



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, April 20, 2026 at 6:45 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Report from the Park Board – Meeting of April 13
2. Report from the Planning & Zoning Commission – Meeting of April 8
3. Review of Request for Additional No Parking Designations on Dorothy Drive, Alvin Street, and Cecile Street
4. Request from the VFW Post 10495 for Additional Lighting at the Brookside Park Memorial to Veterans of All Wars
5. Wanda Lee Way Sewer & Water Extension Project – Engineering Services Proposal
6. Columbia Drive / Odyssey Drive - Partial Street Name Change
7. Discussion of Previously Tabled Items (unspecified)
8. Discussion of Additional Items (unspecified)

Posted on 4/17/2026 at 4:00 PM.

MEMO



To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Thursday, April 16, 2026
Re: April 13 Park Board Report

During the April meeting, the Park Board did not have a quorum and therefore did not conduct any official business.



CITY OF JACKSON
PARK BOARD MEETING
Monday, April 13, 2026 at 6:00 PM
Jackson Civic Center, 381 East Deerwood Drive

AGENDA

BOARD MEMBERS PRESENT

RECOGNITION OF VISITORS

READING OF PREVIOUS MEETING MINUTES

OLD BUSINESS FROM PREVIOUS MEETINGS

1. Park Day

NEW BUSINESS

CIVIC CENTER REPORT

PARKS & RECREATION DIRECTOR'S REPORT

ADJOURNMENT

Posted on 04/10/2026 at 04:00 PM.



MEMO

TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: April 16, 2026

SUBJECT: Planning & Zoning Commission – Meeting (April 8, 2026)

The Planning & Zoning Commission met on April 8, 2026, and continued its discussion of the proposed Estate Lot Residential (EL-1) zoning district. Staff presented the district's purpose, dimensional standards, and permitted uses, and the Commission held an extended discussion regarding infrastructure expectations for large-lot development, including sidewalks, curb and gutter, detention, and street lighting. Members also discussed housing affordability, comparisons to county standards, and the City's long-term residential growth goals. No action was taken, and staff will return with coordinated revisions to Chapter 57 before the district moves forward.

The Commission also considered a request to rezone approximately 10 acres on South Old Orchard Road from I-1 Light Industrial to R-4 General Residential to allow development of an apartment complex. Discussion noted the surrounding zoning, limited impacts on nearby properties, and minimal spot zoning concerns. The Commission unanimously approved the rezoning request, waived the public hearing, and recommended approval to the Board of Aldermen.

Finally, the Commission reviewed a land exchange certification in the Warren Lake Subdivision involving 1685 Chimney Spring Court and 1550 Ashley Trace Court. The request involved transferring 0.028 acres between two adjacent family-owned lots to square off the shared property line. The Commission unanimously approved the certification, which constitutes final approval.



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING
Wednesday, April 08, 2026 at 6:00 PM
City Hall, 101 Court Street, Jackson, Missouri

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Approval of the February 11, 2026, minutes

PUBLIC HEARINGS

OLD BUSINESS

- [2.](#) Consideration of Chapter 65 (Zoning) of the Code of Ordinances to establish an Estate Lot Residential (EL- 1) District.

NEW BUSINESS

- [3.](#) Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.
- [4.](#) Consider a request to approve a Land Exchange Certification for transferring .028 Acres from 1685 Chimney Spring Court to 1550 Ashley Trace Court, as submitted by Eggimann Bradley L & Pamela ET UX & Eggimann Brent Allen.

ADJOURNMENT

This agenda was posted at City Hall on April 3, 2026 at 4:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 11, 2026, 6:00 P.M.
REGULAR MEETING
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, February 11, 2026, with the following members present:

Present: Harry Dryer (Chairman), Tony Koeller (Secretary), Michelle Weber, Russ Wiley, Tina Weber, Travis Niswonger, Heather Harrison, and Bill Fadler

Absent: Angelia Thomas

Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder (Absent)

Building & Planning Manager Larry Miller and City Administrator Matt Winters were also present.

Call to Order

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

Approval of Minutes

1. Approval of Minutes – January 14, 2026, Meeting

The minutes of the January 14, 2026, meeting were reviewed.

Action: Commissioner Tina Weber made the motion, seconded by Commissioner Heather Harrison, to approve the minutes as submitted.

Result: Motion carried unanimously.

Old Business – None

New Business

2. Text Amendment – Creation of an Estate Residential District (E District) (Item moved forward on the agenda at staff request)

Staff Report: Larry Miller explained that the Economic Development Board had discussed the need for a zoning district to accommodate larger-lot residential development similar to that in surrounding communities. Staff presented draft concepts, including:

- Purpose and key characteristics
- Minimum lot size of approximately 1.5 acres
- Minimum 200-foot frontage
- Reduced infrastructure requirements (no sidewalks, no street lighting, narrower 28-ft street width, no storm sewer/gutter requirement)

Staff noted that these standards were modeled in part after the City of Cape Girardeau's estate-lot district.

Mike Seabaugh, the Chairman of the Economic Development Board, addressed the Commission, explaining that:

- The City is seeking to spur residential development and subdivision activity.
- Larger-lot options may attract developers by reducing infrastructure costs.
- The Mayor's long-term goal is to grow the City's population to 20,000.
- Annexation opportunities are being evaluated, and several property owners have expressed interest.
- Contractors have already shown interest in the proposed district.

Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commission Discussion: Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commissioners asked questions regarding utilities, septic allowances, street standards, and potential development areas. Staff noted that a full draft of the ordinance will be presented at the next meeting for review.

Action: No vote required. Staff will return with a formal ordinance for consideration.

3. Text Amendment – Special Use Permit Continuity Upon Ownership Transfer

Staff Report: Larry Miller explained that under the current code, a change in ownership requires a new Special Use Permit even when the use, building, and site conditions remain unchanged. This issue arose during the recent change in ownership at McCombs Funeral Home. The proposed amendment would:

1. Allow a Special Use Permit to remain valid when ownership changes and the use and site conditions remain the same.
2. Require a new permit only when the use, building, or grounds are altered.

Staff clarified that the business license review would ensure continued compliance.

Commission Discussion: Commissioners discussed examples such as daycares and churches where ownership changes occur without operational changes.

Action: Secretary Tony Koeller made a motion, seconded by Commissioner Michelle Weber, to recommend approval of the Special Use Permit and waive the public hearing.

Roll Call Vote:

Harrison—Yes
 T. Weber—Yes
 Koeller—Yes
 Dryer—Yes
 M. Weber—Yes
 Wiley—Yes
 Niswonger—Yes
 Fadler—Yes

Result: Motion carried unanimously.

4. 2024 Comprehensive Plan – Annual Review by Implementation Committee

Staff Report: Larry Miller presented the annual review required by the Comprehensive Plan. The Implementation Committee—consisting of Matt Winters, Liza Walker, Rodney Bollinger, Janet Sanders, Jeff Winders, and Larry Miller—met to review progress on plan action items.

Highlights included:

- Ongoing sidewalk/trail improvements along Jackson Boulevard
- Engineering underway for future phases pending federal transportation funding
- A grant submitted for a pedestrian bridge connecting Avalon to the Soccer Park trail system
- Discussion of future park needs, including restroom facilities and updating the Park Master Plan

Commission Discussion: Commissioners discussed right-of-way conditions, access issues near East Main Street, and potential improvements to undeveloped areas. Staff noted that some right-of-way segments are City-maintained and others are not.

Action: No vote required. Report presented for information only.

Adjournment

As all items on the agenda had been addressed, Chairman Harry Dryer inquired if there was any other business to be brought before the meeting. Hearing none, the meeting was adjourned by proclamation.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

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



MEMO

TO: Members of the Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: April 3, 2026
SUBJECT: Draft Text Amendments – Establishment of an EL-1 Estate Lot Residential District and Corresponding Amendments to Chapter 57 (Subdivision Regulations)

This draft ordinance establishes a new zoning district, EL 1 Estate Lot Residential, along with related amendments to Chapter 57 (Subdivision Regulations) to support estate-style development.

Background

In February, the Commission reviewed a preliminary concept for creating an estate-lot zoning district intended to accommodate large-lot, low-density residential development in areas where a semi-rural character is appropriate. The Economic Development Board previously recommended that the City consider such a district to provide an option between agricultural zoning and traditional suburban residential neighborhoods.

Based on the Commission’s initial feedback, staff have prepared a full draft language for consideration.

Draft EL-1 Zoning District (Chapter 65)

The attached draft establishes the EL-1 Estate Lot Residential District, which is intended to:

- Provide for single-family residential development on large lots (minimum 1.5 acres).
- Preserve open space, natural features, and rural character.
- Serve as a transition between agricultural areas and conventional residential subdivisions.

- Allow a limited range of compatible uses such as home occupations, accessory structures, small-scale agricultural activities, and institutional uses on larger lots.

The draft includes height, yard, and lot-size standards tailored to estate-style development, including 50-foot front and rear yards, 25-foot side yards, and a maximum lot coverage of 20%.

