



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, June 16, 2025 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

- [1.](#) Special Event Permit application for Sam's Fine Jewelry's Rise & Rebuild Uptown event
- [2.](#) June 11th Planning & Zoning Commission report
- [3.](#) June 9th Park Board report
- [4.](#) Building Addition & Renovation of Jackson Fire Station No. 1 - Change Order #4
- [5.](#) Amendments to Chapter 3 (Administration) of the City Code – Banking of city funds
6. Discussion of previously tabled items (unspecified)
7. Additional items (unspecified)

Posted on 6/13/2025 at 4:00 PM.



CITY OF JACKSON - SPECIAL EVENT PERMIT APPLICATION

Item 1.

All Special Event Permit Applications for events are to be filed at least fourteen (14) days prior to initial advertisement of the event. Events requesting use of the band shell or pyrotechnics must be submitted at least thirty (30) days prior to initial advertisement of the event. Submission of the application does not constitute approval of the permit. A permit will be issued to the applicant upon City approval. Applications for events are to be filed with:

City Clerk
101 Court St., Jackson, MO 63755
573-243-3568

I. APPLICANT INFORMATION

Applicant Name:	Sam Thomas / Mackenzie Hobeck		
Business or Organization Name:	Sam's Fine Jewelry		
Mailing Address:	113 S High Street STE B Jackson, MO 63755		
Contact Person for Event Organization: Mackenzie Hobeck	Address: 7141 State Hwy CC Jackson, MO 63755 (city, state, zip)	Phone: 573-803-8125	Email: mackenzie@samsfinejewels.com
Contact Person Available at Event: Mackenzie Hobeck	Address: " (city, state, zip)	Phone: "	Email: "

II. EVENT INFORMATION

Event Name:	Rise & Rebuild Uptown		
Is this a New Event?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, specify previous event location: _____		
Type of Event:	<input type="checkbox"/> Festival <input type="checkbox"/> Parade <input type="checkbox"/> Run/Walk <input type="checkbox"/> Concert <input type="checkbox"/> Carnival <input type="checkbox"/> Circus <input type="checkbox"/> Party <input type="checkbox"/> Reception <input type="checkbox"/> Dinner <input type="checkbox"/> Picnic <input checked="" type="checkbox"/> Block Party <input type="checkbox"/> Other		
Purpose/description of event (be specific):	Raise funds to help UPTOWN JACKSON BUSINESSES affected by recent fire & promote support for fire department		
Anticipated number attending, including event staff:	500 people		
Time Period of Event:	Beginning & ending date of event activities: 6/19/25	Hours of operation of event activities: 5PM - 9PM	
	Beginning date & time of setup/street closure: 6/19/25 3:30 PM	Ending date & time of setup/street closure: 6/19/25 9 PM	

III. PROPERTY/LOCATION INFORMATION:

Address or description of site:	100 BLOCK S. High Street
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IV. EVENT ACTIVITIES AND ORGANIZATION: Answer "yes" or "no" to indicate if any of the following will be part of the event.

Item 1.

Closure or blockade of city street(s). If yes, include detailed map of areas needing closure.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Outdoor loudspeaker use (for music, announcements, etc.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Temporary electric power hookups needed (available in limited locations)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Temporary water hookups needed (available in limited locations)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Park band shell requested (application must be received at least 30 days prior to advertising the event)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Alcoholic beverages sold by event organizers or participating vendors/sponsors/others	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Alcoholic beverages served at no charge by event organizers or participating vendors/sponsors/others	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Alcoholic beverages allowed BYOB as open containers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Beer/wine garden (barricaded area required for outdoor sales and/or open containers outdoors – barricades not required for small private events using immediate area of reserved park pavilion or reserved Civic Center patios)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Tents - excluding canopies open on all sides (requires Fire Marshal inspection after setup)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Carnival rides, inflatable rides, or animal rides If yes, please specify: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Animal shows, parades, displays, or activities If yes, please specify: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Temporary restroom facilities located on city street, sidewalk, park, or other city property If yes, name of firm: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Private security If yes, name of firm: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Private trash disposal provided (may be required based on scope of event) If yes, name of firm: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Food and/or beverage sales (requires separate Cape County Health Department approval)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Merchandise sales and/or sales of services	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Pyrotechnics or fireworks (only allowed with Board of Aldermen approval)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

V. REQUIRED DOCUMENTATION/FEES

1.	A copy of the applicant's driver's license shall be included with this application.
2.	<p>For events other than those contained within a park pavilion - attach a detailed site plan for the proposed location showing all applicable event facilities and activities. Site plan should include the entire location to be utilized by the event and include:</p> <ul style="list-style-type: none"> • Requested street closure blockade locations. • Emergency vehicle access (blocked streets require maintenance of an 18' wide fire lane containing no parked vehicles, trailers, stages, vendor booths, tents, etc. (Some temporary, lightweight tables and chairs may be allowed to encroach into fire lane, upon approval of the Fire Marshal.) • Merchandise/service vendor locations (specific names of vendors not required on site plan) • Food vendor locations (specific names of vendors not required on site plan) • Location of rides and other attractions/activities, and all tent locations (vendor locations are assumed to possibly include pop-up canopies and are not required to be shown separately as tents). • Stage locations/lighting plans/sound system locations. • A complete list of all vendors selling merchandise, services, or food/beverage at the event, including their contact information. • For parades and run/walks, a map of the entire route, staging area, starting and finish lines. • Any other pertinent features of the event.
3.	For events including the sale of alcohol , attach a copy of State of Missouri Division of Alcohol and Tobacco Control Picnic or Temporary Caterer's License for the event.

4.	ONLY for events including the sale of alcohol, a City of Jackson Temporary Caterer's or Picnic License for the sale of intoxicating beverages is required. Please submit the required \$10 license fee along with the application for license , if applicable. This license will be issued to the applicant/organization for the event. Item 1.
5.	ONLY for event applicants/organizations selling food, beverages, merchandise, or services at the event, a current City of Jackson vendor's license is required for the organization, unless the organization is a non-profit corporation or the business already has a City of Jackson Business License. Please submit a completed <u>City of Jackson Business License Application</u>, <u>Missouri Certificate of No Tax Due</u> (http://dor.mo.gov/tax/business/sales/notaxdue/), and required license fee for application for this license.
6.	ONLY for events with sales of food, beverages, merchandise or services by other than the applicant/organization, a complete list of all vendors (including the hosting organization, if applicable) must be submitted at least 3 business days prior to the event. All vendors must have a current City of Jackson business license.
7.	FOR ALL EVENTS INVOLVING BUSINESSES, ORGANIZATIONS, OR NOT FOR PROFITS, AND FOR ALL EVENTS SELLING ALCOHOLIC BEVERAGES OR PROVIDING ALCOHOL FREE OF CHARGE: attach a certificate of insurance as evidence of coverage as detailed below.
VI. APPLICANT RESPONSIBILITIES	
1.	The applicant is responsible for maintaining lawful use of any location and/or facilities, and must report immediately to the Jackson Police Department any illegal activity or disturbance occurring at the event.
2.	The applicant is responsible for the care of any city-provided barricades, utility equipment, and other city-provided items before, during, and after the event. Street barricades will be provided on site, and are to be set in place by the applicant no sooner than the beginning of the approved street closure time, and must be removed to the side of streets no later than the ending of the approved street closure time.
3.	The applicant is expected to contact adjacent property owners and obtain their consent to any street closure requests which temporarily restrict access to any private property.
4.	The applicant is responsible for restoring the area to a presentable appearance immediately upon the close of the event.

INSURANCE REQUIREMENTS:

1. The applicant shall purchase and maintain Commercial General Liability Insurance with a minimum limit of \$1,000,000 each occurrence/\$2,000,000 general aggregate written on an occurrence basis.
2. Prior to activities commencing, the applicant shall furnish the City with certificates of insurance evidencing the coverage, conditions, and limits required by this agreement, including a separate endorsement for liquor liability if alcohol will be sold or served at the event, and have the City named as an additional insured in a separate additional insured endorsement.
3. All policies of insurance must be on a primary basis, non-contributory with any other insurance and/or self-insurance carried by the City.
4. No provision of this agreement shall constitute a waiver of the City's right to assert a defense based on the doctrines of sovereign immunity, official immunity or any other immunity available under law.
5. If the applicant maintains higher limits than the minimums required, the member requires and shall be entitled to coverage for the higher limits maintained by the applicant.
6. Insurance required by this agreement and supported by the additional insured endorsement shall be as broad as necessary to support the hold harmless requirement in said agreement or as broad as the indemnitor's insurance coverage, whichever is broader.

