°14'09" WEST ALONG THE EAST LINE OF SAID LOT 8, 150.20 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS .235 ACRES, (10240 SQ. FT.) 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 A TRACT DESCRIBED IN DOC. NO. 2019-07871 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2022 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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

ACCURACY STANDARD: TYPE URBAN

LEGEND

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

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 30, 2017. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 11TH DAY OF APRIL 2022.

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

	STRICKLAND ENGINEERING		113 WEST MAIN STREET JACKSON, MISSOURI 63755 TEL: 573-243-4080 FAX: 573-243-2191
	CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING		
LAND EXCHANGE PLAT FOR HAROLD BROWN 630/702 CORRINE ST JACKSON, MO		SCALE	1"=40'
		DATE	04-11-2022
		DRAWN BY	RA
		CHECKED BY	DR
		PROJECT #	2

Staff Report

ACTION ITEM: Request for approval of a preliminary plat of Jackson North Industrial Park Second Subdivision

APPLICANT: BRS, LLC

APPLICANT STATUS: Property owner

PURPOSE: To divide this tract into two parcels.

SIZE: 6.11 acres

PRESENT USES: Vacant

PROPOSED USE: Industrial & Commercial Use

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

HISTORY: This lot was purchased from the City of Jackson for a proposed industrial development. As part of that purchase agreement, the city extended sewer to this lot and the buyer agreed to share in the cost of paving Cane Creek Road across this property at a time determined by the city.

TRANSPORTATION AND PARKING: Both lots have the minimum required frontage on a public street right-of-way. The roadway fronting these proposed lots is currently still gravel.

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

2009 COMPREHENSIVE PLAN: Industrial use

FLOODPLAIN INFORMATION: This property is not located in a floodplain as determined by FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: City sewer main does not currently extend to Lot #1. All other city utilities are available to this lot. No other unusual characteristics noted.

COMMENTS: City staff has reviewed the submitted subdivision plat and provided a comment letter to the developer.

The developer, as part of the subdivision process, is responsible for extending a sewer main to Lot 1. Because this subdivision involves this infrastructure installation, a preliminary plat is required.

ACTION REQUIRED: The Commission shall recommend approval or denial of this request. Any approval must be as a preliminary plat, not a minor subdivision plat.



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Jackson North Industrial Park Second Subdivision

DATE OF APPLICATION: 04/26/22

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

Names, Addresses & Phone #s: BRS LLC
166 Lasalle St., Cape Girardeau MO 63701
579-1024

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Richard Hastings

Contact's Mailing Address: 197 Blackhawk Rd., Jackson Mo 63755

Contact's Phone: 579-1024

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying, Inc.
Ashton Gaskill
194 Coker In. Cape Girardeau MO 63701
335-3026

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☐ Re-subdivision plat approval

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

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

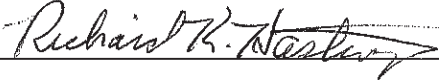
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial
C-2 General Commercial
C-3 Central Business District
C-4 Planned Commercial District
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)



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

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

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: jsanders@jacksonmo.org



Jackson North Industrial Park Second Subdivision
Location Map

RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SECOND SUBDIVISION

ALL OF LOT 1 OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION, PHASE I, AS RECORDED IN DOCUMENT 2014-02837,
IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

GRAPHIC SCALE



POINT OF BEGINNING
NW CORNER OF LOT 1 OF
JACKSON NORTH INDUSTRIAL
PARK SUBDIVISION, PHASE I
(DOCUMENT NO. 2014-02837)

$R=270.00'$ $L=67.82'$
CH: 261°09'09" E, 67.84'

CANE CREEK RD
(60' ROW)

$R=130.00'$ $L=170.19'$
CH: 56°43'52" E, 168.31'

LOT 1
114,986 SF
2.64 ACRES

LOT 2
180,988 SF
3.47 ACRES

NON-FOREST
IMPROVED LOT 1 & ADJACENT TRAIL
SEC. NO. 2017-01505

NON-FOREST
IMPROVED LOT 2 & ADJACENT TRAIL
SEC. NO. 2017-01506

SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED
12 HEAVY INDUSTRIAL DISTRICT
LOT SIZE
NO MINIMUM LOT SIZE OR FRONT LOT LINE WIDTH REQUIREMENT
PERCENTAGE OF LOT COVERAGE
NO LOT COVERAGE REQUIREMENT

MAXIMUM HEIGHT
FOURTY FIVE (45) FEET AND NOT OVER THREE (3) STORIES
MINIMUM YARD REQUIREMENTS
FRONT SETBACK
NO REQUIREMENTS

REAR SETBACK
NO REQUIREMENTS EXCEPT
TWENTY FIVE (25) FEET PROVIDED WHERE
ABUTTING A RESIDENTIAL USE

SIDE SETBACK
NO REQUIREMENTS EXCEPT
TWENTY FIVE (25) FEET PROVIDED WHERE
ABUTTING A RESIDENTIAL USE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 390500040E AND MAP
NUMBER 390500040E WITH AN EFFECTIVE DATE OF
SEPTEMBER 10, 2011.

AREA AND LOT INFORMATION
TOTAL SUBDIVISION AREA: 295,974 SF (6.71 ACRES)
TOTAL NUMBER OF LOTS: 2
SMALLEST LOT SIZE: 114,986 SF (2.64 ACRES)
LARGEST LOT SIZE: 180,988 SF (3.47 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

RICHAUD HASTINGS
181 BLACKHAWK RD
JACKSON, MO 64318

RECORD OWNERS

BRS, L.L.C.
DOCUMENT #2011-0068

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) 335-3045

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 390500040E AND MAP
NUMBER 390500040E WITH AN EFFECTIVE DATE OF
SEPTEMBER 10, 2011.

LOT MONUMENT NOTE

ALL LOT CORNERS TO BE MONUMENTED WITH IRON PIPES
UNLESS OTHERWISE SPECIFIED.

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

SUBDIVISION DEDICATION

THE UNDERSIGNED, RICHAUD HASTINGS, OWNER OF BRS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, OWNER IN FEE OF ALL OF LOT 1 OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION, PHASE I, AS RECORDED IN DOCUMENT 2014-02837, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 265,984 SQUARE FEET (6.11 ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CANE CREEK ROAD, THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE SOUTHEAST BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 270.00 FEET, A DISTANCE OF 67.82 FEET [THE CHORD OF SAID ARC BEARS SOUTH 44°09'09" EAST, 67.84 FEET], THENCE SOUTH 53°07'23" EAST, 242.12 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A DISTANCE OF 170.19 FEET, THENCE SOUTH 87°32'20" EAST, 97.72 FEET, THENCE LEAVING SAID SOUTH LINE OF CANE CREEK ROAD, SOUTH 25°07'50" WEST, 585.48 FEET, THENCE NORTH 64°04'04" WEST, 390.40 FEET, THENCE SOUTH 04°43'52" EAST, 167.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES, MORE OR LESS, 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 "JACKSON NORTH INDUSTRIAL PARK SECOND SUBDIVISION".

BRS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

RICHAUD HASTINGS
OWNER

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU } ss

ON THIS ____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. AND LINDA J. HASTINGS, 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____.