Companion Amendments to Chapter 57 (Subdivision Regulations)

To ensure subdivision standards align with the intent of the EL-1 district, staff have also prepared draft amendments to Section 57-10 (Minimum Improvements Required). These amendments:

- Allow rural-style street sections with open ditches or swales, with curb and gutter required only when determined necessary by the Public Works Director.
- Clarify that sidewalks are not required in EL-1 unless needed for public safety or essential pedestrian connectivity.
- Require streetlights only at public street intersections, with additional lighting based on safety needs.
- Allow stormwater to be conveyed primarily through natural or open drainage systems, with enclosed systems required only when necessary.
- State that detention basins are not required unless needed to prevent flooding or protect downstream properties.

Staff notes that additional internal review and coordination will still be required to finalize the Chapter 57 amendments. The draft provided is intended to begin the Commission's discussion, and staff will continue refining the language to ensure consistency with existing subdivision standards and engineering practices.

Request for Commission Feedback

Staff is requesting the Commission's review and discussion of the attached drafts. Specifically:

- Does the Commission support the proposed EL-1 district as drafted?
- Are the accompanying Chapter 57 amendments appropriate and consistent with the intent of estate-lot development?

- Are there additional standards or clarifications the Commission would like staff to incorporate?

Following Commission direction, staff will prepare revised drafts for formal consideration.

Sec. 65__ EL-1 Estate Lot Residential District Regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the EL-1 Estate Lot Residential District. The purpose of the EL-1 Estate Lot Residential District is to provide for low-density, large-lot single-family residential development that preserves open space, rural character, and natural features, and to serve as a transition between agricultural areas and more traditional suburban residential neighborhoods.

- (1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Detached single-family dwellings, limited to one (1) dwelling per lot.
 - b. Home occupations in accordance with Chapter 65, Article III.
 - c. Agricultural uses including only gardening, flower gardening, non-commercial greenhouses, and the raising and housing of farm animals in accordance with chapter 7, excluding marijuana cultivation facilities.
 - d. Accessory buildings and accessory uses, subject to the restrictions in section 65-20, customarily incidental to the above uses, including private garages, carports, sheds, pools, fences, and other accessory structures.
 - e. Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).
 - f. Churches and similar places of worship, including religious Sunday school buildings.
 - g. Publicly owned or operated parks, playgrounds, community buildings, museums, libraries, or art galleries, similar uses of an institutional nature and municipal facilities, including police and fire stations.
 - h. Signs in accordance with section 65-21.
 - i. Temporary buildings for uses incidental to construction work, which shall be removed upon occupancy of the completed structure or completion or abandonment of the construction work, whichever occurs first.

- (2) *Parking regulations.* Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in section 65-22.

- (3) *Height, area, and lot size regulations.* In addition to the specific requirements for the EL-1 Estate Lot Residential District, all height, area, and lot size regulations and exceptions set forth in section 65-19, as they apply to uses in the EL-1 Estate Lot Residential District, shall be observed.
- a. *Height.* The maximum height of buildings permitted shall be as follows:
1. Single-family dwellings and all buildings other than churches and similar places of worship: thirty-five (35) feet and not over two and one-half (2½) stories above grade.
 2. Churches and similar places of worship: seventy-five (75) feet for towers and steeples and not more than forty-five (45) feet for the principal building.
- b. *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:
1. Front yard. On each lot upon which a building is constructed, there shall be a front yard of not less than fifty (50) feet.
 2. Side yard. On each lot upon which a dwelling is constructed, there shall be a side yard on each side of not less than twenty-five (25) feet. All buildings other than residential buildings and residential accessory buildings shall have a side yard of thirty (30) feet.
 3. Rear yard. Every lot or parcel of land upon which a building is constructed shall have a rear yard of not less than fifty (50) feet.
- c. *Lot size.* The minimum lot size permitted shall be as follows:
1. All buildings shall be on a lot having an area of not less than one and one-half (1.5) acres (65,340 sq. ft.) and a width at the front lot line of not less than two hundred (200) feet.
- d. *Percentage of lot coverage.* All buildings, including accessory buildings, shall not cover more than twenty (20) percent of the area of the lot.

Sec 57-10. Minimum improvements required**(4) Infrastructure and development standards.**

- a. Utilities shall be served by City water, sewer, and electricity. If the City sewer is not available, one of the following private systems may be used:
 1. Low-pressure system
 2. Septic tank (regulated by the Missouri Department of Health)
 3. Lift station
- b. Streets shall be constructed to city street standards. Rural-style street sections with open ditches or swales are preferred in the EL-1 District. Curb and gutter may not be required unless the Public Works Director or their designee determines it is necessary for drainage, safety, or infrastructure protection.
- (c) Streets. Street plans, profiles, and specifications shall be prepared by a registered professional engineer on plan and profile paper and shall be reviewed and approved by the director, planning and zoning commission, and board of aldermen.**

(1) Construction.

- a. **Alleys and local streets shall be constructed of Portland Cement Concrete with integral curbs (or concrete curb and gutter), or bituminous plant mix roadway with a concrete curb and gutter in accordance with city standard street specifications.**
 - b. **Collector and arterial streets shall be constructed of Portland Cement Concrete with integral curbs (or concrete curb and gutter) in accordance with city standard street specifications.**
 - c. **In rights-of-way, all storm sewer, drainage, and culvert piping shall be restricted to Portland Cement Concrete pipe only.**
- (2) Roadway sections. Typical roadway sections showing various widths of roadway and rights-of-way, and required thicknesses shall be provided with improvement plans.**

- (3) ***Pavement design/surface types.*** Pavement surfacing for public streets and alleys shall be either Portland Cement Concrete or Plant Mix Bituminous Surface Course material in compliance with city street standards. The particular type of surfacing selected for use on alleys and local streets is at the option of the developer and determined based upon the surface type of existing connecting streets, length of project, type of project, etc. Widening of existing lanes shall be done using the same surface type as the existing street.
- (4) ***Drainage facilities.*** Prior to the placement of street or alley pavements, adequate surface and subsurface drainage facilities (if required) shall be installed by the subdivider. All pipe used for drainage purposes shall be installed as per manufacturer's specifications.
- (5) ***Standards.*** All construction shall be completed in accordance with the city street and sewer standards and the improvement plans, and in a manner acceptable to the authorities having jurisdiction.
- (6) ***Widths.*** All specified street widths are to be measured back to back of curbs.
- (7) ***Changes or amendments.*** If changes from the accepted plans and specifications become necessary during construction, written approval from the director shall be secured prior to the execution of said changes.
- (8) ***Compacted granular back fill material.*** Compacted granular back fill material shall be required in all trenches located under pavements regardless of the type of work performed. Granular materials meeting the requirements of Type 1 or 2, Section 1007, Aggregate For Base, of the Missouri Standard Specifications for Highway Construction shall be used full depth under roadways and in shoulder areas in which the distance from the edge of the roadway surface is equal to the depth of the excavation, except twelve (12) inches of topsoil on the surface for turf establishment behind curbs. All back fill materials shall be compacted in twelve (12) inch layers in a manner as to prevent future settlement. No utilities shall be located within two (2) feet of the back of curb, except in special instances where approved by the director. This back fill must be compacted to at least ninety-five (95) percent relative density. Compacted earth is not considered an acceptable back fill material under pavement limits or within two (2) feet

thereof. Pavement sub grade in all areas shall be compacted prior to paving.

- (9) ***Compacted earth back fill material.*** Compacted earth back fill material shall be required in all trenches located outside pavement limits and rights-of-way. Said earth back fill material shall be compacted to a minimum of ninety-five (95) percent standard proctor density at optimum moisture (2 percent). Earth back fill material shall be compacted in maximum twelve (12) inch lifts.
- (10) ***Manholes.*** All manholes located within pavement limits shall be poured monolithic. Manhole diamonds or box-outs are prohibited.
- (11) ***Utilities.*** All utilities must be installed and successfully tested prior to the paving of street and sidewalk pavements, unless waived in writing by the director. However, said paving of streets and sidewalk pavements does not constitute acceptance of any subsurface utilities or infrastructure improvements. However, in those situations where the director has permitted utilities to be installed following the placement of street pavements, necessary conduits shall be bored and jacked. In some cases, the pavement may be removed in panels and replaced, and correct installation and back fill operations shall be performed. In all cases, the installation procedure shall be submitted in writing to the director for his approval prior to the installation, and approved by the director in writing.
- (12) ***Coring tests.*** The developer shall core all new street and sidewalk pavements to ensure minimum thickness requirements prior to the city's acceptance of any improvements. Core samples for strength and depth shall be taken at one (1) core per every five hundred (500) linear feet of pour width, or as required by the director.
- (13) ***Storm sewer boxes.*** The use of concrete block storm sewer boxes more than four (4) feet deep is prohibited. In all cases where boxes are more than four (4) feet deep, pre-cast reinforced concrete structures, as per Missouri Department of Transportation standards, shall be utilized.
- (14) ***Concrete tests.*** A minimum of one (1) concrete test shall be taken for each day's pour. Additional tests shall be taken for each one hundred and fifty (150) cubic yards of concrete, or at the director's request and shall include the following testing information:

- a. **Slump.**
 - b. **Air.**
 - c. **Cylinders for seven (7), fourteen (14), and twenty-eight (28) day breaks.**
- (15) **Density tests.** Density tests shall be recorded for all earthwork operations. The sub grade of all street pavements shall be re-tested for compaction if the road is to be used as a haul road for concrete trucks and other heavy equipment. One (1) density test shall be taken and recorded as a minimum every one thousand (1,000) cubic yards of earth back fill placed, and every five hundred (500) square yards of pavement sub grade cut to grade. See also [section 57-8](#) for more information.
- c. Sidewalks shall not be required in the EL-1 District unless the Public Works Director or their designee determines they are necessary for public safety, such as along narrow streets or at roadway curves or to provide essential pedestrian connectivity to existing or planned sidewalks, trails, or public facilities.
 - d. Streetlights shall be required at public street intersections. Additional lighting shall not be required unless it is necessary for public safety due to roadway geometry, sight-distance limitations, or similar conditions.
- (k) **Street lighting.** Street lighting shall be installed in all subdivisions developed within the city in accordance with the following design and installation standards.
- (1) Each developer shall submit a street lighting plan clearly set forth on the final plan submitted to the director. The street lighting plan shall be reviewed and approved by the director or his designated representative as part of the city staff review.
 - (2) In a subdivision, a lighting unit shall be installed at each intersection and cul-de-sac turnaround.
 - (3) Lighting standards shall be staggered longitudinally a minimum of one hundred fifty (150) feet and a maximum of four hundred fifty (450) feet apart.
 - (4) Each lighting unit shall be set back and centered on a point three (3) feet to four (4) feet from the rear curb line.