Site inspections may occur prior to or during the event by City staff. Failure to obtain the required permit and/or failure to abide by the conditions of an issued permit, or to abide by City ordinances or state or federal law may result in revocation of the permit and/or closure of the event.

Item 1.

HOLD HARMLESS AGREEMENT:

To the fullest extent permitted by law, applicant agrees to indemnify, defend and hold harmless the City of Jackson, its officers, agents, volunteers, lessees, invitees, and employees from and against all suits, claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or alternative dispute resolution costs arising out of, or related to the use of City's facilities, buildings, equipment or infrastructure under this agreement involving an injury to a person or persons, whether bodily injury or other personal injury (including death), or damage to property (including loss of use or diminution in value), but only to the extent that such suits, claims, damages, losses or expenses are caused by the negligence or other wrongdoing of applicant its officers, agents and volunteers, or anyone directly or indirectly employed or hired by the applicant or anyone for whose acts the applicant may be liable, regardless of whether caused in part by the negligence or wrongdoing of City and any of its agents or employees.

SIGNATURE:

I certify that the above information is correct to the best of my knowledge and belief. The applicant and/or sponsor agrees to follow the requirements of all applicable City of Jackson ordinances. The applicant and/or sponsor also agrees to the Hold Harmless Agreement stated above. The applicant and/or sponsor further agrees to be responsible for any expenses incurred by the City as a result of the special event for stolen or damaged City property, costs of materials and utilities, and for City employee overtime wages.

6/10/25
Date

Mackenzie Hobeck
Signature of Applicant

Mackenzie Hobeck
Printed Name of Applicant

Last updated 8-5-2022

RISE & REBUILT

UPTOWN JACKSON

THURSDAY, JUNE 19 | 5-8 P

Family Friendly • Open to All • Shop Local

*A heartfelt block party
and community shopping
night on S. High Street.*



Uptown Shopping ▶ Rise+Rebuild in Uptown Jackson

1h · 🌐

📌 Rise + Rebuild: Block Party + Community Night

Mark your calendars! Uptown Jackson is coming together for something special. Join us Thursday, June 19 from 5–8 PM for Rise + Rebuild — a heartfelt block party and community shopping night on S. High Street. ❤️

We'll have:

- 🎵 Live music from Joy Brooker
 - 🍔 Food trucks (Lloyd's Lunchbox + Ron Cook's Ice Cream!)
 - 🍷 Tastings and drinks from The Barrel
 - 🛍️ Late-night shopping (with proceeds helping local businesses!)
 - 👶 A kid zone full of family fun
- ...and the incredible energy of a community that shows up for its own.

This event is all about rising together — and rebuilding stronger than ever.
Let's flood the street with love and support. 🗨️ [#UptownStrong](#) [#RiseAndRebuild](#)
[#UptownJacksonMO](#)



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, June 11, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

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

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the April 16, 2025 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve a re-subdivision plat of Deer Ridge Subdivision submitted by WPSD Properties, LLC.
3. Consider a request to approve a preliminary plat of the Jackson North Industrial Park Subdivision Phase II as submitted by the City of Jackson.
4. Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on June 6, 2024, at 3:30 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 16, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session, with Chairman Harry Dryer presiding. Commissioners Tony Koeller, Bill Fadler, Russ Wiley, Michelle Weber, Heather Harrison, Travis Niswonger, and Tina Weber were present. Commissioner Angelia Thomas was absent. Building and Planning Manager Larry Miller was present as staff liaison. Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present. Shane Richards, Maureen Richards, Will Richards, and Justin Richards were the citizens in attendance.

APPROVAL OF MINUTES

Approval of the March 12, 2025)
regular meeting minutes)

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

PUBLIC HEARINGS

None)

OLD BUSINESS

None)

NEW BUSINESS

Consider a request to approve a final)
plat of Williams Creek Estates submitted)
by SM Richards Properties, LLC.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that this piece of property was part of the Nitsch Family Farm, located across the street from T. Rags on E. Jackson Boulevard. He said that back in December 2024, the Nitsch Family Farm sold it to SM Richard Properties, LLC. What happened was that it was recorded without going through the City's process of creating a subdivision, which is why

it's here tonight. They attempted to obtain a permit to open a business here when the City noticed there wasn't a lot in the area.

Commissioner Bill Fadler asked if it was already zoned, and Mr. Miller informed him that it was currently zoned C-2.

Commissioner Tony Koeller inquired about the amount of road frontage on the adjacent lot, and Mr. Miller explained that fifty feet were required in a C-2 district, and there were more than fifty feet, as indicated on the plat.

Chairman Harry Dryer asked if the applicant was present and called him to come forward to speak.

Mr. Shane Richards from 4879 Parkside Court came forward and explained he currently has an existing business selling portable buildings and metal carports outside the city limits on Highway 61 at the location that used to be the old flower and garden shop. He said he wanted to have more frontage in the travel space, and he had the opportunity to purchase the property with Nitsch Family Farm. Mr. Richards apologized for not getting this subdivided through the city and asked if anyone had any questions for him.

Commissioner Bill Fadler asked if MoDOT would allow access to this property, and Mr. Richards said he had already contacted them, and they had given him approval for access to his property.

Commissioner Bill Fadler asked if he would have any structures on the property, and Mr. Richards said they would work out of portable buildings to show their customers what's involved in a portable building. They custom-build them in any way you want, so he would like to have that, but he wasn't sure if it's allowed. He said he hired Willie Sandin to investigate and figure all that out and then pursue it from there.

Commissioner Tony Koeller asked if it would be the same as what he has out on US 61, and Mr. Richards confirmed that it would be the same.

Commissioner Tony Koeller motioned to approve the plat as submitted. Commissioner Heather Harrison seconded the request, which was approved.

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

ADDITIONAL ITEMS

None)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Tina Weber motioned to adjourn, seconded by Commissioner Tony Koeller, and unanimously approved.

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

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING

Staff Report

ACTION ITEM: Consider a request to approve a re-subdivision plat of Deer Ridge Subdivision submitted by WPSD Properties, LLC.

APPLICANT: WPSD Properties, LLC.

APPLICANT STATUS: Property Owner

PURPOSE: To subdivide an existing lot into two (2) lots.

SIZE: 8.23 Acres/ Lot One 6.23 Acres/ Lot Two 2.00 Acres

PRESENT USES: A C-2 General Commercial District with an Animal Clinic.

PROPOSED USE: C-2 General Commercial District with an Animal Clinic on Lot One and a Business on Lot Two.

SURROUNDING LAND USE: North C-2 General Commercial District & R-3 One and Two Family Residential District; South R-2 Single Family District; East C-2 General Commercial District; West R-2 Single Family District.

HISTORY: In March 2003, the Board of Aldermen approved the Preliminary Plat of Deer Ridge Subdivision. Dr. Wanda Pipkin and Dr. Shelly Daume, the applicants and owner, decided not to pursue the subdivision in October 2003 and withdrew it.

TRANSPORTATION AND PARKING: There is street frontage for both lots facing N High Street.

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

2024 COMPREHENSIVE PLAN: General Commercial

MAJOR STREET PLAN: The major street plan is not affected.

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E DATED 9-29-2011

PHYSICAL CHARACTERISTICS: No unusual characteristics were noted.

COMMENTS: The subdivision plat has been reviewed for compliance with the Land Subdivision Regulations. They are requesting a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line. The main water line is on the east side of N High Street. They want to connect to a private service line that feeds the animal clinic.

ACTION REQUIRED: The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Aldermen for approval, and a negative recommendation requires a supermajority (6 votes). Variance requests require a supermajority (six votes) from the Board of Aldermen to approve.