LIZA WALKER, CITY CLERK

KENT FRETZ, PUBLIC WORKS DIRECTOR

MIKE SEABASCH, PLANNING AND ZONING CHAIRMAN

DIANE HAYS, MAYOR

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU } ss

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



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

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
PH: (573) 335-3028 Fax: (573) 335-3045
PLS CORPORATE LICENSE NO. 000162

DESIGNED BY	ASHTON CASSELL	REV/DRAWN	DESCRIPTION	REVISIONS
CHECKED BY	TRAVIS STEPHENS			
SURVEY DATE	MARCH 2022			
DRAWING DATE	04-19-2022			
DRAWING NO.	35523			

Jackson Park Board



May 9, 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) Dog Park Project
- 3) Civic Center Digital Sign
- 4) Soccer Park Field Project

New Business

- 1) Election of officers
- 2) Special Event Permit Application – Brian Dalton Concert
- 3) Special Event Permit Application – Heartless Concert

Committee Reports

Civic Center Report

Parks & Recreation Director's Report

Adjournment

Jackson Park Board Meeting

April 11, 2022

Meeting called to order by Darin Pettit at 6:00 PM

Members Present: Luke Dry, Rodney Ladreiter, Whitney Tate, Cathy Reiminger, Darin Pettit, Bob Lichtenegger

Visitors: Jason Lipe, Chris Eastridge, Katie Liley

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

Old Business:

Hubble Ford Replacement Bridge Project

Construction is in progress with the most notable feature being the north bridge footings.

Dog Park Project

The Board had discussion to determine which area in our city park system would be the preferred location for the Dog Park. After discussion, the question was asked of our Board if we felt that our Jackson City residents really had a desire to have a Dog Park. Motion was made by Cathy, Rodney 2nd to table the Dog Park for 2022 or until there appeared to be a definite need for one in Jackson. Motion was approved by a vote of the Board.

Civic Center Digital Sign

Fabrication of the sign is complete, the contractor is waiting for the final site survey to proceed with installation. Jackson Power & Light department has installed the electric panel.

Soccer Park Field Project

Design work continues on Phase One of the project which includes addressing drainage issues surrounding the walkway from the parking lot to the fields. Plans are to let Phase One out for bids soon with construction completion set for before fall 2022. Site preparation for receipt of fill dirt at the park and waiting for survey completion.

New Business:

Special Event Permit Application

Jason shared the details for a Storybook Entertainment event to provide an interactive experience for children attending the July 14 Municipal Band concert. Details for the event have been worked out with the Municipal Band. Rodney made a motion to accept the application, 2nd by Bob. Motion approved by a vote of the Board.

Special Event Permit Application

Jason shared the application from Connection Point Church to use the Civic Center grounds for children's programming during their Easter Services. The church will also be renting the Civic Center for a remote location from the Main Campus across the street. Motion by Rodney to accept the application, Cathy 2nd. Motion approved by a vote of the Board.

Donation Form – Starzinger Memorial Tree

Donna Starzinger-Parnell has requested to donate a tree in Brookside park in honor of her father Don Starzinger. The family has requested to plant the tree on the hill west of the Veterans Memorial. Bob made a motion to accept the application, 2nd by Luke.

Motion approved by a vote of the Board.

Youth League Timeline

The Board had a discussion concerning the transition of youth sports management into the City of Jackson Youth Sports league. A recommended timeline was agreed upon by Jason to then supervise Spencer Sander towards meeting the goal.

Committee Reports: None at this time.

Civic Center

Information shared including possible addition of fall and winter athletic leagues.

Park & Recreation Director's Report

As printed in the agenda packet. Park Day discussion followed with information for sponsor

submission deadline as April 25 for SEMO Specialty to be able to print the t-shirts. Jason also shared the current staffing is down 2 full-time employees due to them being out on disability. Jason and Paul hope to have them back by early summer. Baseball Opening Day is set for May 2nd. Total number of players is normal however fewer teams due to lack of coaches. Assorted youth summer camps are being planned for this year and general maintenance work is being completed along with a lot of limb cleanup from the recent strong winds. Rodney shared information that the Holcomb Pavilion in Brookside Park is in need of some repairs and "a sidewalk from the parking lot to the pavilion would be really nice". Motion to adjourn approved by a vote of the Board. Minutes submitted by: Bob Lichtenegger

rbollinger@jacksonmo.org

From: rbollinger@jacksonmo.org
Sent: Tuesday, May 10, 2022 11:33 AM
To: 'rbollinger@jacksonmo.org'
Subject: Jones

From: Jones Drug <jonesdrug2011@yahoo.com>
 Sent: Tuesday, May 03, 2022 10:43 AM
 To: jsanders@jacksonmo.org
 Subject: Jones Drug Store safety

Dear Janet and Commission,

I am writing to you on behalf of Jones Drug Store and our customers to implore the commission to help us improve the safety of the parking along the west side of Court Street. We have been allowed to present before the Jackson Alderman in the past but were denied any safety improvements by the city other than angled parking blocks in front of the curbs. I believe we have given these parking blocks sufficient time to see if they work, but I can tell you they don't. We have on video cars still being able to drive up on the sidewalk and put Jackson citizens in harms way. One driver in fact nearly hit a construction worker on a ladder while working on the front of Jones while we still are rebuilding from the last accident over 15 months ago. I'm asking the city to revisit our problem because the parking blocks now are only serving as ramps for cars to get on the sidewalk faster. Please walk the street and see for yourselves, there are tire tracks on top and on the opposite side of the blocks from people driving over them. They are not doing the job that they were intended to do. As we learned this past winter, they make snow removal on our side of the street very hard on our city workers. They collect trash that we have to sweep up weekly just to keep our storefront presentable. We have also had elderly customers trip and fall over them. What I am asking the city to do is either provide concrete flower boxes or some sort of concrete posts that would prevent vehicles driving through our store or allow us to provide them. Jones Drug Store has served our community for over 150 years and I would like to see us stay in business for centuries to come while also providing a safe environment for our customers and staff. I appreciate your time and listening to what I am asking for. In total, Jones has had a vehicle drive through our store 3 times and I believe City Hall has been hit twice in recent years, maybe more. This is a problem that is not going away and needs to be rectified before a citizen really gets hurt. I am asking you all to take my request seriously before that does happen. Please feel free to reach out to me on my phone number listed below or stop by Jones one day and I will show you the videos and we can discuss this even further.

Sincerely,
 Brian L Thompson, owner
 Jones Drug Store
 125 Court St
 Jackson, MO 63755
 573-243-3524 (work)
 573-270-1440 (cell)



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Clint Brown, PE, City Engineer

DATE: April 5, 2021

RE: Court Street Streetscape

Attached are multiple items related to the inquiries about the Court Street Streetscape. Discussions in previous council meetings were had regarding a solution to the request presented by Mr. Brian Thompson and Mr. Bryan Kiefer, owners of Jones Drug Store. The request is attached for reference.

Options were originally presented by City Staff, and a formal recommendation of parallel parking was given. Council initially rejected Staff's recommendation and offered additional options. Council then instructed City Staff to perform additional research on all of the options presented by hiring a third-party consultant.

City Staff received a proposal from Lochmueller Group to perform an engineering review on the options presented by Staff and Council Members. Lochmueller's proposal was \$3,000.00 which, by policy, permitted the task order to be issued without Council's formal approval.