- (5) Mounting height shall be a minimum of twenty (20) feet from pavement to luminaire.**
 - (6) Lamp posts shall be round tube type of galvanized steel or black fiberglass and a minimum of twenty (20) feet in height. Lighting brackets or mast arms shall be a minimum of six (6) feet in length and made of aluminum alloy or galvanized steel.**
 - (7) Lamps or luminaires shall be as specified in [chapter 41](#) of this Code or that recommended by the director or his designate.**
 - (8) Installation of lighting shall be independently contracted by the developer. Inspection of installation shall be made by the director or his designate and city crews shall make all final connections to the city's power source.**
 - (9) All street lighting shall be installed in accordance with the National Electrical Code edition adopted by the city at the time of installation. All electric lines, poles, and fixtures shall be assembled and wired through the base of the pole.**
 - (10) In all cases the subdivider shall pay the cost of all materials, equipment, accessories, and installation necessary for street lighting within the subdivision as well as any trenching, if necessary.**
- e. Stormwater may be conveyed primarily through natural or open drainage systems, including swales, ditches, and other above-ground methods, unless the Public Works Director or their designee determines that enclosed storm sewer improvements are necessary for public safety or infrastructure protection.
- f. Detention basins are not required in the EL-1 District unless the Public Works Director or their designee determines they are necessary to prevent flooding, protect downstream properties, or safeguard public infrastructure. Natural drainage patterns and open conveyance methods are the preferred stormwater approach for estate-lot development.

Staff Report

ACTION ITEM: Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.

APPLICANT: Villas of West Park LLC (Brandon Williams)

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an I-1 Light Industrial District to an R-4 General Residential District

SIZE: Approximately 10 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family (Apartment Complex)

PROPERTY ZONING: I-1 Light Industrial District

SURROUNDING LAND USE: North, South – I-1 Light Industrial District, East – C-2 General Commercial District, and Outside the city limits, and West – Outside the city limits

HISTORY: N/A

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65) and Subdivisions (Chapter 57)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as General Commercial.

The general commercial designation includes a blend of retail, offices, and service uses along the city's corridors. General commercial areas should be of a scale and intensity compatible with adjacent and nearby residential uses and can be arranged in nodes or along corridors such as Main Street, Jackson Boulevard, and U.S. Highway 61. Depending on the type of commercial development, General commercial can provide for the daily needs of residents and also attract customers from surrounding communities.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0251E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: Undeveloped land

COMMENTS: The rezoning would place this tract in the R-4 General Residential District, which would allow the developer to construct an apartment complex. The applicant is requesting the rezoning now so they can determine whether the City is likely to approve it before the potential buyers, Forefront Enterprises, LLC, proceed with the purchase.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request and to either set a public hearing or waive it at the Planning & Zoning level. The Commission's action serves as a recommendation to the Board of Aldermen. A public hearing at the P&Z level is optional; however, one is required at the Board of Aldermen level. A negative recommendation requires approval by a super-majority of the Board of Aldermen (six affirmative votes).



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 3/13/26

TYPE OF APPLICATION: Rezoning Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):
Old Orchard Road, Jackson, MO 63755

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

Property Owner Name(s): Villas of West Park LLC

Mailing Address: 2985 Boutin Drive

City, State ZIP: Cape Girardeau, MO 63755

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

Proposed Property Owner(s): Forefront Enterprises, LLC

Mailing Address: County Road 620

City, State, ZIP: Cape Girardeau, MO 63701

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Cade Elliott

Mailing Address: 194 Coker Ln

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: (573) 335-3026

Email Address (if used): celliot@klingner.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 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 checked="" 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) |

CURRENT USE OF PROPERTY: Undeveloped land.

PROPOSED ZONING: (check 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) |
| <input checked="" type="checkbox"/> R-4 | (General Residential) | C-3 | (Central Business) |
| MH-1 | (Mobile Home Park) | C-4 | (Planned Commercial) |
| O-1 | (Professional Office) | I-1 | (Light Industrial) |
| CO-1 | (Enhanced Commercial Overlay) | I-2 | (Heavy Industrial) |
| | | I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Apartment complex

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

Appendix 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.

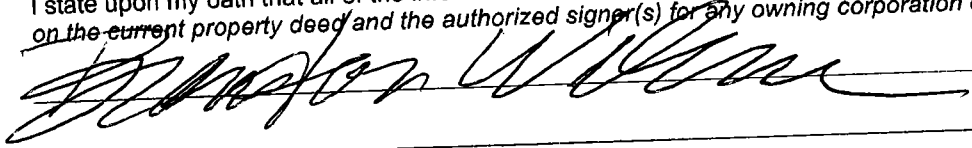
The proposed rezoning from Light Industrial to General Residential directly supports the goals of the City of Jackson's 2024 Comprehensive Plan by facilitating orderly future development and addressing the city's documented need for expanded residential options. By replacing an industrial use with a modern apartment complex, this project enhances the character and safety of the surrounding neighborhood. Furthermore, this development utilizes existing city infrastructure and provides the residential density that supports local commerce, contributing to a more vibrant Jackson.

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.)



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

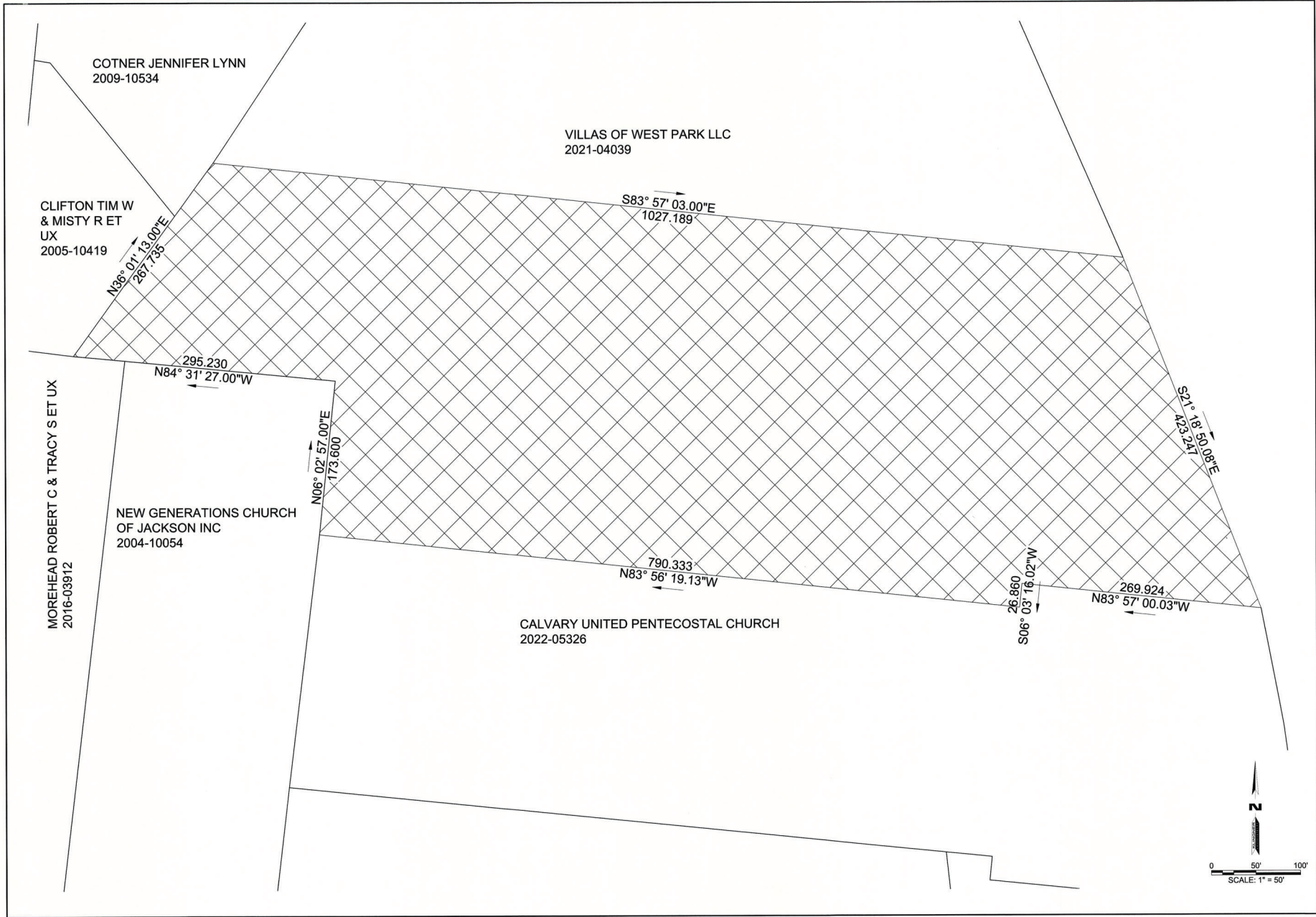
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