SUBDIVISION APPLICATION FORM
City of Jackson, Missouri

NAME OF SUBDIVISION: Deer Ridge Subdivision

DATE OF APPLICATION: May 28, 2025

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

Names, Addresses & Phone #s: WPSD Properties, LLC
1807 N. High Street
Jackson, MO 63755
573-243-3200

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr.
Cape Girardeau, MO

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Dr.
Cape Girardeau, MO 63701 573-339-5900

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|---|--|
| <input type="checkbox"/> Preliminary plat approval | <input checked="" type="checkbox"/> Final plat approval |
| <input type="checkbox"/> Minor subdivision approval | <input checked="" type="checkbox"/> 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 | C-1 Local Commercial |
| R-2 Single Family Residential | C-2 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:

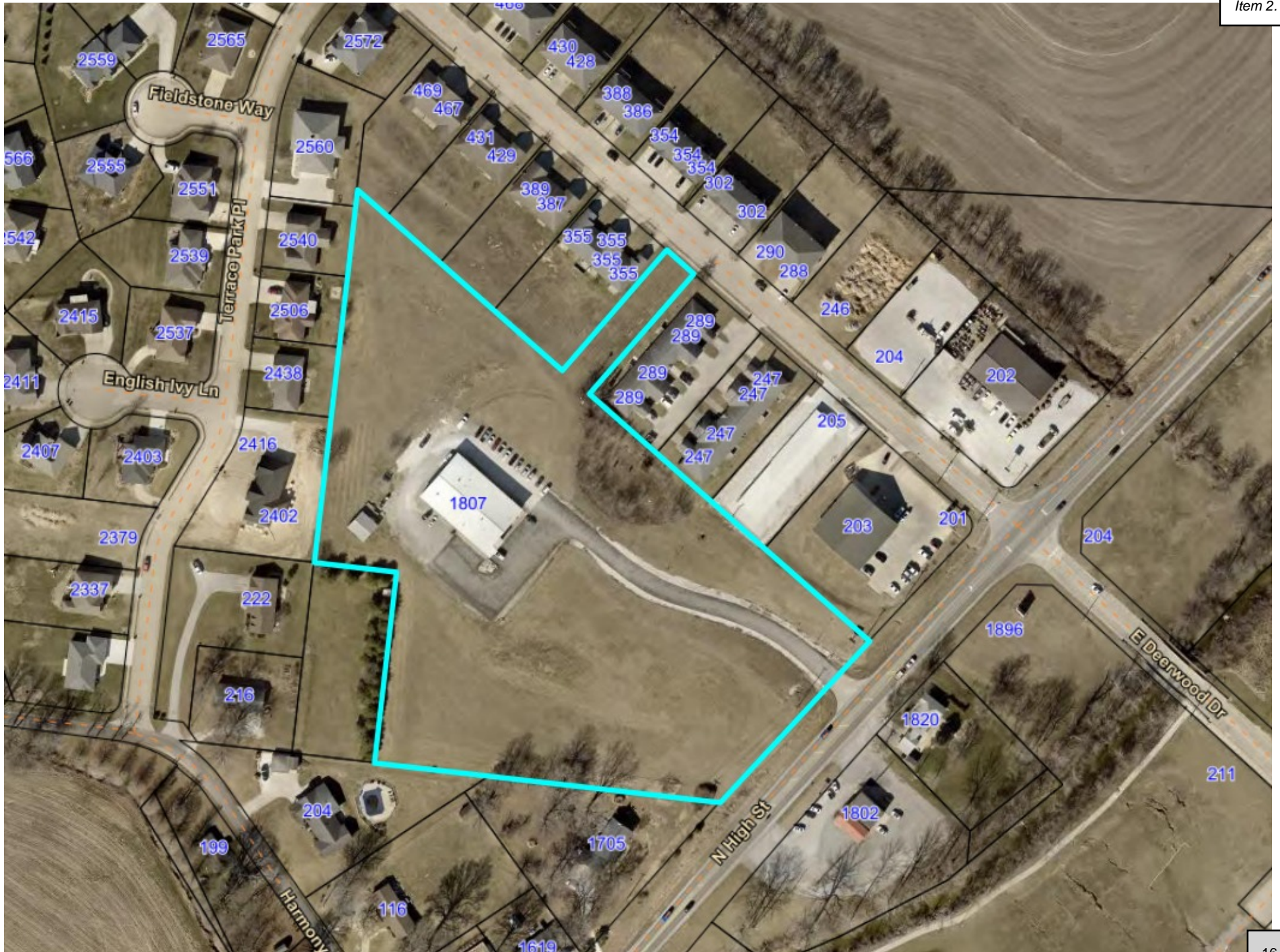
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

* 
 + 

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

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

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



SURVEY NOTES:

This Survey Creates A New 2 Lot Subdivision From The Parent Tract Recorded In Document No. 2008-03937 And Warranty Deed, Book No. 1312 - Page No. 151

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

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

Latitude	37° 24' 44.45840"	North
Longitude	89° 39' 00.22115"	West
Ellipsoid Height	384,012	U.S. Survey Feet
Northing	575,957.276	U.S. Survey Feet
Easting	1,067,059.319	U.S. Survey Feet
Elevation	476.96	U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Record Plat of Terrace Park Estates,
Plat Book No. 23 - Page No. 37

Previous Survey By Martin (PLS 2001001910),
Survey Record Book No. 14 - Page No. 503

Previous Survey By Dowdy (PLS 1518),
Survey Record Book No. 14 - Page No. 51

Previous Survey By Dowdy (PLS 1518),
Survey Record Book No. 14 - Page No. 206

General Warranty Deed, Book No. 1312 - Page No. 151
General Warranty Deed, Document No. 2008-03937

Online Mapping Records For Cape Girardeau, County
<https://maps.camavision.com/capegirardeaum>

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

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

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

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 83° 59' 33" W	114.94'
2	S 49° 23' 24" E	50.00'
3	N 83° 52' 26" W	114.47'

SURVEY LEGEND

CENTERLINE
RIGHT OF WAY LINE
PROPERTY LINE
LOT LINE
ADJOINER'S PROPERTY LINE
NEW UTILITY EASEMENT LINE

RECORD PLAT

DEER RIDGE SUBDIVISION

A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East,
A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the 5th P.M.
City of Jackson, County of Cape Girardeau, State of Missouri

FLOOD ZONE INFORMATION:

This site lies in Flood Zone X, Area of Minimal Flood Hazard
as Indicated by FIRM Map Panel Number 29031C0143E,
Dated September 29, 2011

SUBDIVISION DEDICATION

The Undersigned WPSD Properties, LLC, a Missouri Limited Liability Company, Owners in Fee of A Part of the Northeast Quarter of Fractional Section 1, Township 31 North, Range 12 East, and A Part of the Southeast Quarter of Fractional Section 36, Township 32 North, Range 12 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron pin (found) at the Southeast corner of Lot 45 of said Terrace Park Estates, as shown by plat recorded in Plat Book 23, Page 37 of the land records of the County Recorder's Office; Thence N 06° 12' 51" E, 519.39 feet along the East line of Lots 45, 46, 47, 48, 49 and 50 of said Terrace Park Estates to a 1/2" Iron pin (set) on the Southwesterly line of Lot 82 of said Terrace Park Estates; Thence S 49° 23' 24" E, 372.23 feet along the Southwesterly line of Lots 82, 81, 80, 79 and 78 of said Terrace Park Estates to a 1/2" Iron pin (set); Thence leaving said Southwesterly line, N 40° 36' 36" E, 221.22 feet to a 1/2" Iron pin (set) on the South Right of Way line of West Deerwood Drive; Thence S 49° 23' 24" E, 50.00 feet, along said Right of Way line to a 1/2" Iron pin (set); Thence leaving said right of Way line, S 40° 36' 36" W, 221.22 feet to a 1/2" Iron pin (set) on the Southwesterly line of said Lot 78; Thence S 49° 23' 24" E, 518.67 feet along Southwesterly line of Lots 78, 77, 76, 75 and 74 to a 1/2" Iron pin (set) on the Westerly Right of Way line of U.S. Highway 61, said point being the beginning of a non-tangent curve, concave to the Southeast having a radius of 11,509.20 feet and a central angle of 01° 32' 35" and from which point a radial line bears S 47° 39' 29" E; Thence in a Southwesterly direction along said curve and Right of Way line a distance of 309.93 feet to a 1/2" Iron pin (found) at the Northeast corner of a tract of land recorded in Document No. 2023-04289; Thence N 83° 52' 26" W, 482.83 feet along the North line of said tract and a tract of land recorded in Document No. 2023-18660 to a 1/2" Iron pin (found) at the Southeast corner of a tract of land recorded in Document No. 2005-08965; Thence along the East and North lines of said tract, N 06° 24' 24" E, 265.94 feet to a 1/2" Iron pin (found); Thence N 83° 59' 33" W, 114.94 feet to the Point of Beginning, containing 8.23 Acres more or less.

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

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

Wanda Pipkin, Member
WPSD Properties, LLC

Shelly R. Daume, Member
WPSD Properties, LLC

STATE OF MISSOURI COUNTY OF CAPE GIRARDEAU) SS

Before Me, a Notary Public for Said State and County, Personally Appeared Wanda Pipkin And Shelly R. Daume, Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official
Seal This _____ Day Of _____, 2025 A.D.

Notary Public My Term Expires

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

Angela Birk, City Clerk

Approved By:
Dwain Hahs, Mayor

Approved By:
Janet Sanders, Director of Public Works

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

SURVEYOR'S CERTIFICATION

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

This _____ Day of _____, 2025 A.D.