Lochmueller submitted their proposal to City Staff and the proposal was presented by staff to Council at the last council meeting. Lochmueller gave the following recommendation at the end of their report:

"Parallel parking provides the highest likelihood of preventing buildings from being hit by errant vehicles for the lowest implementation of cost. If the loss of on-street parking on this segment of Court Street is acceptable to the City, and unless the City undertakes a significant streetscape project, then this option is recommended as the most cost-efficient solution that can be quickly implemented."

After the presentation of Lochmueller's report to Council, City Staff recommended following Lochmueller's recommendation. However, City Staff was instructed that parallel parking was not the desired solution to the request presented by the owners of Jones Drug Store and additional options should be considered. One of these options included placing planters similar to the ones in front of Accent Security Alarms, located at 120 East Adams Street., with the thought being that the owner of this business placed

these planters in front of the building to protect it from errant vehicles. Pictures of the planters that are currently in front of Accent Security Alarms are attached.

Mr. Thompson was present during the presentation of Lochmueller's report at the last council meeting. Mr. Thompson suggested at the meeting that he would be most in favor of bollards being installed compared to all other options presented by Council members and included in Lochmueller's report. Council agreed with Mr. Thompson that bollards should be one of the options still considered.

City Staff recommended that the installation of bollards would be more intrusive than the placement of planters and that a proper engineering design should be completed prior to acceptance. With that recommendation, City Staff contacted Lochmueller to provide an estimate for the cost of the engineering services for plans and design of the bollards. Lochmueller informed City Staff that the estimated design cost would range between \$3,000.00 to \$5,000.00.

Additionally, the Mayor also stated during the conversation that he googled movable bollards and found a product that he believed could be implemented that would honor the request of the owners of Jones Drug Store and not be intrusive nor require an engineering design. The Mayor shared the product with City Staff, which can be found at www.godawn.com/product-category/bollards/movable-bollards. Pictures of the product that the Mayor suggested are also attached.

Should the City take the initiative to provide a solution to the request made by the owners of Jones Drug Store, whether through cost, design, procurement, or a combination of all three, then City Staff's recommendation of a solution remains consistent with Lochmueller's report. City Staff additionally recommends that, should the City take the initiative to provide a solution, any option that is being taken under consideration be carefully evaluated in regards to liability for future accidents and continuity for future requests made by additional business owners within the City.

Accent Security Alarms Planters:

Item 3.



Movable Bollards:





MEMO

To: Clint Brown, P.E., City of Jackson, MO
From: Cheryl Sharp, P.E., PTOE
Michelle Bresnahan
Date: March 5, 2021
Subject: Court Street Streetscape Research
Lochmueller Project No: 521-0020-00T

The City of Jackson, MO has experienced two crash incidents in the past year involving automobiles in the angled parking area of Court Street adjacent to city hall and nearby commercial businesses. The existing curb did not stop either of the vehicles from crashing into the buildings. Lochmueller Group was requested by the City to research best practices and present potential solutions in an effort to try to prevent these types of crashes from occurring in the future.

When selecting a final solution to implement, the City will need to ensure the following three overarching concerns are addressed:

- 1) The solution allows the buildings to be highly accessible to the street;
- 2) The solution will need to adhere to any aesthetic requirements that come with the Jackson Uptown Commercial Historic District designation; and
- 3) Treatments should be holistic in nature, with potential to be implemented anywhere in the downtown area, and not only a spot improvement in front of the buildings in question.

This memo outlines the research findings, consideration in future treatments, and an opinion on how the City should move forward.

Existing Conditions

Geometry

Court Street is a two-way street that provides angled parking on both sides of the street within the Jackson Uptown Commercial Historic District. The old Cape Girardeau County Courthouse is located on the east side of the street and several buildings, such as City Hall and Jones Drug Store, are located on the west side of the street.

The cross-section of Court Street is 74 feet. Included in this cross-section are two 7.5-foot sidewalks, two 2.5-ft of brick parkway, two 2.5-ft of curb and gutter, two 12.5-ft parking lanes, and two 12-ft drive lanes. The curb is 6" tall. In front of Jones Drug Store, an accessible pedestrian ramp exists in front of the store's front door. The type and dimensions of this ramp meet ADA standards. Though it has no bearings on the issue of errant vehicles hitting buildings, it is recommended that truncated domes be added to the handicap ramp so visually impaired pedestrians know they are entering or leaving the sidewalk area.

March 5, 2021

Page 2



PHOTO 1. COURT STREET STREETScape – WEST SIDE



PHOTO 2. COURT STREET – WEST SIDE SIDEWALK

Crash History

Within the last year, two crashes have occurred along the west side of Court Street. Each crash involved a parked car hitting a building. In the first incident, a car hit City Hall, and in the second incident, a car hit Jones Drug Store.

In August 2020, a driver drove over the curb and ran into City Hall located at 101 Court Street. This incident occurred at approximately 11:15 am during clear and dry weather conditions. The vehicle was parked in handicap parking space on the east side of Court Street. As the vehicle was backing out, the driver struck a concrete traffic barricade at the intersection of W Main Street, continuing through the landscape. The vehicle then crashed into the windows on the southeast corner of City Hall. The driver stated that the “gas pedal was stuck.”

In January 2021, a driver drove over the curb and ran into The Jones Drug Store located at 125 Court Street. This incident occurred at approximately 1:00 pm during clear and dry weather conditions. The driver stated that they did not remember what happened and that they “blacked out” thinking they may have had a seizure.

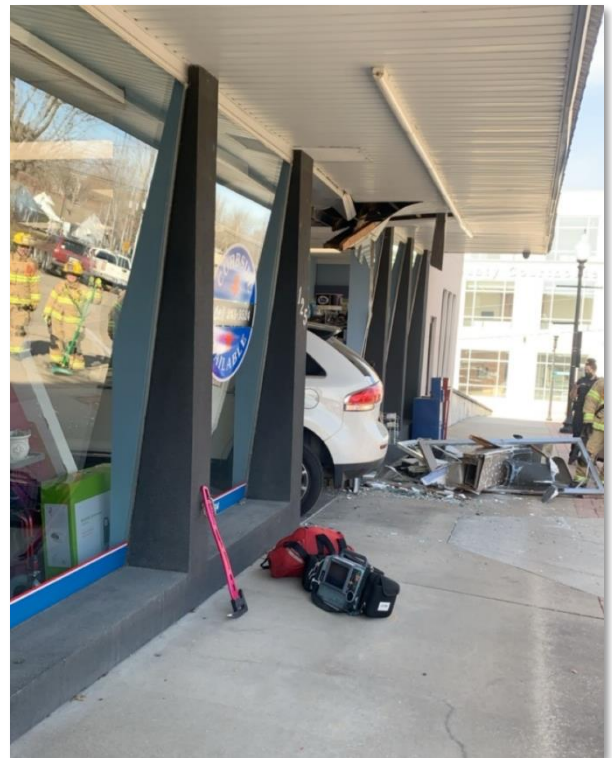


PHOTO 3. JANUARY 2021 CRASH INCIDENT

March 5, 2021

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It should be noted that both incidents identify non-geometric issues as the underlying cause of the crash. However, options were reviewed to determine potential barriers to such extensive damage to buildings in the future if crashes such as these were to occur in the future.