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

APPLICATION FEE: \$200.00



Location Map



KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors
 Quincy, Illinois
 619 North 24th Street
 617-253-9171
 www.klingner.com
 LICENSE NO. 004 0726

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY

ISSUED FOR: 03/09/2026
 REVIEW
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

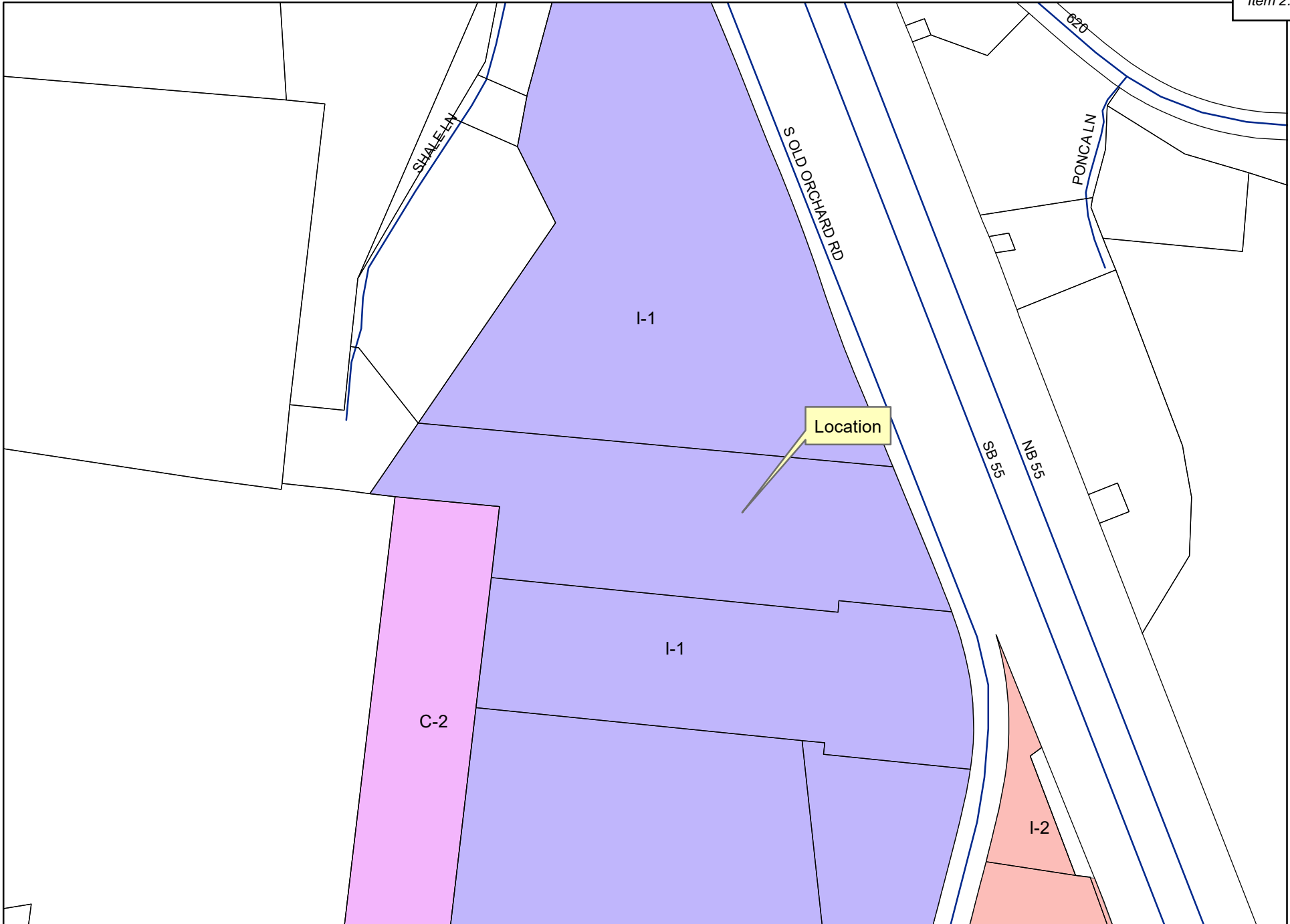
**OLD ORCHARD APARTMENTS
 FOREFRONT ENTRPRISES
 JACKSON, MO**

Non-Reduced Sheet Size: 22" x 34"
 Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

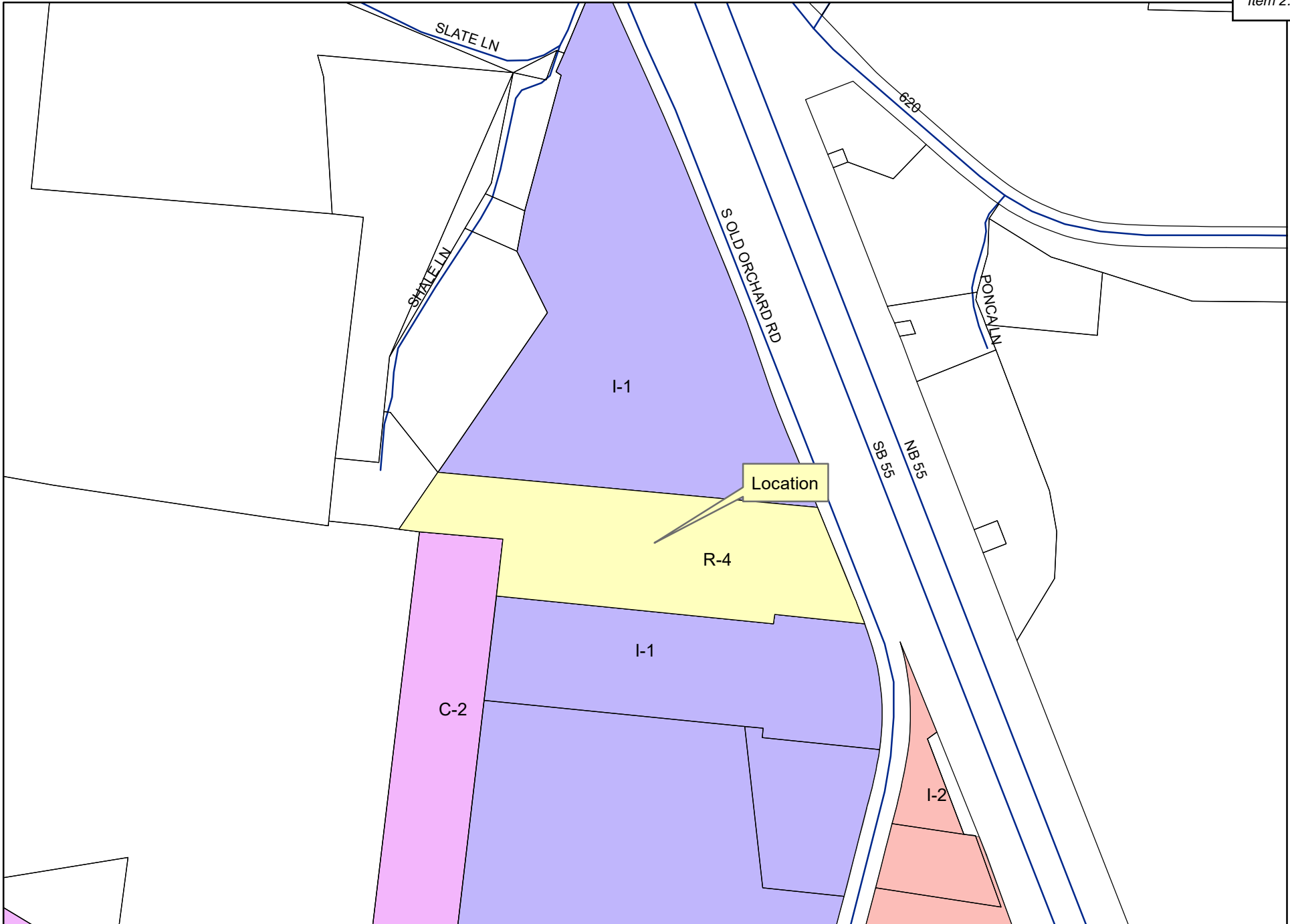
DESIGNED	DRAWN
SCD/CLK	SCD
FIELD	FIELD BOOK
CHECKED	CHECK DATE

SHEET TITLE
**CONCEPT
 SITE/GRADING PLAN**

PROJECT NO.
 25-8251
 DRAWING ISSUED DATE:
 03/09/2026
 SHEET
C101



Current Zoning



Proposed Zoning

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .028 Acres from 1685 Chimney Spring Court to 1550 Ashley Trace Court, as submitted by Eggimann Bradley L & Pamela ET UX & Eggimann Brent Allen.

