



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Tuesday, February 18, 2025 at 6:20 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS


- [1.](#) Request to abandon Utility and Roadway Easements in Turner Subdivision
2. Agreement for License to Use City Logo
- [3.](#) Proposed 15-minute parking space at 210 West Main Street
- [4.](#) Proposed school zone speed limits on Oak Street
- [5.](#) Request for reduced speed limits on Main Street
- [6.](#) February 10th Park Board Report
- [7.](#) February 12th Planning & Zoning Commission Report
8. Update on the Economic Development Board
9. Financial & Utility Billing Module – request for proposals
10. Discussion of previously tabled items (unspecified)
11. Additional items (unspecified)

Posted on 2/14/2025 at 4:00 PM.



City of Jackson

MEMO TO: The Honorable Mayor Dwain Hahs and
Members of the Board of Aldermen

FROM: Rodney Bollinger, Director of Administrative Services 

DATE: February 11, 2025

SUBJECT: Request to Abandon Utility & Roadway Easements in
Turner Subdivision

Attached please find correspondence and location maps relative to a request by Mr. David Voshage for the abandonment of a 10-foot Utility and 15-foot Roadway Easement on Lot 1 in Turner Subdivision. The purpose of this memo is to relay the collective input received from supervisors to the elected officials on the issue of this request.

Location:

The Utility Easement is 10' wide and extends from the north right of way line of East Jackson Boulevard then in a northerly direction 348.28 feet to the northeast corner of Lot 1, and there terminating.

The Roadway Easement is 15' wide (which is half of a total 30' easement) and extends from the north right of way line of East Jackson Boulevard then in a northerly direction 348.28 feet to the northeast corner of Lot 1, and there terminating.

Public Utilities:

The staff has contacted Missouri One Call and utility locates are currently underway for the area in question.

Adjacent Property Owners:

There are four lot owners who will be impacted by the request. The three adjacent property owners to the east might be concerned by the loss of one-half of the existing private roadway easement and should be notified of the request. Their names and addresses are identified as:

The Steven Horst Trust
2701 E. Jackson Blvd.
Jackson, MO 63755

B&H Beussink Construction Company
1227 Gloria Dr.
Jackson, MO 63755

The Randolph and Mary Farrar Trust
1217 Gloria Dr.
Jackson, MO 63755

City Attorney:

Generally, streets, rights of way, alleys, and easements are abandoned because the City determines that the continued use of such is no longer needed. Article VI section 25 of the Missouri Constitution reads;

“No county, city, or other political corporation or subdivision of the state shall be authorized to lend its credit or grant public money or property to any private individual, association, or corporation...” If the Board determines this easement has no use to the citizens and should be abandoned then it must either;

- determine that that tract of real estate has no marketable value greater than the benefit of abandonment, or
- sell the land for fair market value.

Value

The value of the easement has not been determined by a professional appraisal and has not been surveyed.

Staff Conclusion:

The Mayor and Board of Aldermen will decide on the request in the form of an ordinance at a future regular meeting, but only after receiving input from the impacted property owners at the next study session meeting.

Thanks for your time and consideration of this information. As always, please feel welcome to contact me should you have any questions regarding this matter.

David Voshage
319 Donna Drive
Jackson, Mo 63755
~~573-579-8480~~ 450-8858
C21voshage@hotmail.com

February 10, 2025

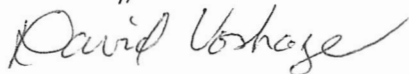
City of Jackson

To whom it may concern:

At this time, I am writing to request the abandonment of the 15 ft easement on the East side of the property at 2616 East Jackson Blvd Rear. This would be in order to facilitate a plan for which I am planning to have a new storage building added to my property which would consist of a 42'x72' metal/steel building.

The property stated above was previously known as Jim "bulldog" Turner's property. Since acquiring the property 8 yrs ago, we have made improvements and want to further improve this area aesthetically. Thank you for your time and you may contact me at the above phone # or email.

Sincerely,



David Voshage



NORTH ORIENTATION IN ACCORDANCE
WITH THE MISSOURI STATE PLANE
COORDINATE SYSTEM EAST ZONE

RECORD PLAT OF TURNER SUBDIVISION

THAT PART OF U.S.P.S. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF
JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

NOW OR FORMERLY
VERLIN W. & MARGARET PUCHBAUER
BOOK 212 PAGE 226

NOW OR FORMERLY
LOUIS & EDNA KASTEN
BOOK 116 PAGE 326

NOW OR FORMERLY
DAVID TURNER
BOOK 1196 PAGE 703

NOW OR FORMERLY
DAVID TURNER
BOOK 1196 PAGE 703

NOW OR FORMERLY
RANDOLPH CHARLES FARRAR
AND MARY CHRISTINA FARRAR
REVOCABLE TRUST 2015
DOC. #2015-00567

NOW OR FORMERLY
BEUSSINK CONSTRUCTION
COMPANY, INC.
BOOK 1017 PAGE 39

NOW OR FORMERLY
STEVEN L. HORST REV. TRUST &
CAROL B. HORST REV. TRUST
DOC. #2007-17088

SUBDIVISION DEDICATION

THE UNDERSIGNED, DAVID TURNER, DOUGLAS TURNER, & DENNIS TURNER, OWNERS IN FEE OF THAT PART OF UNITED STATES SURVEY NO. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing from the intersection of the North line of said U.S.P.S. 782 and the Southeast corner of Fractional Section 7, of said Township and Range; thence North 82°55' West 257.2 feet to the Point of Beginning; thence South 08°05'42" West 348.28 feet to a point on the Northeastly Right of Way of Highway 781; thence with said Right of Way, North 59°01'37" West 230.52 feet; thence leaving said Right of Way, North 08°19'31" East 252.48 feet to the North line of said U.S.P.S. 782; thence with said North line South 83°34'45" East 211.46 feet to the point of beginning and containing 1.46 acres, more or less, subject to roadway easements as recorded in Document No. 2007-17088 and Document No. 2015-00567, and any other easements of record.