Potential Options

Lochmueller Group researched best practices to prevent future crash outcomes while considering the site area's location within the Jackson Uptown Commercial Historic District. The following solutions were considered:

1. Parking Curb
2. Parallel Parking
3. Bollards
4. Enhanced Guardrail / Car Bar
5. Planters

Option 1: Parking Curb/Parking Stops

One potential option for reducing crashes along Court Street is to implement a parking curb, also known as parking stops or parking bumpers, along the existing angled parking.

By adding a parking curb, a second barrier would be added between parked vehicles and the sidewalk/buildings, with the first being the curb between the travelway and sidewalk. In the case of the existing angled parking, moving forward in the space, one wheel could go over the curb, and then the second wheel. With a parking curb, both wheels would hit or be against the curb at the same time, which may help prevent a car from moving forward.

This option does not require any adjustments to the streetscape, re-striping, or geometric changes to the area. In addition, since a parking curb would be added directly on the parking space and technically be considered a traffic device, this option would be an acceptable addition to the historic district.

This solution would be low-cost as no change would be necessary to the streetscape, and have high ease of implementation. However, it would also provide the least amount of protection in comparison to the other solutions. These can be used in combination with most other potential solutions presented in this memorandum, except for parallel parking. Maintenance considerations, such as snowplowing, should also be considered before implementation. An example parking curb is shown in **Option 1**.



OPTION 1. PARKING CURB

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Option 2: Parallel Parking

Another potential solution includes modifying the existing angled parking to parallel parking. Parallel parking may have prevented the vehicle from crashing into Jones Drug Store, but would not have prevented the crash into City Hall. This would be a cost efficient change, however the excess 4 feet (or 8 feet, if implemented on both sides of Court Street) of pavement space could contribute to speeding, as motorists would drive down a 15-16' drive aisle rather than the existing 12' lane. This could be a safety trade-off, though, as the number of conflicts between vehicles in the travelway and those with visual hindrances backing out from an angled space may be reduced. This extra space could be used for potential streetscape options discussed later in this memorandum.

Parallel parking exists along other streets in the downtown areas, so this solution should be familiar to motorists. The existing pavement markings would need to be fully removed. Remnants of striping, indentations in the pavement where markings were grinded or scarified, or "blacking out" of existing markings could lead to motorist confusion. Associated signage identifying the parallel parking would also be needed. Except for routine repainting of markings, which would be required in any scenario, this option would have little to no extra maintenance costs associated with it.

A conversion to parallel parking would result in an overall loss in the number of on-street parking spaces. Currently, on the west side of Court Street, there are 17 angled parking spaces over about 260' distance. That same 260' would accommodate 11-12 parallel parking spaces, reducing the parking supply by 5-6 spaces.

Option 3: Bollards

Another potential option for reducing crashes along Court Street are bollards. Similar to parking curbs, bollards provide a barrier between parked vehicles and the sidewalk/buildings. A bollard would likely provide a more prominent barrier than a parking curb, however a bollard would be required at each parking spot. This has a slight impedance for pedestrians accessing the buildings as people will need to navigate around the bollards.

Design and placement of this solution would have to be carefully planned, because unless this solution is used in conjunction with parking curbs, these have the potential to be hit by

vehicles with long front ends extending over the curb on an every day basis. This would ultimate cost the City additional funding for maintenance and replacements.



OPTION 2. BOLLARDS

March 5, 2021

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Unlike parking stops, the bollards would be placed on the sidewalk which would narrow the walkable sidewalk width. Bollards would require an approved design to assure it is aesthetically appropriate and consistent with the historic district. An example bollard is shown in **Option 2**.

Option 4: Enhanced Guardrail / Car Bar

Another potential option for reducing crashes along Court Street are enhanced guardrail or car bars. These options provide a significant barrier between the parked cars and the sidewalk and building, and would need to be spaced appropriately to accommodate gaps, which then reduces the effectiveness of the solution. However, this type of solution has a significant potential to impede pedestrian access to the buildings as people will need to navigate around the guardrail or car bars.

Design and placement of this solution would have to be carefully planned, because unless this solution is used in conjunction with parking curbs, these have the potential to be hit by vehicles with long front ends extending over the curb on an every day basis. This would ultimate cost the City additional funding for maintenance and replacements.

Similar to bollards, the guardrail would be placed on the sidewalk which then narrows the walkable path adjacent to the buildings. Enhanced guardrail or car bars also require an approved design to assure it is aesthetically appropriate and consistent with the historic district. An example of enhanced guardrail is shown in **Option 4A**. An example of a car bar is shown in **Option 4B**.



OPTION 4A. ENHANCED GUARDRAIL



OPTION 4B. CAR BAR

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Option 5: Planters

The final potential option for enhanced protection of buildings from errant vehicles along Court Street are planters. This option provides a substantial barrier between the parked cars and the sidewalk, and would need to be spaced far enough apart to allow pedestrian access. It also opens the door to providing other benefits, such as aesthetic enhancements and stormwater mitigation efforts. Though they provide an ideal and beautiful streetscape, planters are expensive and require regular maintenance. They would be placed on the sidewalk which would reduce walkable space, unless coordinated with an overall streetscape enhancement project that incorporates both planters with parallel parking. This would also require an approved design to assure it is aesthetically appropriate and consistent with the historic district. **Option 5A** shows an example of planters that could be implemented and **Option 5B** shows an example stormwater garden.



OPTION 5A. PLANTER










OPTION 5B. STORMWATER GARDEN

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Comparison of Potential Options

Each of the previously proposed options have been evaluated to determine their ability to provide a barrier between the parked vehicles and the buildings along Court Street. Included in the evaluation are additional factors such as pedestrian access to nearby facilities, attractiveness of the potential streetscape, whether or not additional ROW will be required, whether or not the existing parking spaces and drive lanes will need to be re-stripped, and a factor for the estimated.

Option	Impedance to Pedestrian flow between Buildings and Street	Requires Historic District Approval	Effectiveness as Barrier Solution	Estimated Cost	Other Considerations
1) Parking Curb				\$	
2) Parallel Parking				\$	<ul style="list-style-type: none"> • Extra width may lead to speeding • Loss of on-street parking spaces
3) Bollards		✓		\$	<ul style="list-style-type: none"> • May get hit by cars with long front ends, extra maintenance
4) Enhanced Guardrail / Car Bar		✓		\$	<ul style="list-style-type: none"> • May get hit by cars with long front ends, extra maintenance
5) Planters		✓		\$	<ul style="list-style-type: none"> • May get hit by cars with long front ends, extra maintenance

March 5, 2021

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Potential Streetscape Options

Each of the previously proposed options can be implemented alone or combined to provide a new streetscape for Court Street. The only exception to this would be parking curbs with parallel parking, as this is not feasible. Several potential streetscape options are available depending on the solutions preferred. A few examples are presented below.

This first option is the existing cross-section of Court Street as shown in **Figure 7**. This same cross-section can be maintained if the only selected option is the parking curb.