APPLICANT: Brent A. Eggimann

APPLICANT STATUS: Owner of 1685 Chimney Spring Court

PURPOSE: Land Exchange Certification

SIZE: .028 Acres

PRESENT USES: Empty lot

PROPOSED USE: New Single-Family Residence

ZONING: R-1 Single-Family Residential

SURROUNDING LAND USE: North, South, East, West - R-1 Single-Family Residential

HISTORY: 1685 Chimney Spring Court is an undeveloped lot. 1550 Ashley Trace Court has a single-family residence. Both lot owners are related.

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

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 290301C0232E Dated 9-11-2009.

COMMENTS: N/A

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

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: March 25, 2026

ADDRESS OF GRANTING PROPERTY: 1685 Chimney Spring Court

ADDRESS OF RECEIVING PROPERTY: 1550 Ashley Trace Court

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

Property Owner Name(s): Brent Allen Eggiman

Mailing Address: P.O. Box 63

City, State ZIP: Gordonville, MO 63752

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

Property Owner Name(s): Vernon L. & Marilyn L. Eggiman Trust

Mailing Address: 1550 Ashley Trace Court

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: Brent Allen Eggiman

Mailing Address: P.O. Box 63

City, State ZIP: Gordonville, MO 63752

Contact's Phone: _____

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

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

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties.

CURRENT ZONING: (circle all that apply)

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

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

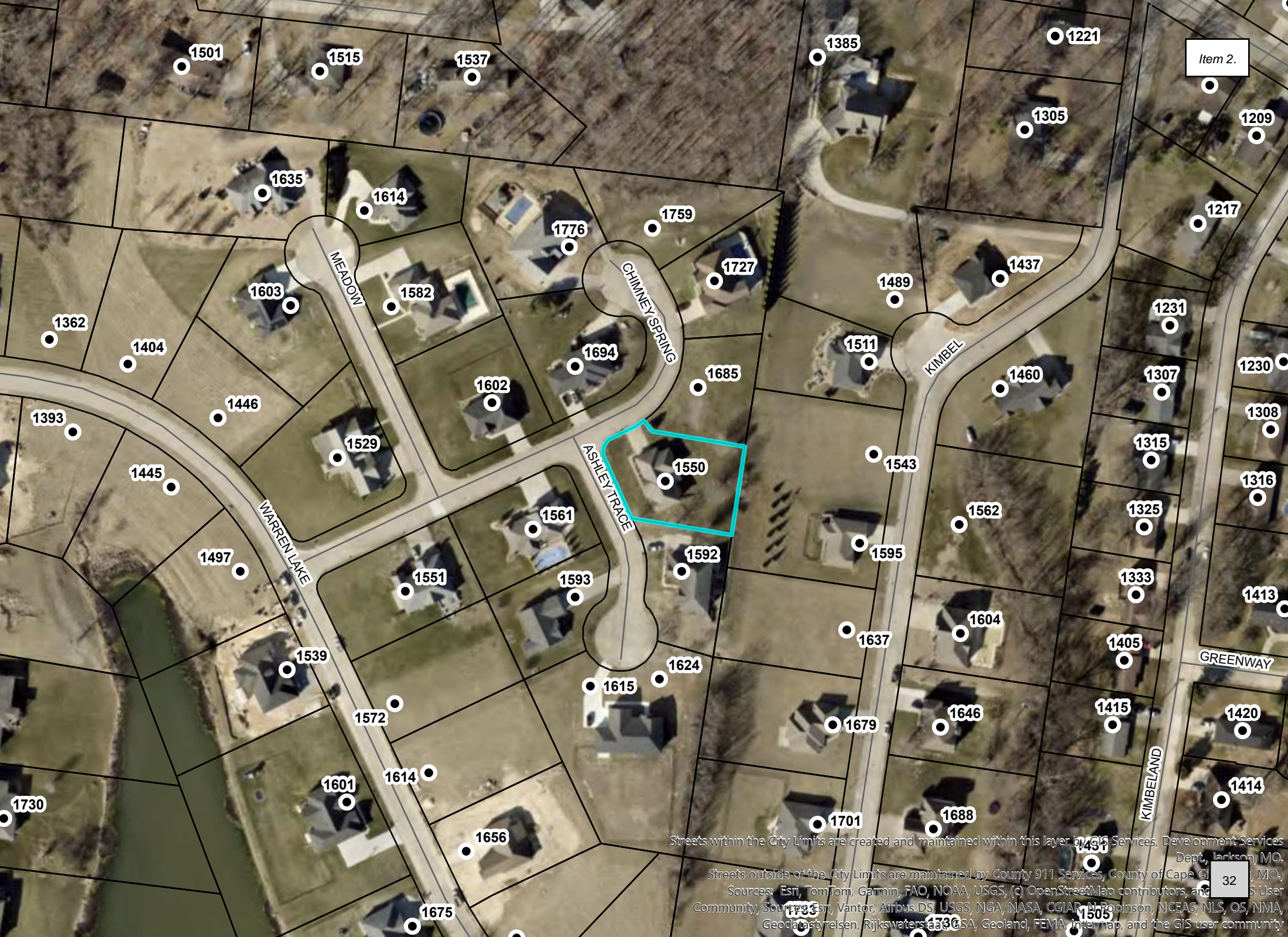
OWNER SIGNATURES:

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



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

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



Item 2.

Streets within the City Limits are created and maintained within this layer by GIS Services, Development Services Dept., Jackson, MO.

Streets outside of the City Limits are maintained by County 911 Services, County of Cape Girardeau, MO. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystreisen, Rijkswaterstaat, Esri, USA, Geoland, FEMA, Intermap, and the GIS user community

Item 2.

1694

1685

CHIMNEY SPRING

1550

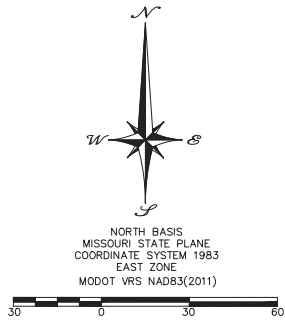
ASHLEY TRACE

1561

Streets within the City Limits are created and maintained within this layer by GIS Services, Development Services Dept., Jackson, MO.
Streets outside of the City Limits are maintained by County 911 Services, County of Cape Girardeau, MO.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community; Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

LAND EXCHANGE PLAT FOR BRENT EGGIMAN

Lot 75 of Warren Place Subdivision Phase 2,
City of Jackson, Cape Girardeau County, Missouri.



REFERENCES

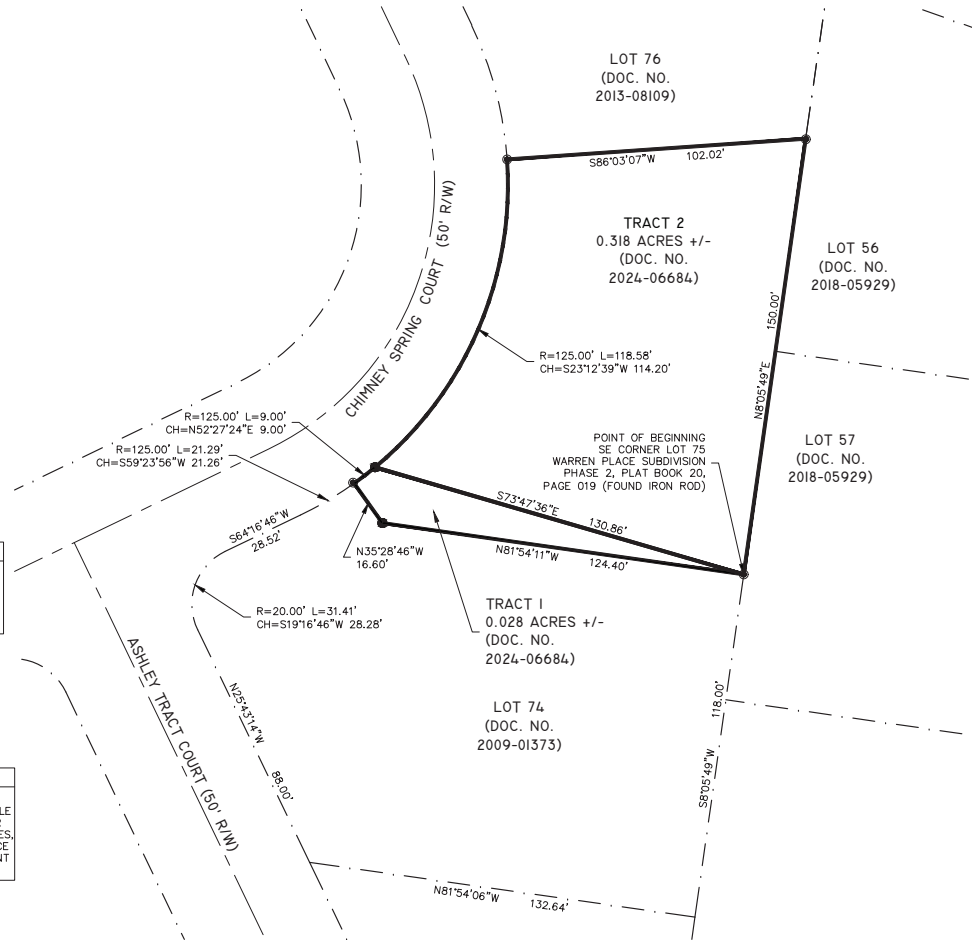
1. DOCUMENT NO. 2024-06684 (SUBJECT)
2. DOCUMENT NO. 2009-01373
3. DOCUMENT NO. 2918-05929
4. WARREN PLACE SUBDIVISION PHASE 2, PLAT BOOK 20, PAGE 019

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

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

ACCURACY STANDARD: TYPE URBAN

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



THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 25TH DAY OF MARCH 2026.