R. Christopher Bowen

MO, PLS #2232

224 West Dale
Cape Girardeau, MO 63701
Ph. 573.339.5900
www.bowenengr.com

Bowen



ENGINEERING & SURVEYING
Consulting Engineers • Land Surveyors • Testing Laboratory

Bowen Engineering & Surveying, P.C.
Engineering Corporation - Missouri State Certificate of Authority #000393
Land Surveying Corporation - Missouri State Certificate of Authority #000164

Item 2.

WPSD PROPERTIES, LLC
1807 N. HIGH STREET
JACKSON, MO

DESCRIPTION	DATE

Copyright © 2025 by
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-040
DATE	June 6, 2025
FILE	S25040.DGN
CAICE	S25040.ZIP
DWN BY	RWB
CKD BY	CCK
SCALE	1" = 100'

RECORD
PLAT

SHEET NO.
1 of 17

**Bowen****ENGINEERING & SURVEYING**

Incorporated

2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com

June 6, 2025

Attn: Mr. Larry Miller
Building and Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Re: Deer Ridge Subdivision Water Tap Variance

Mr. Miller:

Due to the existing water line tap from the main water line servicing Lot 1 currently. The owners wish to tap onto the existing water line servicing Lot 1 and provide a water service to Lot 2.

The owners respectfully request a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main water line.

Bowen Engineering & Surveying

Chris Kelley
Survey Manager

Wanda Pipkin, Member
WPSD Properties, LLC

Shelly R. Daume, Member
WPSD Properties, LLC

UT
27 Chg.



2008-03937



JANET ROBERT
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY MO
RECORDED AND SEALED ON
04/02/2008 11:19AM
REC FEE \$27 00
PAGES. 2

JANET ROBERT
[Signature] Deputy

WARRANTY DEED

This Warranty Deed made and entered into this 31st day of March, 2008, by and between **Donkers Inc., a Missouri Corporation** hereinafter referred to as "**GRANTOR**", and **WPSD Properties, LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as "**GRANTEES**" The mailing address of the Grantees is 1807 North High Street, Jackson, MO 63755

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

Part of Lot 78 in Terrace Park Estates, a Subdivision on file in the land records of Cape Girardeau County, in Plat Book 23 on Page 37 in the City of Jackson, County of Cape Girardeau, State of Missouri, more particularly described as follows

Commence at the Northernmost corner of Lot 79 of said subdivision, said point being on the South right of way line of West Deerwood Drive, thence with said right of way line, South 49° 22' 48" East, 125.00 feet to the Point of Beginning, thence continue South 49° 22' 48" East, 50.00 feet, thence leaving said right of way line, South 40° 37' 12" West, 221.14 feet; thence North 49° 22' 48" West, 50 00 feet, thence North 40° 37' 12" East, 221 14 feet to the Point of Beginning and containing 11,057 square feet, or 0 254 acres, more or less

Description taken from survey dated November 2007 by Koehler Professional Engineers & Land Surveyors, Drawing No. 32989

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the

said Grantees and unto their successors 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 Grantees, and unto their successors 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:

Donkers, Inc., A Missouri Corporation

Gerald E Stoverink

By: Gerald E Stoverink

Its: Vice President

Kathleen M Liley

Attest: Kathleen M Liley, Treasurer

Secretary

STATE OF MISSOURI)
) ss
COUNTY OF CAPE GIRARDEAU)

On this 31st day of March, 2008, before me personally appeared Gerald E Stoverink the Vice President and Kathleen M Liley, ~~Treasurer~~ *Secretary* of Donkers Inc , A Missouri Corporation, to me known to be the person described in and who executed the within Warranty Deed, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said Gerald E Stoverink the Vice President and Kathleen M Liley, Treasurer acknowledged said instrument to be the free act and deed of said corporation

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



STEPHANIE A MUELLER
My Commission Expires
June 21, 2011
Perry County
Commission #07421492

Stephanie A Mueller

Notary Public, Stephanie Mueller

My commission expires

0803168

REC. FEE: 29.00

PAGES: 3

Janet Robert, Recorder of Cape Girardeau County, MO, do hereby certify that the within instrument of writing, was, on 03-24-2003 at 2:20 PM, duly filed for record and is recorded in the records of this office. In book 1312 at page 151. In testimony whereof I have hereunto set my hand and affixed my official seal at Jackson, Missouri, on this date: 03-24-2003
Janet Robert, Recorder

Sara B. Hurst, Deputy

BOOK 1312 PAGE 0151

GENERAL WARRANTY DEED

THIS INDENTURE, Made on the 21st day of March A.D. Two Thousand and Three, by and between **GRANTORS**, Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and **GRANTEE**, WPSD Properties, LLC, of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part: (mailing address of said first named grantee is: 424 Black Oak Trail, Jackson Mo
63755)

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

PART OF NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST AND PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST BEING PARTIALLY WITHIN THE CITY LIMITS OF JACKSON AND BEING ALL IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING

Grantee - 29 pgs.

8.000 ACRES (MORE OR LESS), DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Survey 807, Township 31 North, Range 12 East (½ iron rod); thence N7°00'00" E along East Line of said Survey 807, 266.00 feet to a ½" iron rod for the Point of Beginning; thence continue N7°00'00" E along East Line of said Survey 517.62 feet to a ½" iron rod; thence S48°46'25" E, 937.77 feet to a ½" iron rod on the North right of way of U. S. Highway 61; thence southwesterly along a non-tangent curve to the Left having a radius of 11,509.20 feet and with said right of way line 309.77 feet to a ½" iron rod; thence N83°16'04"W, 482.53 feet to a ½" iron rod; thence N7°00'00" E, 266.00 feet to a ½" iron rod; thence N83°16'04" W, 114.63 feet to a Point of Beginning.

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 party of the Second Part, and unto its successors and assigns, **FOREVER**, the said Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will **WARRANT AND DEFEND** the title to the said premises unto the said party of the Second Part, and unto its successors and assigns, **FOREVER**, against the lawful claims and demands of all persons whomsoever.

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

Larry Borgfield
Larry Borgfield, Trustee
Larry Borgfield
Larry Borgfield, Individually
Audrey Borgfield
Audrey Borgfield, Trustee
Audrey Borgfield
Audrey Borgfield, Individually

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

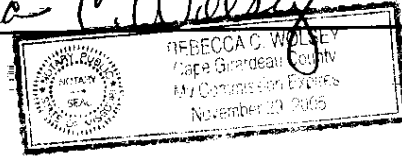
On this 21st day of March, 2003, before me, a Notary Public in and for said State, personally appeared Larry Borgfield, Trustee of the Larry Borgfield Declaration of Trust, of an undivided one-half as tenants in common and Audrey Borgfield, Trustee of the Audrey Borgfield Declaration of Trust, of the other one-half as tenant in common, to me known to be the person described in and who executed the within general warranty deed and acknowledged that they executed the same for the purposes therein stated.

BOOK 1312 PAGE 0153

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

Rebecca C. Wolley
Notary Public

My Commission expires: 11-29-05



Planning & Zoning Commission Meeting Staff Report

ACTION ITEM: Approval of a preliminary plat of the Jackson North Industrial Park Subdivision Phase II

APPLICANT: City of Jackson

APPLICANT STATUS: Property Owner

PURPOSE: To update the expired preliminary plat with a new one.

SIZE: Approximately 19-acre Subdivision

PRESENT USES: City water tower and well and sellable property

PROPOSED USE: Same

SURROUNDING LAND USE: North, South, and West - out of city limits; East – I-2 Heavy Industrial (previously sold portions of Jackson North Industrial Park)

HISTORY: The preliminary plat approval for the Jackson North Industrial Park expired on August 21, 2024.

TRANSPORTATION AND PARKING: All required street frontage will be constructed with the final plat.

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

2024 COMPREHENSIVE PLAN: Industrial use.

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

PHYSICAL CHARACTERISTICS: The city's water tower and well are located on the proposed Lot 4. Lot 3 has 24-inch water lines.

COMMENTS: Preliminary plat approval is valid for one year. The City wants to maintain a current preliminary plat approval in case an opportunity arises to sell one of the remaining proposed lots.

ACTION REQUIRED: The Commission shall vote to approve or deny this subdivision based on conformance with the Land Subdivision Regulations. The Commission's vote serves as a positive or negative recommendation to the Board of Aldermen, who make the final decision on the preliminary plat and the only decision on an eventual final plat.