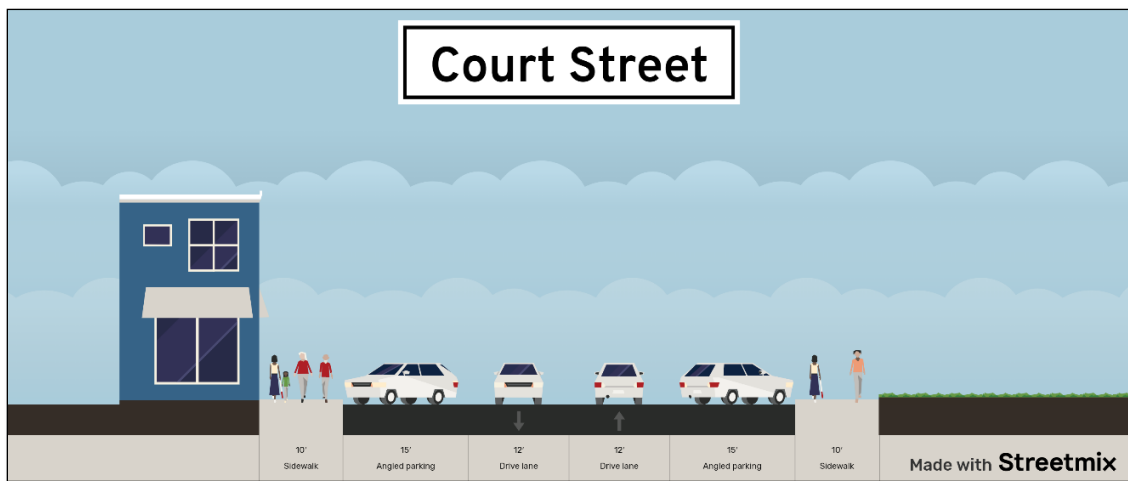


FIGURE 1. EXISTING STREETScape

An additional streetscape option includes changing the existing angled parking on the west side of the street to parallel parking as shown in **Figure 8**. This option does not modify the east side of Court Street. This creates more room within the cross-section to provide barriers such as enhanced guardrails, bollards, or planters.

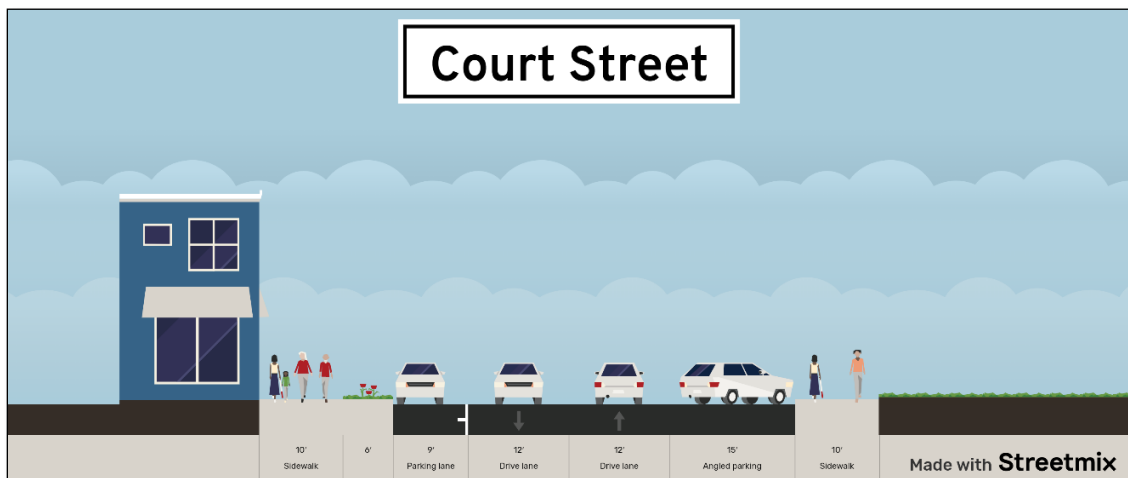


FIGURE 2. PARALLEL PARKING WITH PLANTERS

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Lastly, both existing angled parking lanes could be converted to parallel parking as shown in **Figure 9**. While this would result in a loss of parking, this option creates more room within the cross-section to provide barriers such as enhanced guardrails, bollards, or planters. Changing to parallel parking allows for a completely new streetscape along Court Street that can accommodate all users in the Jackson Uptown Commercial Historic District. However, the City should identify potential locations to replace the displaced parking spaces.

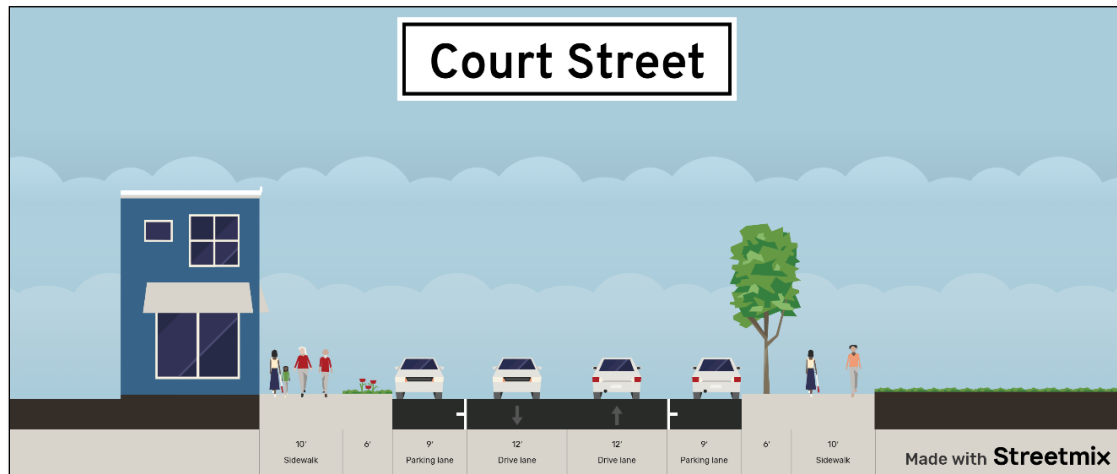


FIGURE 3. PARALLEL PARKING AND PLANTERS ON BOTH SIDES

The City of Jackson has a variety of options which can be implemented to provide the ideal streetscape for Court Street. The above options are only a select few which the City can pursue. The more drastic the change, the more design, time, and budget would be needed before implementation. The final solution should be one that can reasonably be accommodated on neighboring streets, and complies with the restrictions of the Jackson Uptown Commercial Historic District.

Conclusion

The City of Jackson, MO has experienced two crash incidents in the past year involving automobiles in the angled parking area of Court Street adjacent to City Hall and the nearby pharmacy. Lochmueller Group was requested to research best practices and present potential solutions in an effort to try to prevent these crashes from occurring in the future.

The assessment concluded the following:

- Parking curbs would be the quickest and cheapest option to implement. However, it also provides the least amount of protection of the presented options.
- Bollards, enhanced guardrail / car bars, and planters each provide superior barriers between parking vehicles and the surrounding buildings. These provide a higher amount of protection, but also begin to have a higher associated cost. The identified trade-offs should be carefully considered before implementing these solutions.
- Parallel parking provides the highest likelihood of preventing buildings from being hit by errant vehicles for the lowest implementation cost. If the loss of on-street parking on this segment of

March 5, 2021

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Court Street is acceptable to the City, and unless the City undertakes a significant streetscape project, then this option is recommended as the most cost-efficient solution that can be quickly implemented.

We trust that you will find this information useful in the evaluation of the prevention in crashes along Court Street in Jackson, MO. Please contact our office at (314) 446-3793 with any questions or comments concerning this memorandum.