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

TRACT I - DESCRIPTION (FROM BRENT EGGIMAN, DOCUMENT NO. 2024-0684 ATTACHING TO LOT 74, VERNON L. & MARILYN L. EGGIMAN TRUST, DOCUMENT NO. 2009-01373)

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 81°54'11" WEST ALONG THE SOUTH LINE OF SAID LOT 75, 124.40 FEET; THENCE NORTH 35°28'46" WEST ALONG SAID SOUTH LINE, 16.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE NORTHEAST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 9.00 FEET, (THE CHORD OF SAID ARC BEARS NORTH 52°27'24" EAST 9.00 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.028 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

REMAINING TRACT DESCRIPTION

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 08°05'49" EAST ALONG THE EAST LINE OF SAID LOT 75, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 75; THENCE LEAVING SAID EAST LINE, SOUTH 86°03'07" WEST ALONG THE NORTH LINE OF SAID LOT 75, 102.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 118.58 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 23°12'39" WEST 114.20 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.318 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2024-06684 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU
FILED FOR RECORD THIS _____ DAY OF _____, 2026 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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

STRICKLAND ENGINEERING

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

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR BRENT EGGIMAN
1685 CHIMNEY SPRING CT.
JACKSON, MO

SCALE	1"=30'
DATE	03-25-2026
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	34



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: April 17, 2026

RE: Additional No Parking Request on Dorothy Dr. / Alvin St. / Cecile St.

A few months ago, the Board approved two No Parking zones for the inside side of the two right angle curves of the loop of Dorothy Drive / Alvin Street / Cecile Street. This was the result of a request by the Jackson R-2 School District who was having difficulty driving school busses through these turns due to congested on-street parking.

The school district now requests additional No Parking zones on the outside of the curves also, since the bus still has difficulty navigating these curves with vehicles parked on street. Due to the location of storm sewer inlets on both sides at the apex of each curve, modifying the curves would not be a viable option without considerable expense and additional right of way.

Staff recommends that if additional No Parking designations are granted, they be limited to Monday – Friday from 7:00 a.m. – 5:00 p.m. to allow night and weekend parking by the adjacent residents. Adjacent homes have single car garages and driveways and do still need some on-street parking.

Since the last meeting, we notified the adjacent property owners and offered them an opportunity to express any concerns at this meeting.



Dorothy / Alvin / Cecile
Request for Additional No Parking



Dorothy / Alvin / Cecile
Request for Additional No Parking
Affected Properties





April 8, 2026

«DEEDNAME»
«MAILTO_ADD»
«MAILTO_CIT», «MAILTO_STA» «MAILTO_ZIP»

Subject: Proposed Additional No Parking – Exterior Right-Angle Curves at Dorothy Drive / Alvin Street and Alvin Street / Cecile Street

Dear Property Owner or Resident:

The Board of Aldermen of the City of Jackson will be considering a request to remove additional on-street parking on the outside of the right-angle curves at Dorothy Drive / Alvin Street and Alvin Street / Cecile Street to provide safer access for school busses and fire trucks. A map of the proposed locations considered for removal is enclosed. If approved, this No Parking designation would be limited to 7 a.m. – 5 p.m. Monday through Friday, allowing on-street parking in the evening and overnight hours and on weekends.

Since you could be affected by such a parking change, you are invited to attend the next Board of Aldermen meeting at **6:00 p.m. on Monday, April 20th**. Meetings are held in the Board Chamber on the second floor of City Hall at 101 Court Street. The meeting consists of two parts, Regular Session and Study Session. This will be discussed during the study session and your comments will be welcome.

If you have questions or comments, please contact me at 573-243-2300 x 2031 or jsanders@jacksonmo.org.

Sincerely,

Janet Sanders
Director of Public Works

KIRN MILFORD P TRUST ETAL
1446 WATSON
JACKSON, MO 63755-0000

SCOTT OPAL DIANE FAULKNER
926 PRIEST ST
JACKSON, MO 63755-0000

CRADER JEAN L
403 ALVIN
JACKSON, MO 63755-0000

MANSKER VADE F & LUCINDA A ET UX
334 ELWANDA DR
JACKSON, MO 63755-0000

BRUNKE GLEN EDWIN
470 N DREWRY BLUFF DR
FAYETTEVILLE, AR 72704-7104

MORTON ROBERT GLEN & EVELYN M TRUST
824 DOROTHY DR
JACKSON, MO 63755-1123

BOLLINGER RENTALS LLC
360 WELLINGTON DR
JACKSON, MO 63755-0000

BOLLINGER PAUL J TRUST ETAL
360 WELLINGTON DR
JACKSON, MO 63755-0000

GREBE VICKI J
417 ALVIN
JACKSON, MO 63755-0000

UNTERREINER JAMES L & TAMMY J ET UX
860 CECILE DR
JACKSON, MO 63755-0000

MAHABA SHERIF
828 DOROTHY DR
JACKSON, MO 63755

SPENCER MISTY
407 ALVIN ST
JACKSON, MO 63755

KIMBEL BRITTANY
416 ALVIN ST
JACKSON, MO 63755

MANSKER MARY
826 DOROTHY DR
JACKSON, MO 63755

PRICE JOSH
829 DOROTHY DR
JACKSON, MO 63755

GREER BRICE
827 DOROTHY DR
JACKSON, MO 63755



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Matt Winters, City Administrator

DATE: 04/20/2026

RE: Veterans Memorial Flags lighting proposal

The VFW is requesting additional lights be installed along the paths where they place flags leading up to the Veterans Memorial in Brookside Park. Currently, flags are placed in the mornings and must be taken down each day prior to dark to comply with proper flag etiquette. Don has developed a plan to install 5 new poles with lights that would provide adequate lighting to allow the flags to be left in place overnight and comply with proper flag etiquette. A letter from the VFW, a map of needed new lights and a cost breakdown is included.

Dear Mayor and Board of Aldermen,

We are writing to respectfully request the City of Jackson's support in funding additional lighting for the Veterans Memorial located at Brookside Park. This improvement is both a practical necessity and an important step in preserving a meaningful tradition of honoring our local veterans.

Currently, the memorial does not have adequate lighting to allow flags to be displayed overnight in accordance with the United States Flag Code. As a result, volunteers must deploy and retrieve flags each day during holidays, limiting display time to roughly 10 hours and requiring a significant amount of labor within a short window. This has become increasingly difficult as membership in our local Veterans of Foreign Wars (VFW) post and auxiliary continues to decline with age, and we rely more on community volunteers.

Installing proper lighting, at an estimated cost of \$20,000, would allow flags to remain displayed throughout entire holiday periods, including overnight, in a respectful and compliant manner. It would also greatly reduce the burden on volunteers, improve the visibility and safety of the memorial for descendants of the honored veterans and the public, and ensure this important community tradition can continue for years to come.

The Brookside Park Veterans Memorial exists today because of the generosity and vision of Gwen Winningham, who donated the land in the early 1990s. With the support of the Park Board, the VFW, and its auxiliary, the site was developed into a place of remembrance where flags are flown in honor of deceased veterans from our community. This tradition remains deeply meaningful to many families in Jackson.

This proposal is a one-time capital improvement with decades of community return. The VFW and its volunteers will continue to care for the memorial as they have historically. This investment allows the memorial to better serve its purpose while preserving a long-standing community tradition of honoring our veterans.

Thank you for your time and consideration. I would welcome the opportunity to discuss this project further or provide any additional information.

Sincerely,

Jackson Memorial VFW Post 10495

Contacts:

Lucas Green, VFW Junior Vice-Commander 573.433.5884

Art Woods, Memorial Caretaker 573.450.8277

Brookside Park Veterans Memorial Lighting Proposal

Purpose & Need

The Brookside Park Veterans Memorial serves as a place of honor for local veterans of **ALL WARS**, where flags are displayed in remembrance of those who served. However, current lighting is insufficient to properly illuminate the flags overnight. Under the United States Flag Code, flags may only be displayed at night if properly illuminated.

Because of this limitation:

- Flags must be displayed and stored daily during holidays
- Display time is limited to approximately 10 hours per day
- Volunteers are required to complete all work within a short time frame

Proposed Solution

Install additional lighting at the memorial.

- Estimated Cost: \$15,000 - \$20,000 + City Labor
- Benefits:
 - Allows flags to remain displayed overnight in compliance with the Flag Code
 - Enables continuous display throughout entire holiday periods
 - Improves visibility, safety, and overall presentation while offering descendants more time to come see them.