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: JACKSON NORTH INDUSTRIAL PARK SUBDIVISION

DATE OF APPLICATION: 5-22-2025

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

Names, Addresses & Phone #s: CITY OF JACKSON
101 COURT ST
JACKSON, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: LARRY MILLER

Contact's Mailing Address: 101 COURT ST
JACKSON, MO 63755

Contact's Phone: 573-243-2300

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: KOEHLER ENGINEERING & LAND SURVEYING
194 COKER LANE
CAPE GIRARDEAU, MO 63701

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)

Larry Miller

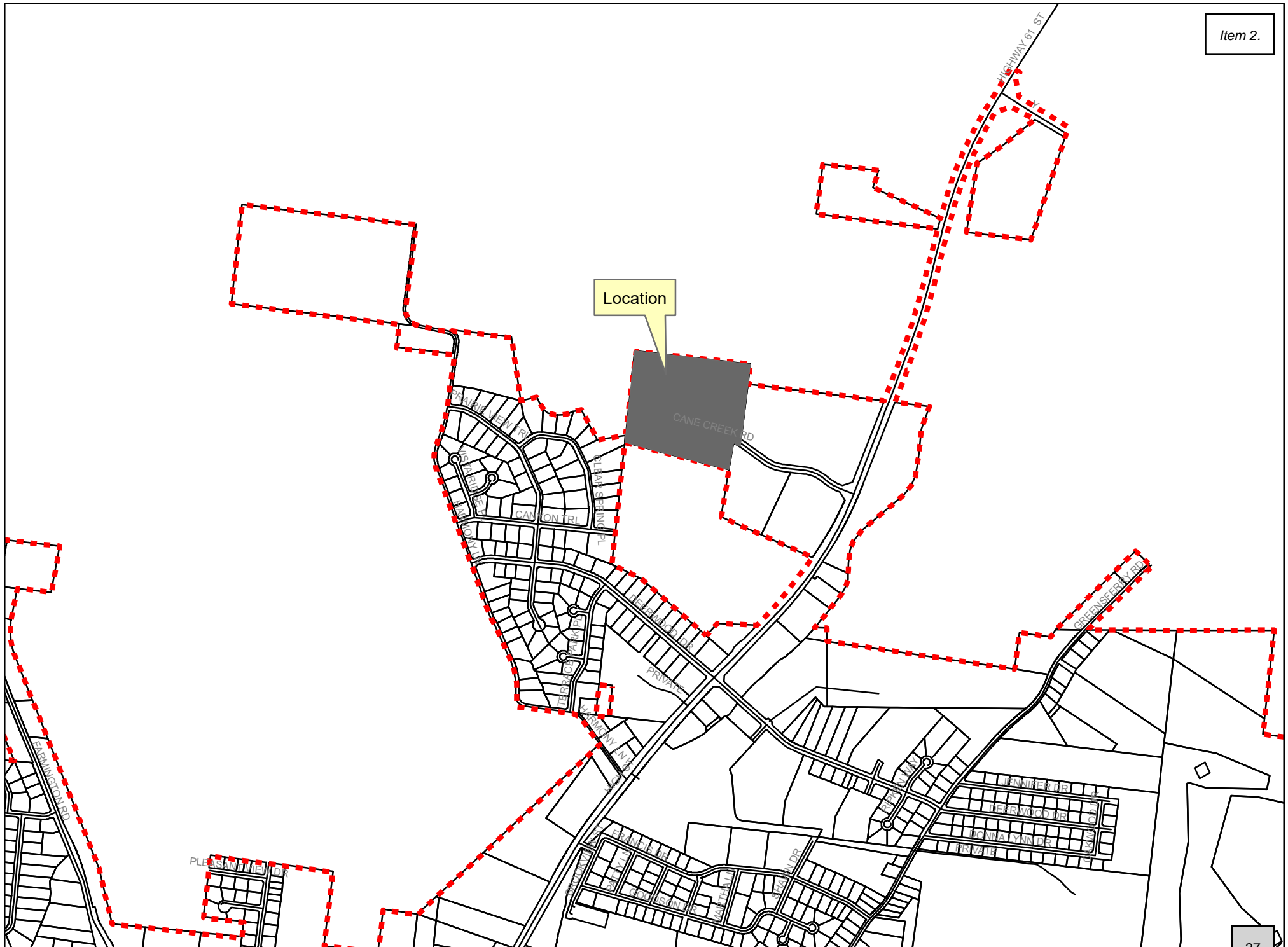
Please submit the completed application along with the applicable application fee to:

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

Ph: 573-243-2300 ext. 29

Fax: 573-243-3322

Email: *permits* @jacksonmo.org



Jackson North Industrial Park Subdivision - Revised Preliminary Plat
Location Map

**PRELIMINARY PLAT PHASE II
FOR
JACKSON NORTH INDUSTRIAL PARK SUBDIVISION**

THAT PART OF SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GRADEAU, STATE OF MISSOURI

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S27°49'59"W	62.24'
L4	S13°51'01"W	12.45'
L5	S76°08'59"E	19.00'
L6	S13°51'01"W	60.00'
L7	N13°51'01"E	60.00'
L8	S76°08'59"E	19.00'
L9	N13°51'01"E	12.45'
L10	N27°49'59"E	62.24'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	36.76	270.00	°72°14'56"W	36.73
C3	31.61	330.00	°67°34'22"W	31.59
C4	31.30	22.00	°68°35'08"W	28.72
C5	41.49	270.00	°20°50'30"W	41.39
C6	32.99	21.00	°31°08'54"E	29.70
C7	32.99	21.00	°58°51'01"E	29.70
C8	56.13	230.00	°42°50'30"E	55.99
C9	31.30	22.00	°72°55'09"W	28.72
C10	60.59	330.00	°70°53'23"W	60.51
C11	31.73	270.00	°64°58'56"W	31.71
C13	48.81	200.00	°20°50'30"W	48.69

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 2903100143C AND MAP NUMBER 2903100143C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SUBDIVISION NOTES

LOT SIZES

TOTAL NUMBER OF LOTS: 5
MINIMUM LOT SIZE: 0.73 ACRES
MAXIMUM LOT SIZE: 8.89 ACRES

ZONING

ALL LOTS = I-2 (HEAVY INDUSTRIAL)

BUILDING SETBACK

FOR I-2 ZONING

FRONT SETBACKS: NONE
 SETBACKS: NONE, EXCEPT W

ADJUTS RESIDENTIAL DISTRICT (25 FEET)
SIDE SETBACKS: NONE EXCEPT WHERE LOT

RESIDENTIAL DISTRICT (G)

RECORD OWNER

CITY OF JACKSON
DOC NO. 2006-05516

DOC. NO. 2006-16516
DOC. NO. 2006-16517
DOC. NO. 2006-16518

DEVELOPER OF SUBMISSION

DEVELOPER OF SUBDIVISION
AND PLAT PREPARED FOR:

CITY OF JACKSON
333 SOUTH GLENN AVENUE
JACKSON, MISSISSIPPI 39201-4000
601-225-5000
WWW.JACKSONMS.GOV101 COURT STREET
JACKSON, MO 63755

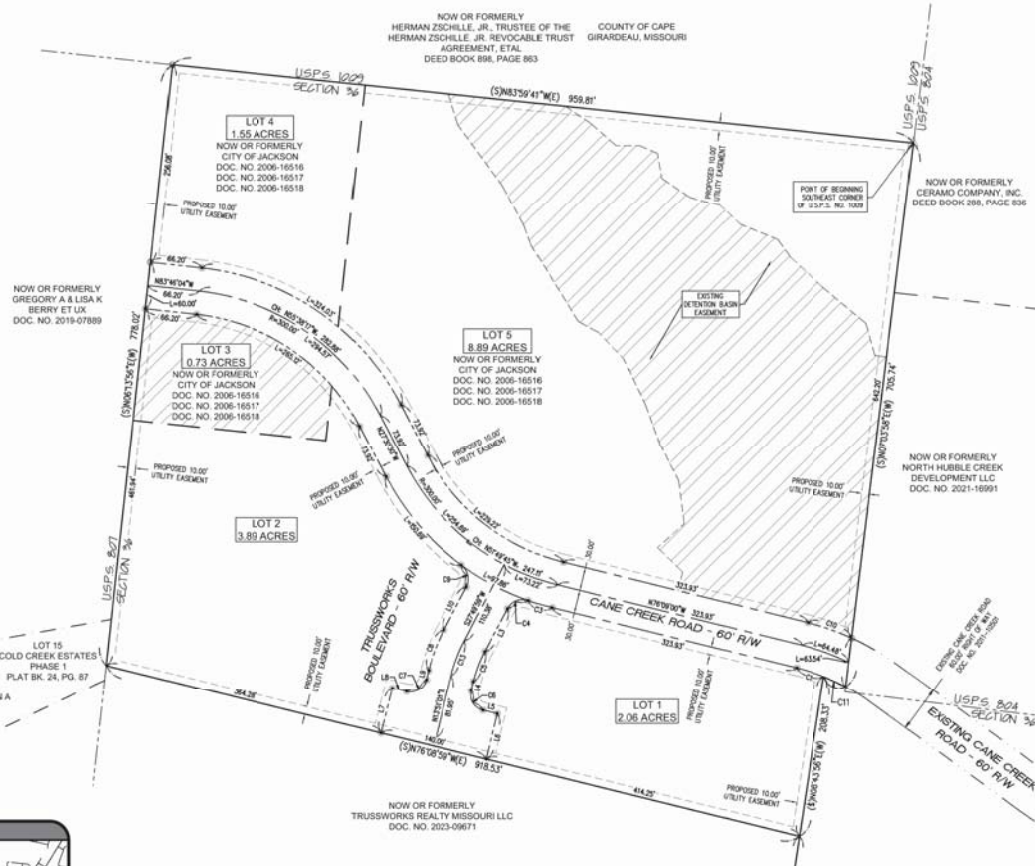
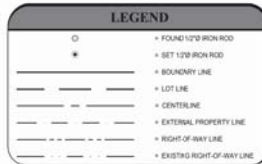
PLAT PREPARED BY AND LAND