City of Jackson

TO: Mayor and Board of Aldermen

CC: Jim Roach, City Administrator

FROM: Kent Peetz, Director of Public Works

DATE: May 6, 2022

RE: CK Power Service Contracts for Well Site Generators

Attached you will find the contracts for service and testing of our two new electric backup generators that were installed by CK Power at Water Well 4 on North Union Street and Well 6 on Nell Green Street as part of the Water System Facility Plan Project 2B. The 3-year contracts will cost \$7,735.50 each.

The contracts cover 3 years of maintenance and testing for each of the generators. CK Power will visit the sites twice each year to perform one minor inspection and one major inspection as outlined in the Planned Service Agreements.

CONTRACT

THIS CONTRACT is made and entered into this 29 day of April, 2022, by and between the **CITY OF JACKSON, MISSOURI**, a municipal corporation, (the “City”) and **CKPOWER** (the “Company”), **WITNESSETH:**

WHEREAS, the City has determined that it requires a service agreement for some of its generator systems; and,

WHEREAS, the Company submitted appropriate qualifications for the provision of such services; and,

WHEREAS, the City has agreed to accept Company’s qualifications.

NOW, THEREFORE, in consideration of the premises and promises contained herein, and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, each party hereby agrees as follows:

SECTION A – Scope

1. **DESCRIPTION OF WORK:** The Company hereby acknowledges that it shall service a generator located at 580 N. Union, within the City, as required in the attached Exhibit A, consisting of two (2) pages and titled “Planned Service Agreement”, which is made a part hereof.

SECTION B – Authorization of Services

1. Required services are denoted in Exhibit A and will include, but not limited by: testing of the generators for load bank, fuel, oil, and anti-freeze; along with those services associated with a “minor inspection” and a “major inspection” as defined in the attached Exhibit A.
2. Specific assignments for recommended additional services require the Company to submit a “task order” to the City containing a written scope of work and cost estimate schedule. A written notice to proceed from the City must be obtained by the Company prior to commencing with any recommended additional services.

SECTION C – Compensation for Company’s Services

1. The City shall pay the Company \$2,578.50 annually for the service of the generator for a term of three (3) years and a total cost of \$7,735.50.
2. Invoices for task orders approved in writing by the City are to be submitted on a monthly basis. Invoices should include the project name and a brief description of the services provided during the billing period. Separate invoices should be submitted per specific assignment. All invoices are to be sent to the attention of the Director of Public Works.

SECTION D – Miscellaneous Provisions

1. No portion of the work covered by this Agreement, except as provided herein, shall be sublet or transferred without written consent and approval of the Director of Public

Works. The subletting of the work shall in no way relieve the Company of primary responsibility for the quality and performance of the work. The Company will give personal attention to the faithful completion of the work and will keep all aspects of the work under Company's control.

2. Subcontracting shall not, under any circumstances, relieve the Company of liability or of any obligations under this Contract. The Company shall at all times have a supervising representative other than the subcontractor at a work site.
3. Work performed under this Contract must be satisfactory to the City. The City shall have the final say in determining such questions. Unsatisfactory work shall be sufficient justification for immediate termination of this Contract.
4. The Company shall provide proof of insurance, including public liability and property damage insurance and worker's compensation insurance for all employees employed on City projects. Proof of such insurance shall be provided annually each year this Contract is in effect, beginning April 1, 2022. Certificates of insurance must be in a form and amount acceptable to the City. Company shall provide the City ten days written notice prior to canceling insurance coverage. The City shall have absolute discretion as to the sufficiency of Company's insurance.
5. The Company must furnish proof of public liability, property damage, and workmen's compensation insurance. Minimum amounts for public liability and property damage shall be \$1,000,000 per occurrence and \$2,000,000 aggregate. Insufficient or lapsed insurance coverage at any time will be good cause for termination of this agreement. All coverage shall be on an "occurrence" basis and not

“claims made.” An endorsement on the required form supplied by the Company naming the City as an additional insured shall also be required. No provision of this agreement shall constitute a waiver of the City’s right to assert a defense based on sovereign immunity, official immunity, or any other immunity available under law.

6. The Company shall indemnify and save harmless the City, its officers, agents, employees, and servants against all loss, damage, or expenses that it or they may sustain as a result of any suits, actions, or claims of any character brought on account of property damage, injury to or death of any person or persons, including all persons performing any work under the Contract.
7. The Company shall comply with all federal, state and municipal laws, regulations and ordinances, including, but not limited to, environmental and labor statutes and regulations.
8. The Company agrees that during the life of this Contract it will not discriminate against any employee, applicant for employment or subcontractor because of race, religion and national origin. A similar nondiscrimination provision will be included in all subcontracts entered into in the performance of this Contract. Violation of this provision shall be good cause for the City to terminate this Contract, and any payment due or subsequently accruing to the Company under this Contract may be subject for forfeiture in the event of violation of this paragraph.
9. This Contract shall bind the parties hereto, their successors and assigns.

10. This Contract and attached exhibits constitute the entire Contract between the parties and supersedes any prior representations, offers, negotiations or understandings between the parties with respect to the subject matter of this Contract.
11. This Contract shall be deemed to have been fully executed and made by the parties herein and governed by the internal laws of the State of Missouri for all purposes and intents. It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Contract, or regarding its alleged breach, shall be instituted in the Circuit Court of Cape Girardeau County, Missouri.
12. The Company hereby certifies that the information provided to the City and in any attachments listed herein is true and correct to the best of the Company's knowledge and agrees to have any of the statements checked by the City unless the Company has indicated to the contrary. The Company authorizes the references listed to provide the City any and all information concerning the Company's previous employment and any pertinent information that they may have. Further, the Company releases all parties and persons from any and all liability for any damages that may result from furnishing such information to the City as well as from the use or disclosure of such information by the City or any of its agents, employees or representatives. The Company understands that any misrepresentation, falsification or material omission of information may result in the Company's failure to be awarded a contract or termination of contract.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals
the day and year first above written.

CITY OF JACKSON, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk


CKPOWER

General Services
Manager

Quoted Date: 12-6-21

Customer: City of Jackson
101 Court st
Jackson, Mo

Job Site: 580 N Union
Jackson, Mo 63755

JOB SITE CONTACT INFORMATION

Name: Brad Noel
Main Tel: 573-243-5595 Cell: FAX:
Email: bnoel@jacksonmo.org

PRICE PER PM SERVICE ITEM

MAJOR INSPECTION	Cost	\$ 1,070.00
MINOR INSPECTION	Cost	\$ 720.00
(Fee includes oil filters, fuel filters and lubricant during annual service)		

PM FREQUENCY PRICING BREAKDOWN

PM Frequency	Annual Minor Inspections	Annual Major Inspections	Annual Cost of Minor Inspections	Annual Cost of Major Inspections	Annual Agreement Services Cost	Length of Agreement	Total Agreement Service Cost
SEMI-ANNUAL	1	1	\$ 720.00	\$ 1,070.00	\$ 1,790.00	3 Years	\$ 5,370.00

LINE ITEM ADD-ONS

Load Bank Testing 2 Hours	<input checked="" type="checkbox"/>	\$ 578.50
Fuel Testing	<input checked="" type="checkbox"/>	\$ 150.00
Oil Sampling	<input checked="" type="checkbox"/>	\$ 35.00
Anti-freeze testing	<input checked="" type="checkbox"/>	\$ 25.00
Add-ons Sub Total		\$ 788.50
Length of Agreement (Years)	3	
Total Add-Ons		\$ 2,365.50

Length of Agreement **3 Years**

LABOR HOURS CALCULATION

Major Inspection	Minor Inspection	Load Bank
Business Hours	Business Hours	Business Hours

ANNUAL COST OF SERVICES \$ 2,578.50

(Includes PM Plan and Line Item Add Ons Selected)

TOTAL COST OF CONTRACT \$ 7,735.50

The owner agrees to pay CK Power for the following charges upon receipt of the invoice for:

THIS AGREEMENT COVERS THE EQUIPMENT LISTED BELOW FOR THE SPECIFIC LOCATION INDICATED.