Community Impact

The local Veterans of Foreign Wars (VFW) post and auxiliary have historically maintained the memorial. As membership declines, fewer volunteers are available to carry out these responsibilities.

Improved lighting will:

- Support long-term sustainability of the memorial
- Reduce reliance on a shrinking volunteer base
- Encourage broader community involvement
- Enhance the park as a visible symbol of patriotism
- Allows decades of continued displays and remembrance

Historical Background

The memorial at Brookside Park was established around 1992 on land donated by Gwen Winningham. Initially, a single flag was installed. The Jackson Park Board later recommended the development of a formal veteran's memorial.

With the support of the Jackson VFW and its auxiliary—reformed specifically for this purpose, the site was expanded into a dedicated memorial. Soon after, the tradition began of flying flags in honor of deceased local veterans, which continues today. When constructed it was 1 of 10 memorials to All Wars nationwide.

About Gwen Winningham

Gwen Winningham was a local business owner and community supporter whose appreciation for veterans inspired the creation of the Brookside Park memorial. She owned the Brookside Motel and a local drive-in theater and played an active role in the Jackson community. During World War II, she worked with the Red Cross in London and married a logistics officer serving there. Her experiences shaped her lifelong commitment to honoring veterans, which she made possible through her donation of land for the memorial.

Conclusion

This project represents a modest investment with lasting impact. Improved lighting will ensure the memorial continues to honor veterans properly, preserve an important local tradition, and support the volunteers who maintain it.

An investment in this project is an investment in respect, remembrance, and community.



Materials	QTY	Cost	Extended
Fiberglass Light Pole 28'	5	\$2,100.00	\$10,500.00
BUL3	1	\$110.00	\$110.00
BUL2	7	\$95.00	\$665.00
LED Lights	17	\$169.00	\$2,873.00
Pencil 20x14	5	\$165.00	\$825.00
2 1/2" PVC	600	\$1.63	\$978.00
90 PVV	18	\$9.37	\$168.66
8 THHN THWN	3200	\$0.59	\$1,888.00
Polaris 3 way 14/8	24	\$12.74	\$305.76
Panel Assembly	1	\$800.00	\$800.00
Misc	1	\$300.00	\$300.00
			\$19,413.42



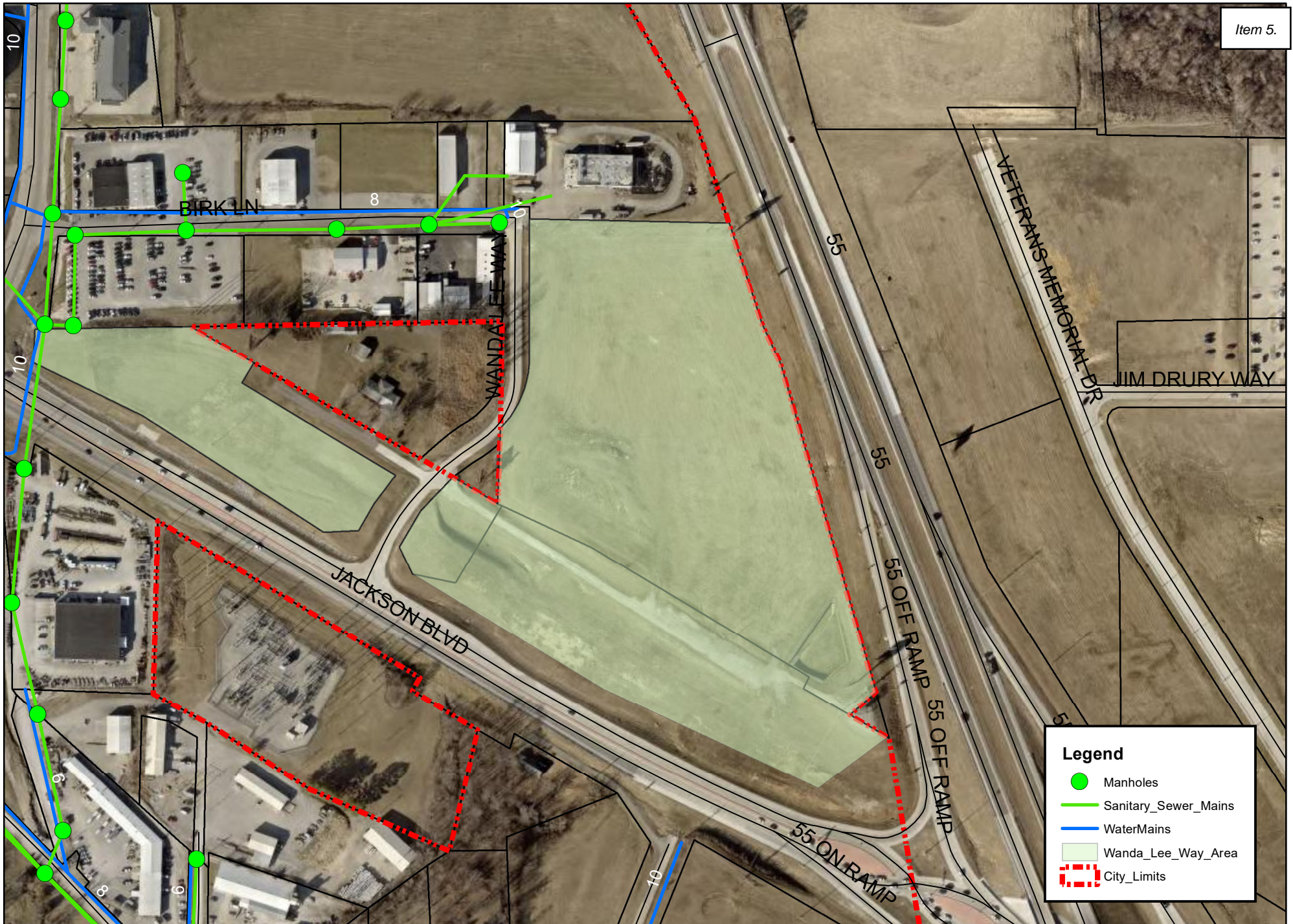
MEMO

TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Director of Public Works
DATE: April 16, 2026
SUBJECT: Wanda Lee Way Sewer & Water Main Design

Attached is a proposal from Koehler Engineering to design sewer and water main extensions for Wanda Lee Way. Wanda Lee Way is the street connection between East Jackson Boulevard and Birk Lane that was constructed by MODOT as part of the Exit 99 diverging diamond construction. The property in this area, which is prime for commercial development, is currently not served by city utilities, as shown on the attached map.

Koehler’s task order proposal, in the amount of \$63,704.00, includes design, bidding, and construction engineering for the project. They include four site visits during construction, but daily inspection will be performed by the City.

Don Schuette previously presented to the Board a task order proposal from Allen & Hoshall to design the coordinating electrical service for this location.



Wanda Lee Way
Proposed Sewer/Water Design
General Location



PROPOSAL FOR: City of Jackson, MO
ADDRESS: 101 Court Street, Jackson, MO 63755
PROJECT: Wanda Lee Drive
DATE: 3/10/2026

I. PROJECT DESCRIPTION/UNDERSTANDING

The City of Jackson, MO (Client) has requested that Koehler Engineering, a division of Klingner & Associates, P.C. (Klingner) provide a proposal for services to *extend Potable Water and Sanitary Sewer Utilities, and to coordinate and provide services relevant to the extension of Electrical Utilities*, to serve the Wanda Lee Drive area in Jackson, MO. Water and Sanitary Design services shall be coordinated with the Department of Public Works, and services relevant to the Electrical Utilities shall be coordinated with the City of Jackson Electrical Department and the offices of Allen and Hoshall, consultants engaged by the City for the design of the distribution system expansion. Klingner proposes to provide engineering design as described in the following scope of services.

II. SITE ZONING

No zoning services are anticipated for this project.

III. SCOPE OF SERVICES

Our Scope of Services for each individual discipline is outlined below. The following meetings are included based on the meeting occurring at the City of Jackson Public Works office, on site if needed, at Koehler Engineering’s office, or via video conference:

1. MEETINGS:

Surveying and Geotechnical Engineering site visits required to complete the respective Scope of Services are included in the respective fees. The Klingner project manager and necessary staff will attend a minimum of three (3) milestone project meetings, including one (1) for project kick off, one (1) at 30% Preliminary Design Review, and one (1) in the Construction Documents phase at 90% Design Review. We anticipate one (1) round of reasonable modifications after each milestone Design Review, per Client comments. Client approval of design and revisions is required prior to commencing with subsequent work. Client shall not unreasonably withhold or delay approvals.

Attendance at additional design review meetings, miscellaneous meetings and construction progress meetings will be invoiced at an hourly per diem rate for the staff member in attendance.

2. GEOTECHNICAL ENGINEERING:

Our services would be included in the design fee for the Sanitary Sewer, and would include borings or probes at each MH location, to the depth of the manhole plus two feet. We would also add probes along the sewer alignment at approximate 100 foot intervals, to allow us to estimate the depth to bedrock.

3. SANITARY SEWER DESIGN:

The following scope of services will be provided for the Sanitary Sewer portion of the project.