SURVEYING SERVICES PROVIDED BY

HILLER ENGINEERING AND LAND SURVEYING
104 COKER LANE

CAPE GIRARDEAU, MO 63701

(573) 335-3028



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE
EFFECTIVE JULY 31, 2022

K O E H L E R

Professional Engineers & Land Surveyors

194 Coker Lane

Cape Girardeau, Missouri 63701
Ph: (573) 334-3026 Fax: (573) 334-3010

MO PLS Corp. Certificate #000262

DRAWN BY:	SUSAN DOODS	REV DATE	DESCRIPTION	INITIALS
-----------	-------------	----------	-------------	----------

CHECKED BY:	TRAVIS STEFFENS	05/21/15	ADDRESS CITY REVIEW COMMENTS	SD
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BURVEY DATE	05/22/15	ADDRESS	CITY	REVIEW	COMMENTS	SD

ISSUANCE DATE	FEBRUARY 20, 2025			
ISSUANCE NO.	306.00			

Staff Report

ACTION ITEM: Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

APPLICANT: City of Jackson

APPLICANT STATUS: Property Owner

PURPOSE: To rezone

SIZE: Various

PRESENT USES: Vacant lots

PROPOSED USE: Parking lot

SURROUNDING LAND USE: North – R-4 General Residential District; South – R-4 General Residential District; East – R-4 General Residential District; West – C-3 Central Business District

HISTORY: These properties were acquired by the Missouri Department of Transportation (MoDOT). They had single-family homes on them and were demolished.

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

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: Uptown Fringe – The Uptown fringe designation includes a mix of commercial and residential development located on the periphery of Uptown. The Uptown fringe provides an edge transition between the city's core and the surrounding single-family neighborhoods. These areas should include interspersed uses and development patterns that provide a vibrant, safe, attractive, and walkable pedestrian environment. A mix of residential uses, amenities, and neighborhood commercial development should be prioritized in combination with adaptive reuse and historic preservation.

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

PHYSICAL CHARACTERISTICS: Various

COMMENTS: Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional. A public hearing is required at the Board of Aldermen level. It should be noted that a public hearing wasn't held for the rezoning of R-4 to C-3 on Cherry and Missouri Streets for the same proposed use.



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: June 2, 2025

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

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

312, 316, 320, and 324 N High Street

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

Property Owner Name(s): City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s): _____

Mailing Address: _____

City, State, ZIP _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Larry Miller

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 243-2300

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

CURRENT ZONING: (check 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)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Vacant Lots

Item 2.

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 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) |

PROPOSED USE OF PROPERTY: Parking Lot

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

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

These properties are located immediately adjacent to the Uptown commercial (Historic) district and are surrounded by commercial and residential uses. Rezoning to C-3 will bring these parcels into alignment with the character and zoning of the area, supporting long-term land use planning. Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation. This change is intended to encourage continued investment and activity in the core of the City.