Generator Mfr	Model	Serial No.	KW	Voltage	Type
Kohler	145REOZT4	3336RGMJH0003	145	208	Commercial - Diesel

Comments:

NOTE

If Services Are For 1 Year This Agreement Shall Be Automatically Renewed Annually Until Canceled by Either Party Through Receipt Of 30 Day Written Notice. CK Power Agrees to Perform, In A Good and Workman Like Manner, The Services Described. The Owner Agrees to Pay CK Power for Said Services at Prices Quoted.

Account Manager	Email	Cell	FAX	Office Tel	Approved
Will Johnston	wjohnston@ckpower.com			314-868-8620	Scott Egelhoff <small>Digitally signed by Scott Egelhoff Date: 2022.04.19 11:16:58 -0500</small>

Customer Signature:

Purchase Order:

Date:

Quote is Good for 30 days from Quoted Date



Your Complete Source of Engine and Generator Power.

www.ckpower.com



PLANNED SERVICE AGREEMENT FOR GENERATOR SYSTEMS

CKPower PLANNED SERVICE AGREEMENT is a coordinated program of inspection and service by trained technicians. The program is designed to enhance the performance and reliability of your standby or prime power generator. The owner understands this program is not a guarantee against equipment malfunction or failure, expressed or implied. The Planned Service Agreement is designed to perform the necessary service and, therefore, minimize the likelihood of failure or malfunction, while providing the owner a status report of said equipment. CKPower will perform inspections annually on the equipment in accordance with the attached schedule. The Major and Minor inspections differ only in that the Major inspection includes an oil change, oil and fuel filters and water filter change.

MAJOR INSPECTION

- Change engine oil and filter (s)
- Record lube oil pressure
- Clean crankcase breather
- Record coolant level and mixture
- Record coolant temperature
- Check belt tension and condition
- Change water filter (s)
- Check duct work for defects
- Check block heater operation
- Check coolant hoses and connections
- Check for oil/coolant leakage
- Air cleaners – check/oil for element
- Check for fuel leaks
- Change fuel filter
- Check exhaust-system for leaks
 - Check battery specific gravity, electrolyte level, and clean connections
 - Check battery charger operation
- Inspect ignition wiring, if equipped
 - Check ignition timing, points and plugs, if equipped
- Adjust carburetor, if equipped
- Check governor operation
- Operational check of volt meter, frequency meter, ammeter and safety systems
- Check automatic transfer switch operation, including exerciser, time delays and contacts
- Check operation of remote annunciator, if equipped

MINOR INSPECTION

Includes all services performed during Major inspection, less the following services:

- Change lube, oil and filter (s)
- Change water filter (s)
- Change fuel filter (s)

PREMIUM INSPECTION includes all Major changes and the following:

- | | |
|---------------------------|---------------------------------------|
| Belt and hose replacement | Battery replacement |
| Thermostat replacement | Coolant removal and replacement |
| Air Filter replacement | Radiator hose and fitting replacement |

OPTIONAL SERVICES: These services are performed and proposed at customer request.

- Load bank testing (Recommended Annually for lightly loaded equipment to reduce likelihood of "Wet Stacking")
- Fuel testing and treatment (As needed) – Will check for contaminants and general quality.
- Coolant treatment and replacement (Recommended every 3-5 years)
- Pressure washing (At customer request)
- Battery replacement (Recommended every 3 years)
- Rental generators (At customer request)
- Belt and hose replacement (Recommended every 3-5 years)
- Antifreeze testing (Recommended Annually)
- Oil Sampling (Recommended Annually) – Will check for unusual engine wear and contaminants.

CK GAS



JOHN DEERE

Kubota

KOHLER

VOLVO PENTA

www.ckpower.com

CONTRACT

THIS CONTRACT is made and entered into this 29 day of April, 2022, by and between the **CITY OF JACKSON, MISSOURI**, a municipal corporation, (the “City”) and **CKPOWER** (the “Company”), **WITNESSETH:**

WHEREAS, the City has determined that it requires a service agreement for some of its generator systems; and,

WHEREAS, the Company submitted appropriate qualifications for the provision of such services; and,

WHEREAS, the City has agreed to accept Company’s qualifications.

NOW, THEREFORE, in consideration of the premises and promises contained herein, and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, each party hereby agrees as follows:

SECTION A – Scope

1. **DESCRIPTION OF WORK:** The Company hereby acknowledges that it shall service a generator located at 1149 Nell Green, within the City, all as required in the attached Exhibit A, consisting of two (2) pages and titled “Planned Service Agreement”, which is made a part hereof.

SECTION B – Authorization of Services

1. Required services are denoted in Exhibit A and will include, but not limited by: testing of the generators for load bank, fuel, oil, and anti-freeze; along with those services associated with a “minor inspection” and a “major inspection” as defined in the attached Exhibit A.
2. Specific assignments for recommended additional services require the Company to submit a “task order” to the City containing a written scope of work and cost estimate schedule. A written notice to proceed from the City must be obtained by the Company prior to commencing with any recommended additional services.

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SECTION D – Miscellaneous Provisions

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Works. The subletting of the work shall in no way relieve the Company of primary responsibility for the quality and performance of the work. The Company will give personal attention to the faithful completion of the work and will keep all aspects of the work under Company's control.

2. Subcontracting shall not, under any circumstances, relieve the Company of liability or of any obligations under this Contract. The Company shall at all times have a supervising representative other than the subcontractor at a work site.
3. Work performed under this Contract must be satisfactory to the City. The City shall have the final say in determining such questions. Unsatisfactory work shall be sufficient justification for immediate termination of this Contract.
4. The Company shall provide proof of insurance, including public liability and property damage insurance and worker's compensation insurance for all employees employed on City projects. Proof of such insurance shall be provided annually each year this Contract is in effect, beginning April 1, 2022. Certificates of insurance must be in a form and amount acceptable to the City. Company shall provide the City ten days written notice prior to canceling insurance coverage. The City shall have absolute discretion as to the sufficiency of Company's insurance.
5. The Company must furnish proof of public liability, property damage, and workmen's compensation insurance. Minimum amounts for public liability and property damage shall be \$1,000,000 per occurrence and \$2,000,000 aggregate. Insufficient or lapsed insurance coverage at any time will be good cause for termination of this agreement. All coverage shall be on an "occurrence" basis and not

“claims made.” An endorsement on the required form supplied by the Company naming the City as an additional insured shall also be required. No provision of this agreement shall constitute a waiver of the City’s right to assert a defense based on sovereign immunity, official immunity, or any other immunity available under law.