- A. Preliminary Design - Initial scope would be to develop a high level alternatives analysis to select either the option running north from Old Cape Road (Alt 1) or east along the North line of East Jackson Blvd. (Alt 2).
 - i. We would first draft a concept alignment along both routes. This would be based on available information, LIDAR, Parcel Lines, etc.
 - ii. We would then, in conjunction with City of Jackson Staff, contact property owners to ascertain viability of obtaining easements for both Alternates 1 & 2. If it appears we will be able to obtain easements along both routes then;
 - 1. We would develop preliminary P&P of both Alternates.
 - 2. We would develop preliminary costs for both Alternates.
 - iii. In the event there appears intransigent opposition to only one Alternate, we would default to the other.
 - iv. In the event there appears intransigent opposition to both Alternates, we will consult with the City regarding other options, or if the City chooses to select an option and pursue condemnation.
 - 1. It is noted that all properties for both alternates are within the City of Jackson, so condemnation would be a viable option.
 - 2. It is further noted that Alternate 1 has 5 parcels, but we believe there are only two owners to consult with.
 - v. It is anticipated that Alternate 1 will be significantly more expensive than Alternate 2. If the preliminary design bears this out, and both Alternates appear to be practicable, we would assist the City in negotiating with one or more of the Owners along Alternate 1 to participate in the cost of the extension.
 - vi. Once the available information is in place, we would make a recommendation to the City, and once we receive notification to proceed, we would proceed to final design with the selected alternative.
- B. For Final Design, we will obtain the following:
 - i. We will complete boundary surveys of all parcels along the project route for plan and easement preparation.
 - ii. We will obtain field topographic information along the selected route.
 - iii. We will prepare a detailed basemap of the selected project route.
 - iv. We will develop preliminary plans to review with the City of Jackson and stakeholders along the project route.
 - v. We will develop final plans, specifications, and estimate for the final plans, together with bidding documents.

4. **POTABLE WATER SYSTEM DESIGN:**

We would anticipate a loop running down either side of Wanda Lee Drive, with a crossing under Wanda Lee Drive, and then running along the north right of way line of East Jackson Blvd. to tie to the main on the East side of South Old Orchard Road.

- A. For Project Design, we will obtain the following (Much of this would be obtained as part of the scope for the Sewer, so additional cost is minimal, while scope is nearly identical):
 - i. We will prepare boundary surveys of all parcels along the project route for plan and easement preparation.
 - i. We will obtain field topographic information along the selected route.

- ii. We will prepare a detailed basemap of the selected project route
- iii. We will develop preliminary plans to review with the City of Jackson and stakeholders along the project route.
- iv. We will develop final plans, specifications, and estimate for the final plans, together with bidding documents.

It is noted that the sanitary sewer and waterline will be bid together in a single package.

5. ELECTRICAL DISTRIBUTION SYSTEM SERVICES

Design of the Electrical System is being completed by Alan and Hoshall of Memphis, Tennessee. Klingner's services will be to argue / assist them

- A. Topographic & Survey work from Water & Sanitary Sewer will be applicable to this phase, and no additional services are anticipated.
- B. Boundary will be determined for MODOT Right of Way, Wanda Lee Drive, and property lines adjacent to each of these.
- C. Will need new easements drafted, assume three.
- D. Will need to survey field locations of new poles from EE staking
- E. Will need to locate new billboard, including pole, edges of sign, an top / bottom of facing.
- F. Will need to re-stake any poles which shift

5. PERMIT ASSISTANCE

Klingner will assist the Client with the following permit applications anticipated for this project:

- Submittal to the Missouri Department of Natural Resources for Waterline permit.
- Submittal to the Missouri Department of Natural Resources for Sanitary Sewer permit.
- Submittal to Missouri Department of Transportation for Entrance Permit.

**All permit fees to be paid by the Client or invoiced as reimbursable.*

6. BIDDING ASSISTANCE

- Prepare front end documents for bidding
- Coordinate advertisement for bid. The City of Jackson is to pay advertisement fee or Klingner will invoice as a reimbursable.
- Distribute plans through the Klingner plan room.
- Address questions during bidding via written addendum.
- Attend and conduct pre-bid meeting.
- Attend bid opening and tabulate bid results.
- Make recommendation of award.

7. CONSTRUCTION ADMINISTRATION

- Klingner will prepare contracts for execution, including exhibits from the awarded contractor (bonds, insurance, etc).
- Klingner will review, upon the Contractor's submittals, shop drawings, include up to two (2) reviews of each shop drawing (additional reviews will be considered an

additional service), product data, and samples according to the terms of the signed agreement.

- Respond to reasonable contractor requests for information (RFI's) and substitutions on design and construction items that may arise as project construction progresses.
- Klingner will conduct four (4) engineering site visits including one (1) final walk-through/ punch-list to determine if the work is being completed in general conformance with the Construction Documents. As a part of these site visits reports identifying deficiencies and variations from the construction documents will be created and submitted to the owner/contractor for review.
- Klingner will provide a qualified construction inspector to review and inspect the work to ensure compliance with the project plans and specifications.
- Upon completion of the project, utilize contractor redline drawings, field as-built surveys, and construction inspectors notes to develop Project Record Documents.

8. INFORMATION TO BE PROVIDED TO KLINGNER BY OTHERS:

- Client Input.
- Digital Files of Electric System Expansion (Already provided)

9. CONSULTANT SERVICES

Klingner does not anticipate the need to hire any subconsultants for this project. If agreements are requested to be held with a sub consultant and an agreement can be reached, we will hold the consultant agreement for 1.15 times the cost of all consultant fees for the project.

10. COMPENSATION

Compensation shall be based on a lump sum fee as per the following breakdown unless otherwise noted as hourly (per diem). Payments shall be made in accordance with the Klingner and Associates general terms or as mutually modified. These fees are generated in relation to the Scope of Services above.

FEE BY DISCIPLINE AND PHASE	
Discipline / Phase	Lump Sum
GEOTECHNICAL ENGINEERING	3,550.00
SURVEYING FOR DESIGN OF WATER & SEWER	6,400.00
SANITARY SEWER & POTABLE WATER DESIGN SERVICES	26,200.00
SURVEY FOR ELECTRICAL DISTRIBUTION SERVICES	3,984.00
PERMIT ASSISTANCE*	1,400.00
BIDDING ASSISTANCE	2,520.00
CONSTRUCTION ADMINISTRATION	19,650.00

Combined Total:	\$63,704.00

***Hourly Estimated Fee, permit fees by owner or reimbursable expense**

11. SCHEDULE

A mutually agreed upon schedule to be coordinated with the Client. Klingner will commence work within two weeks of notice to proceed and work diligently to maintain progress and complete the project within a timeframe which meets the Owner’s requirements.

12. REIMBURSABLE EXPENSES In addition to the compensation for basic engineering services, normal project-related reimbursable expenses will be invoiced at the cost to the Engineer. The reimbursable expenses shall include:

- Printing, plotting, photocopying and photo reprographics for Client, Architect of Record and / or contractor use.
- Courier and express delivery charges
- Meetings other than those mentioned in the scope of services listed above
- Other project specific expenses pre-authorized by the Client

13. ADDITIONAL SERVICES

The following Additional Services are outside the Scope of Services as defined above and are to be discussed with the Client prior to execution. Additional Services, if requested by the client, will be billed hourly unless otherwise specified:

- Architectural, Structural, MEP Design Services
- Presentations at public meetings if required
- Zoning Services
- Traffic Impact Study
- Value engineering beyond what is included in the incorporation of the CD set
- Construction Staking or machine control grading file preparation
- IBC Special Inspections
- Construction Administration services other than described above.
- Environmental services including Phase I ESA
- Development of 3-D computer models
- Other services as may be requested or required.

14. APPROVAL

All services will be completed in accordance with the Klingner General Terms and Conditions or as mutually modified attached. Signing below and the document's return, signifies acceptance of the services based on the above Scope of Services.



March 11, 2026

Chris Koehler, PE, PLS
Title: Regional Client Manager
Klingner & Associates, P.C.

Date

Ms. Janet Sanders
Title: Director of Public Works
City of Jackson, MO

Date

This proposal is valid for acceptance for a period of thirty (30) days from the Klingner Signatory Date.



MEMO

TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Janet Sanders, Director of Public Works
DATE: April 16, 2026
SUBJECT: Street Name Change – Columbia Dr. / Odyssey Dr.

In investigating an issue, I noticed that the street name change between Columbia Drive and Odyssey Drive in Jackson Ridge Estates Subdivision is at an odd location. Per the subdivision plats for Phases 1 and 2, the street name change is actually aligned with the back of the lot of 1614 Jackson Ridge Drive rather than at the intersection or the right-angle curve (see attached map).

There are three options to adjust the existing problem:

- 1) Move the name change to the right-angle curve between Columbia Drive and Odyssey Drive.
- 2) Move the name change to the intersection of Jackson Ridge Drive.
- 3) Rename Odyssey Drive for its full length (there are no houses constructed on this short street).

We have a few streets in the city that change names at right angle curves, but it is an awkward location for street signs.

I recommend renaming Odyssey Drive for its full length since there are no houses constructed facing this street. That would avoid confusion of a name change at a right-angle curve or two different streets extending right and left from the same intersection. Your guidance will be appreciated. If an option is selected, this item will require an ordinance to partially or fully change the name of Odyssey Drive at the next meeting.



Current Point of Street Name Change from Columbia Dr. to Odyssey Dr.