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.)*

Larry Miller

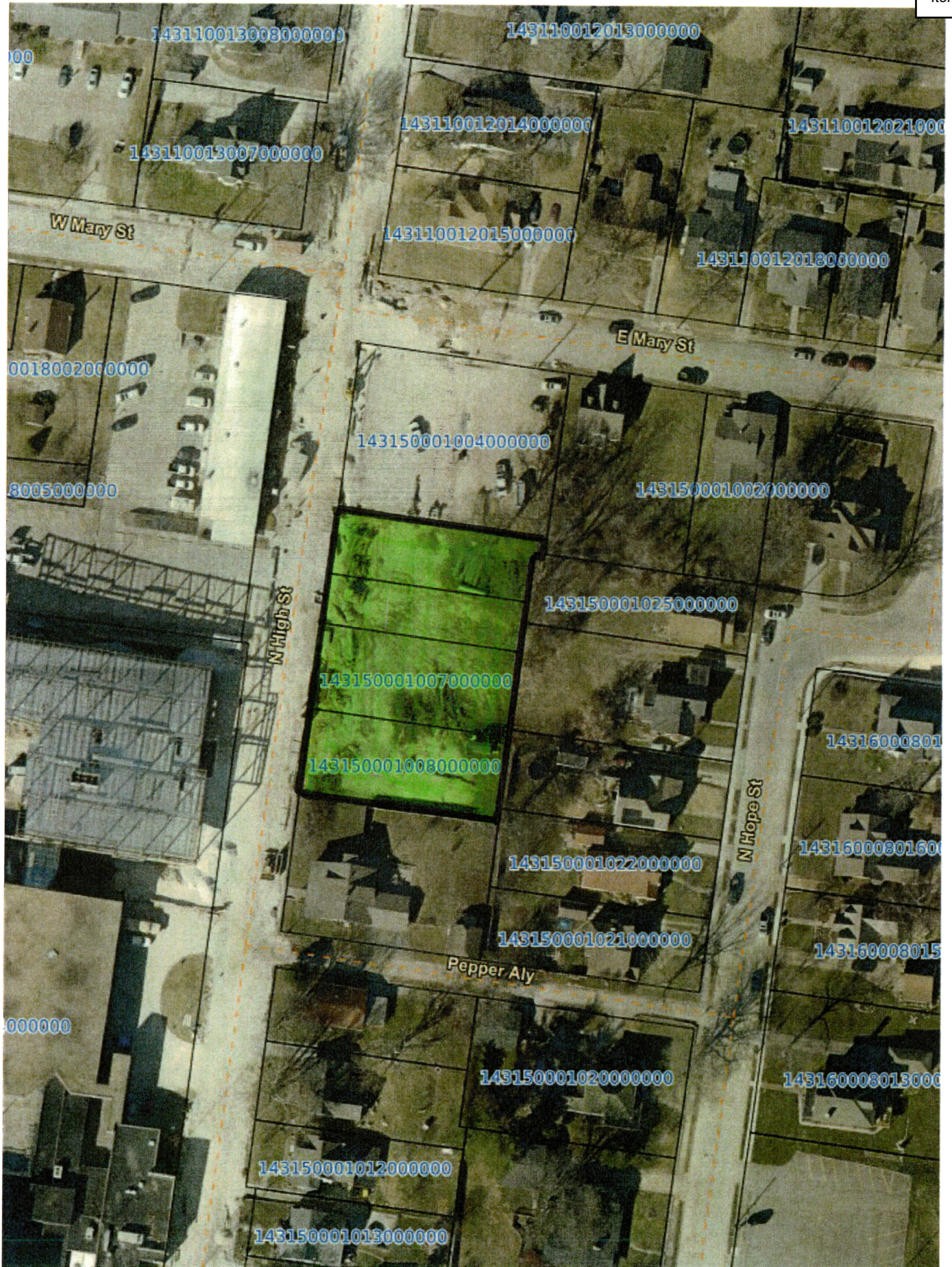
Building & Planning Manager

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

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

573-243-2300 ext.2029 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

APPLICATION FEE: \$200.00

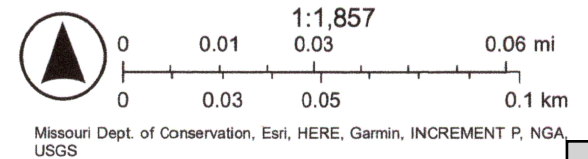


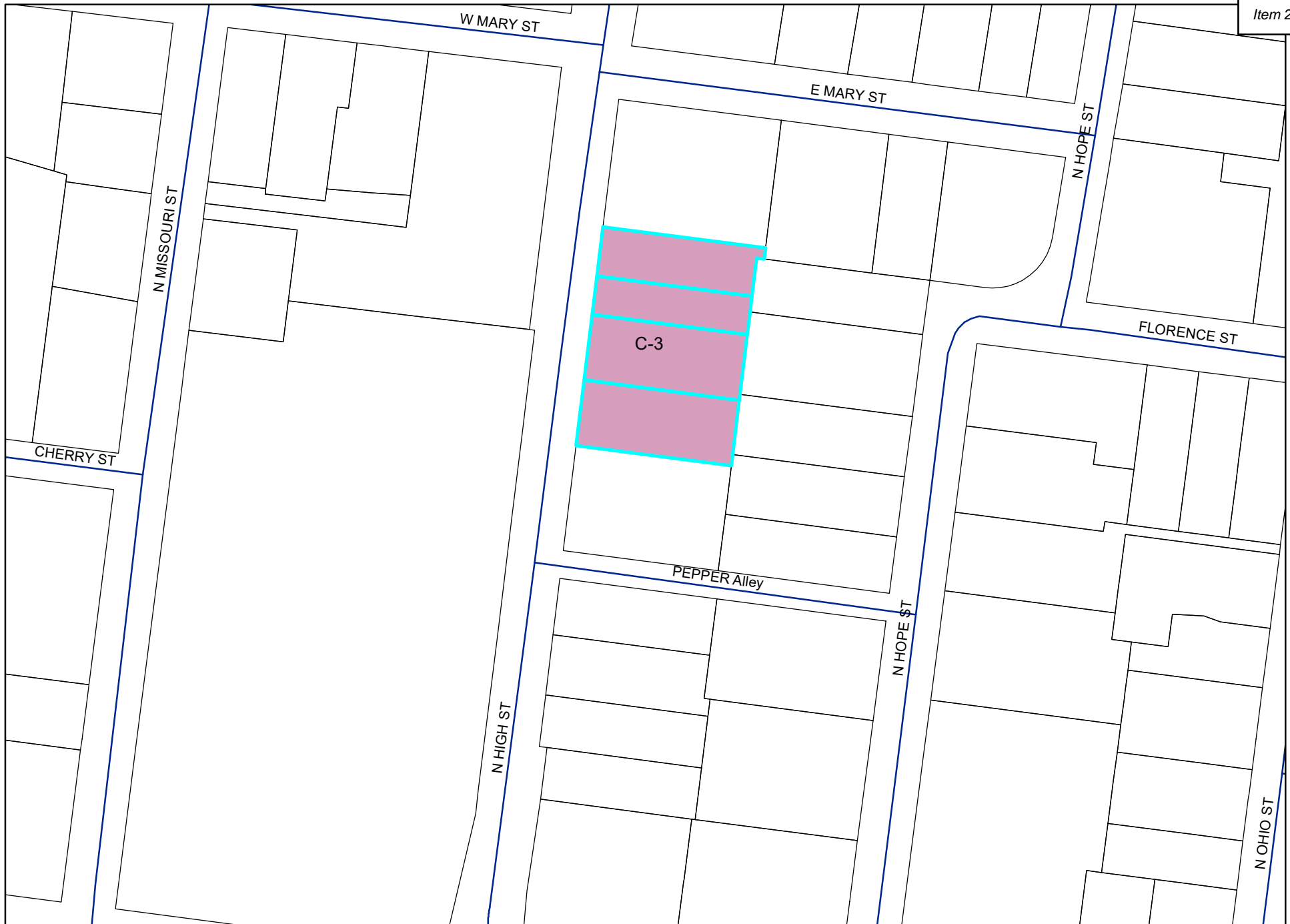
SEMORPC: Web Map

Item 2.



6/4/2025, 5:30:20 PM





Proposed Zoning Map

CCO FORM: RW01
 Approved: 06/93 (TLP)
 Revised: 03/23 (JDS)
 Modified:

COUNTY: Cape Girardeau
 ROUTE: 61
 PROJECT: J9P3735
 FED. PROJECT: N/A
 PARCEL: 01-02-03-04
SE1040

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of May, 2025, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and The City of Jackson, 101 Court Street Jackson, MO 63755 of the County of Cape Girardau, State of Missouri, (hereinafter, "Grantee").

WITNESSETH: In consideration of the payment of the sum of One and NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the Grantee a tract of land, lying situated and being in the County of Cape Girardeau, State of Missouri, and described as follows:

That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County and more particularly described in Exhibit A attached hereto.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

Grantee by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on

the property, whether of record or not, to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit the utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs and assigns forever.

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

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By

Warren K. Erelman
Warren K. Erelman, Chair

ATTEST

By

Deborah H. Gargese
Secretary to the Commission



ACKNOWLEDGMENT BY COMMISSION

STATE OF MISSOURI _____)
COUNTY OF Cole) ss

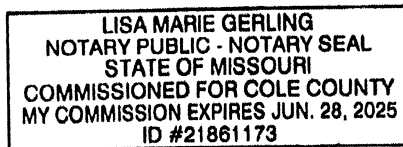
On this 7th day of May, 2025, before me appeared _____ personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said Warren Erdman acknowledged said instrument to be the free act and deed of said Commission.

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

Lisa Marie Gerling

Notary Public

[Place SEAL under signature]



My Commission Expires:

6/28/2025

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

EXHIBIT A DESCRIPTION

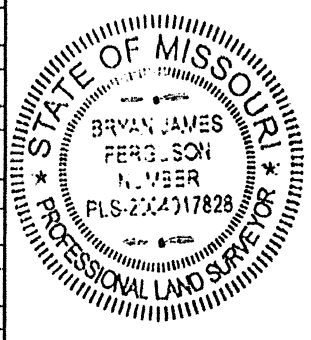

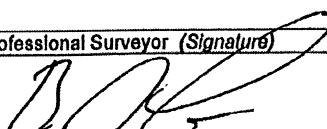
That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, lying on the Easterly or left side of hereinafter-described Rte. 61 surveyed centerline, to wit:

A tract of land lying within the following described tract: Commencing at Station 870+71.76 on the hereinafter described Rte. 61 surveyed centerline; thence Easterly to a point 26.65 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+71.76, said point being the Point of Beginning; thence Easterly to a point 33.00 feet East of and at a right angle to Rte. 61 surveyed centerline Station 870+71.78; thence Easterly to a point 180.15 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+72.23; thence Southerly to a point 180.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.23; thence Westerly to a point 173.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.21; thence Southerly to a point 174.04 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 172+72.21; thence Westerly to a point 31.8 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.8; thence Westerly to a point 26.76 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.76; thence Northerly to the Point of Beginning.

The above-described land contains 0.67 acre of grantors land, more or less.

The Route 61 surveyed centerline from Station 845+65.00 to Station 881+43.69 is described as follows:

Commencing from the Northeast Corner of USP Survey 218, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, as shown in Document No. 2014-04287; thence S4°10'10"E a distance of 3,049 feet to the Rte. 61 surveyed centerline PT Station 850+76.47 also being the Point of Beginning; thence S9°03'48"E a distance of 413.01 feet to the Rte. 61

Title (name or identification of project)		County		
SE1040 – City of Jackson Excess J9P3735 – Tr's 01 – 02 – 03 – 04		Cape Girardeau		
		City (if applicable)	State	
		Jackson	MO	
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Date Prepared	Sheet	
 Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		03/31/2025	1 of 2	
		Professional Surveyor Name (print)		
		Bryan J. Ferguson		
		Discipline		
		Professional Land Surveyor		
License or Certificate of Authority No.		MO # 2004017828		
Professional Surveyor (Signature)		Date		
		31 MAR 25		Only the following description contained in this "EXHIBIT" is authenticated by this seal.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