6. The Company shall indemnify and save harmless the City, its officers, agents, employees, and servants against all loss, damage, or expenses that it or they may sustain as a result of any suits, actions, or claims of any character brought on account of property damage, injury to or death of any person or persons, including all persons performing any work under the Contract.
7. The Company shall comply with all federal, state and municipal laws, regulations and ordinances, including, but not limited to, environmental and labor statutes and regulations.
8. The Company agrees that during the life of this Contract it will not discriminate against any employee, applicant for employment or subcontractor because of race, religion and national origin. A similar nondiscrimination provision will be included in all subcontracts entered into in the performance of this Contract. Violation of this provision shall be good cause for the City to terminate this Contract, and any payment due or subsequently accruing to the Company under this Contract may be subject for forfeiture in the event of violation of this paragraph.
9. This Contract shall bind the parties hereto, their successors and assigns.

10. This Contract and attached exhibits constitute the entire Contract between the parties and supersedes any prior representations, offers, negotiations or understandings between the parties with respect to the subject matter of this Contract.
11. This Contract shall be deemed to have been fully executed and made by the parties herein and governed by the internal laws of the State of Missouri for all purposes and intents. It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Contract, or regarding its alleged breach, shall be instituted in the Circuit Court of Cape Girardeau County, Missouri.
12. The Company hereby certifies that the information provided to the City and in any attachments listed herein is true and correct to the best of the Company's knowledge and agrees to have any of the statements checked by the City unless the Company has indicated to the contrary. The Company authorizes the references listed to provide the City any and all information concerning the Company's previous employment and any pertinent information that they may have. Further, the Company releases all parties and persons from any and all liability for any damages that may result from furnishing such information to the City as well as from the use or disclosure of such information by the City or any of its agents, employees or representatives. The Company understands that any misrepresentation, falsification or material omission of information may result in the Company's failure to be awarded a contract or termination of contract.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals
the day and year first above written.

CITY OF JACKSON, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk


CKPOWER General Service
Manager

Quoted Date: 12-6-21

Customer: City of Jackson
101 Court st
Jackson, Mo

Job Site: 1149 Nell Green
Jackson, Mo 63755

JOB SITE CONTACT INFORMATION

Name: Kent Peetz
Main Tel: 573-243-2300 Cell: FAX:
Email: kpeetz@jacksonmo.org

PRICE PER PM SERVICE ITEM

MAJOR INSPECTION	Cost	\$ 1,070.00
MINOR INSPECTION	Cost	\$ 720.00
(Fee includes oil filters, fuel filters and lubricant during annual service)		

PM FREQUENCY PRICING BREAKDOWN

PM Frequency	Annual Minor Inspections	Annual Major Inspections	Annual Cost of Minor Inspections	Annual Cost of Major Inspections	Annual Agreement Services Cost	Length of Agreement	Total Agreement Service Cost
SEMI-ANNUAL	1	1	\$ 720.00	\$ 1,070.00	\$ 1,790.00	3 Years	\$ 5,370.00

LINE ITEM ADD-ONS

Load Bank Testing 2 Hours	<input checked="" type="checkbox"/>	\$ 578.50
Fuel Testing	<input checked="" type="checkbox"/>	\$ 150.00
Oil Sampling	<input checked="" type="checkbox"/>	\$ 35.00
Anti-freeze testing	<input checked="" type="checkbox"/>	\$ 25.00
Add-ons Sub Total		\$ 788.50
Length of Agreement (Years)	3	
Total Add-Ons		\$ 2,365.50

Length of Agreement **3 Years**

LABOR HOURS CALCULATION

Major Inspection	Minor Inspection	Load Bank
Business Hours	Business Hours	Business Hours

ANNUAL COST OF SERVICES \$ 2,578.50

(Includes PM Plan and Line Item Add Ons Selected)

TOTAL COST OF CONTRACT \$ 7,735.50

The owner agrees to pay CK Power for the following charges upon receipt of the invoice for:

THIS AGREEMENT COVERS THE EQUIPMENT LISTED BELOW FOR THE SPECIFIC LOCATION INDICATED.

Generator Mfr	Model	Serial No.	KW	Voltage	Type
Kohler	145REOZT4	3336RGMJH0002	145	208	Commercial - Diesel

Comments:

NOTE

If Services Are For 1 Year This Agreement Shall Be Automatically Renewed Annually Until Canceled by Either Party Through Receipt Of 30 Day Written Notice. CK Power Agrees to Perform, In A Good and Workman Like Manner, The Services Described. The Owner Agrees to Pay CK Power for Said Services at Prices Quoted.

Account Manager	Email	Cell	FAX	Office Tel	Approved
Will Johnston	wjohnston@ckpower.com			314-868-8620	Scott Egelhoff <small>Digitally signed by Scott Egelhoff Date: 2022.04.19 11:16:17 -0500</small>

Customer Signature:

Purchase Order:

Date:

Quote is Good for 30 days from Quoted Date



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PLANNED SERVICE AGREEMENT FOR GENERATOR SYSTEMS

CKPower PLANNED SERVICE AGREEMENT is a coordinated program of inspection and service by trained technicians. The program is designed to enhance the performance and reliability of your standby or prime power generator. The owner understands this program is not a guarantee against equipment malfunction or failure, expressed or implied. The Planned Service Agreement is designed to perform the necessary service and, therefore, minimize the likelihood of failure or malfunction, while providing the owner a status report of said equipment. CKPower will perform inspections annually on the equipment in accordance with the attached schedule. The Major and Minor inspections differ only in that the Major inspection includes an oil change, oil and fuel filters and water filter change.

MAJOR INSPECTION

- Change engine oil and filter (s)
- Record lube oil pressure
- Clean crankcase breather
- Record coolant level and mixture
- Record coolant temperature
- Check belt tension and condition
- Change water filter (s)
- Check duct work for defects
- Check block heater operation
- Check coolant hoses and connections
- Check for oil/coolant leakage
- Air cleaners – check/oil for element
- Check for fuel leaks
- Change fuel filter
- Check exhaust-system for leaks
 - Check battery specific gravity, electrolyte level, and clean connections
 - Check battery charger operation
- Inspect ignition wiring, if equipped
 - Check ignition timing, points and plugs, if equipped
- Adjust carburetor, if equipped
- Check governor operation
- Operational check of volt meter, frequency meter, ammeter and safety systems
- Check automatic transfer switch operation, including exerciser, time delays and contacts
- Check operation of remote annunciator, if equipped

MINOR INSPECTION

Includes all services performed during Major inspection, less the following services:

- Change lube, oil and filter (s)
- Change water filter (s)
- Change fuel filter (s)

PREMIUM INSPECTION includes all Major changes and the following:

- | | |
|---------------------------|---------------------------------------|
| Belt and hose replacement | Battery replacement |
| Thermostat replacement | Coolant removal and replacement |
| Air Filter replacement | Radiator hose and fitting replacement |

OPTIONAL SERVICES: These services are performed and proposed at customer request.

- Load bank testing (Recommended Annually for lightly loaded equipment to reduce likelihood of "Wet Stacking")
- Fuel testing and treatment (As needed) – Will check for contaminants and general quality.
- Coolant treatment and replacement (Recommended every 3-5 years)
- Pressure washing (At customer request)
- Battery replacement (Recommended every 3 years)
- Rental generators (At customer request)
- Belt and hose replacement (Recommended every 3-5 years)
- Antifreeze testing (Recommended Annually)
- Oil Sampling (Recommended Annually) – Will check for unusual engine wear and contaminants.

CK GAS



JOHN DEERE

Kubota

KOHLER

VOLVO PENTA

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