EXHIBIT A DESCRIPTION

surveyed centerline PC Station 854+89.48; thence along the arc of a 5°00'00.0" curve to the right a distance of 326.23 feet to the Rte. 61 surveyed centerline PT Station 858+15.71, said curve having a radius of 1,145.92 feet and a deflection angle of 16°18'42.0"; thence S7°14'54"W a distance of 941.88 feet to the Rte. 61 surveyed centerline PC Station 867+57.59; thence along the arc of a 1°30'00.0" curve to the right a distance of 151.40 feet to the Rte. 61 surveyed centerline PRC Station 869+08.99, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence along the arc of a 1°30'00.0" curve to the left a distance of 151.40 feet to the Rte. 61 surveyed centerline PT Station 870+60.39, said curve having a radius of 3,819.72 feet and a deflection angle of 2°16'15.5"; thence S7°14'54"W a distance of 659.48 feet to the Rte. 61 surveyed centerline PC Station 877+19.87; thence along the arc of a 114°35'29.6" curve to the left a distance of 78.57 feet to the Rte. 61 surveyed centerline PT Station 877+98.44, said curve having a radius of 50.00 feet and a deflection angle of 90°01'54.0"; thence S82°47'00"E a distance of 249.69 feet to the Rte. 61 surveyed centerline PC Station 880+48.13; thence along the arc of a 114°35'29.6" curve to the right a distance of 78.69 feet, said curve having a radius of 50.00 feet and a deflection angle of 90°10'00.0" to the Rte. 61 surveyed centerline PT Station 881+26.82, said point being S1°04'38"W a distance of 224 feet from the Northeast Corner of Lot 25 of the Original Town of Jackson in Township 31 North, Range 12 East of the Fifth Principal Meridian, said corner being marked by a 1/2" rebar as accepted by B. Ferguson PLS 2004017828; thence S7°23'00"W a distance of 16.87 feet to the Rte. 61 surveyed centerline Station 881+43.69 and there terminating. The Rte. 61 surveyed centerline also extends from the Rte. 61 surveyed centerline PT Station 850+76.47; thence along the arc of a 5°00'00.0" curve to the right a distance of 771.86 feet, said curve having a radius of 1,145.92 feet, a deflection angle of 38°35'34.8" and a back tangent of N9°03'48"W to the Rte. 61 surveyed centerline PC Station 843+04.61 and there terminating.



CITY OF JACKSON
PARK BOARD MEETING
Monday, June 09, 2025 at 6:00 PM
Jackson Civic Center, 381 East Deerwood Drive

AGENDA

BOARD MEMBERS PRESENT

RECOGNITION OF VISITORS

1. Kevin Schaper - Jackson Evening Optimists

READING OF PREVIOUS MEETING MINUTES

OLD BUSINESS FROM PREVIOUS MEETINGS

2. American Rescue Plan Act Project Updates

NEW BUSINESS

COMMITTEE REPORTS

CIVIC CENTER REPORT

PARKS & RECREATION DIRECTOR'S REPORT

ADJOURNMENT

Posted on 6/6/2025 at 4:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

FROM: George L. Harris P.E., City Engineer

DATE: June 15, 2025

RE: Fire Station No. 1 Renovation Project- Change Order No. 4:

1. Overhead Power for Truck Equipment.....	\$6,601.94
2. Exterior Flood Light and Pole Relocation.....	\$1,706.25
3. Upgrade Existing Sign with New Digital Sign.....	\$34,731.62
4. Interior Finish Changes.....	\$4,391.55
5. Water Main Leak Repair.....	\$8,736.91
6. Staining Brick on New Exterior Walls.....	\$5,796.00
7. Repair Soffit with Existing Hole.....	\$2,625.00
8. Electrical Changes (misc.).....	\$3,247.61
9. Training Room Audio/Visual (AV).....	\$4,200.00
TOTAL CHANGE ORDER AMOUNT.....	\$72,336.88

The proposed Change Order No. 4 is for an amount of \$72,336.88 and is comprised of the nine (9) items listed above. A general description of each item is presented below.

Items 1. Overhead Power for Truck Equipment involves an upgrade to overhead power connections for recharging fire truck equipment and components. The upgrade enhances accessibility and capability of the connections. The upgrades were requested by the Fire Department to improve operations.

Items 2. Exterior Flood Light and Pole Relocation is self-explanatory. The relocation was requested by the Fire Department to provide light to areas better suited to improve operations.

Item 3. Upgrade Existing Sign with New Digital Sign is self-explanatory.

Item 4. Interior Finish Changes includes a change in floor finishes and alterations to a new door. The upgrades were improvements to provide a higher level of durability and were requested by the Fire Department.

Item 5. Water Main Leak Repair the existing water service line to the fire station building failed at a pipe joint location and was repaired by the contractor.

Item 6. Staining Brick on New Exterior Walls attempts to secure new brick that matched the existing brick were not successful. A potential vender demonstrated the ability to closely match the existing brick by actually staining some of the new bricks.

Item 7. Repair Soffit with Existing Hole repairs to existing holes in soffits were upgraded through installation of complete panel pieces rather than small patches on existing panels. The upgrades were requested by the Fire Department for better appearance and to reduce locations that might be subject to future corrosion.

Item 8. Electrical Changes (misc.) several miscellaneous upgrades to the electrical system were required to provide adequate service to equipment supplied through the allowances including, the extractor (used to dry and sanitize fire fighter gear) and the commercial oven provided to the kitchen area.

Item 9. Training Room Audio/Visual (AV) required changes at the training room in the fire station to accommodate installation of audio/visual equipment being supplied through the allowances; i.e., a smart board and two TV displays.

Recommendation:

City staff recommends that the Mayor and Board of Aldermen approve the proposed Change Order No.4 for the Building Addition & Renovation of Jackson Fire Station #1 project in the amount of \$72,336.88.

THE LIMBAUGH FIRM
— ATTORNEYS AT LAW —
EST. 1916

Memo

To: Mayor, Board of Aldermen and Staff

From: COP

Date: June 10, 2025

Re: Section 3-2. Banking of city funds.

Missouri State Statute, Section 95.355, granted cities broad discretion to select depositories for City funds. That section was repealed and in its place was adopted Section 110.075 which sets forth factors the city must consider for the selection of depositories.

This new statute requires an amendment to Section 3-2 of the City Code of Ordinances for the banking of City funds. The proposed amended Section 3-2 brings the City code in compliance with the State statute.

110.075. Selection of depositories, competitive bid..., MO ST 110.075

Vernon's Annotated Missouri Statutes

Title VIII. Public Officers and Employees, Bonds and Records [Chs. 103-110]

Chapter 110. Depositories for Public Funds (Refs & Annos)

Depositories of State Institutions

V.A.M.S. 110.075

110.075. Selection of depositories, competitive bid
process--definitions--requirements--contracts--records

Currentness

1. As used in this section, the following terms shall mean:

(1) **"Depository"**, banking institution headquartered in or maintaining a full-service branch in this state which is selected by a municipality to hold and manage public funds;

(2) **"Governing body"**, any city council, board of aldermen, or board of trustees;

(3) **"Municipal depositories"**, any state-chartered or federally chartered banking institution as defined in Article IV, Section 15 of the Constitution of Missouri;

(4) **"Municipality"**, any city or village in this state;

(5) **"Public funds"**, funds owned or controlled by a municipality, including tax revenues, fees, grants, and other sources of income.

2. All municipalities shall select depositories through a competitive process in accordance with the provisions in this section. The governing body of each municipality shall develop and publish a request for proposals which shall outline the requirements for selecting one or more municipal depositories. Such requirements shall address or include the following matters:

(1) The municipality shall use due diligence for determining the financial stability and soundness of the depository based on publicly available financial reports and other public sources;

110.075. Selection of depositories, competitive bid..., MO ST 110.075

- (2) Safe custody and liquidity of public funds, including deposit insurance coverage and pledge of collateral or investment in appropriate government securities as authorized for public funds;
- (3) Interest rates and fees offered;
- (4) Services offered, including online banking, cash management, deposit sweep and repurchase accounts, investment in a common trust fund in eligible securities for municipalities and political subdivisions, and other banking service options;
- (5) Compliance with all applicable state and federal banking regulations;
- (6) Convenient and efficient treasury functions, including if the location of the depository institution shall be required to be located within the municipality or in the same county as the municipality.

3. Banking institutions interested in becoming the municipal depository shall respond to the municipality's request for proposals within the time frame specified by the municipality in the request.

4. The governing body shall evaluate the proposals based on the criteria outlined in the request for proposals and select a banking institution that best meets the municipality's needs and objectives.

5. The selected banking institution shall enter into a contract with the municipality outlining the terms and conditions of the depository relationship, including, but not limited to, the interest rates, fees, and services to be provided.

6. Municipalities shall maintain records of the selection process, including all proposals received by the municipality for a period of two years.

Credits

(L.2024, S.B. No. 1359, § A, eff. Aug. 28, 2024.)

V. A. M. S. 110.075, MO ST 110.075

Statutes are current through the end of the 2024 Second Regular Session of the 102nd General Assembly. Constitution is current through the November 5, 2024 General Election.

110.075. Selection of depositories, competitive bid..., MO ST 110.075