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of Dec, A.D. 2016

David Turner
Owner

Douglas Turner
Owner

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

SS

On this 21st day of Dec, A.D. 2016, before me, a Notary Public for said County and State, personally appeared David Turner & Douglas Turner, owners, who are authorized to execute the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of Dec, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders
Notary Public

JANET L. SANDERS
Notary Public - Notary Seal
State of Missouri, Cape Girardeau County
Commission # 1361139
My Commission Expires July 31, 2020

IN WITNESS WHEREOF, I hereunto set my hand this 21 day of Dec, A.D. 2016

Dennis Turner
Owner

SS

On this 21st day of December, A.D. 2016, before me, a Notary Public for said County and State, personally appeared Dennis Turner, owner, who is authorized to execute the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 21st day of December, A.D. 2016

My term expires 7-31-2020

Janet L. Sanders
Notary Public

JANET L. SANDERS
Notary Public - Notary Seal
State of Missouri, Cape Girardeau County
Commission # 1361139
My Commission Expires July 31, 2020

I, Mary Lowry, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance No. 16-131, passed and approved this 21st day of December, A.D. 2016

Mary Lowry
City Clerk



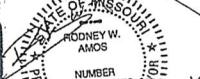
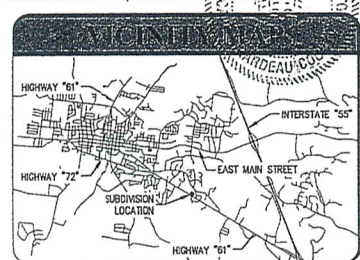
Mike Seabaugh, Planning and Zoning
Commission Chairman

Rodney Bollinger, Director of Public Works

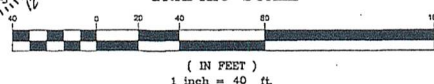


Filed for record in the office of the Recorder of Deeds of
Cape Girardeau County, Missouri, in Document No.
3176-14410, at Jackson, Missouri, on the 21st day of
December, A.D. 2016

Andrew David Blattsir
Recorder of Deeds of Cape Girardeau County, Missouri



GRAPHIC SCALE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE
WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN
THE STATE OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

FLOODPLAIN NOTE

NO PORTION OF THE SURVEYED TRACT FALLS WITHIN AN AREA
PROTECTED FROM THE 1 PERCENT ANNUAL CHANCE OR GREATER FLOOD
HAZARD BY A FLOODWAY CHANNEL, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 28031C0232E, WITH AN EFFECTIVE DATE
OF SEPTEMBER 26, 2011.

NOTES

SUBDIVISION & LOT SIZES

NO. OF LOTS = 3
TOTAL SUBDIVISION AREA: 63,667 SQ. FT. (1.46 ACRES)
SMALLEST LOT SIZE: 9,322 SQ. FT. (0.21 ACRES)
LARGEST LOT SIZE: 36,698 SQ. FT. (0.84 ACRES)

ZONING & SETBACK INFORMATION

LOTS THAT ARE ZONED C-2, GENERAL COMMERCIAL DISTRICT
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET
REAR SETBACK OF TWENTY-FIVE (25) FEET
NO SIDE YARD SETBACK EXCEPT 8 FEET SHALL BE PROVIDED
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

RESIDENTIAL BUILDINGS SHALL NOT COVER MORE THAN 40% OF THE LOT
AREA, NO REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE
FIFTY (50) FEET AND NOT OVER 5 STORIES

LOTS THAT ARE ZONED H-1, LIGHT INDUSTRIAL DISTRICT
THE SETBACKS FOR THE LOTS ARE AS FOLLOWS:

FRONT YARD SETBACK OF THIRTY (30) FEET
REAR YARD SETBACK OF TWENTY-FIVE (25) FEET
NO SIDE YARD SETBACK EXCEPT 10 FEET SHALL BE PROVIDED
WHEN A LOT ABUTS A RESIDENTIAL DISTRICT

NO LOT COVERAGE REQUIREMENTS

HEIGHT - MAXIMUM HEIGHT OF BUILDINGS PERMITTED SHALL BE
FORTY-FIVE (45) FEET AND NOT OVER 3 STORIES

RECORD OWNERS

PARCEL NO:
15-406-00-01-00-100.00
15-407-00-03-00-300.00
DAVID TURNER
DOUGLAS TURNER
DENNIS TURNER
DOC. NO. 2007-10081

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

DAVID TURNER
118 VILLAGE DRIVE
JACKSON, MO 63775

DAVID VOSHAGE
319 DONNA DRIVE
JACKSON, MO 63755

SURVEYOR'S CERTIFICATION

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE
OF MISSOURI AS MADE EFFECTIVE OCTOBER 30, 2003.

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

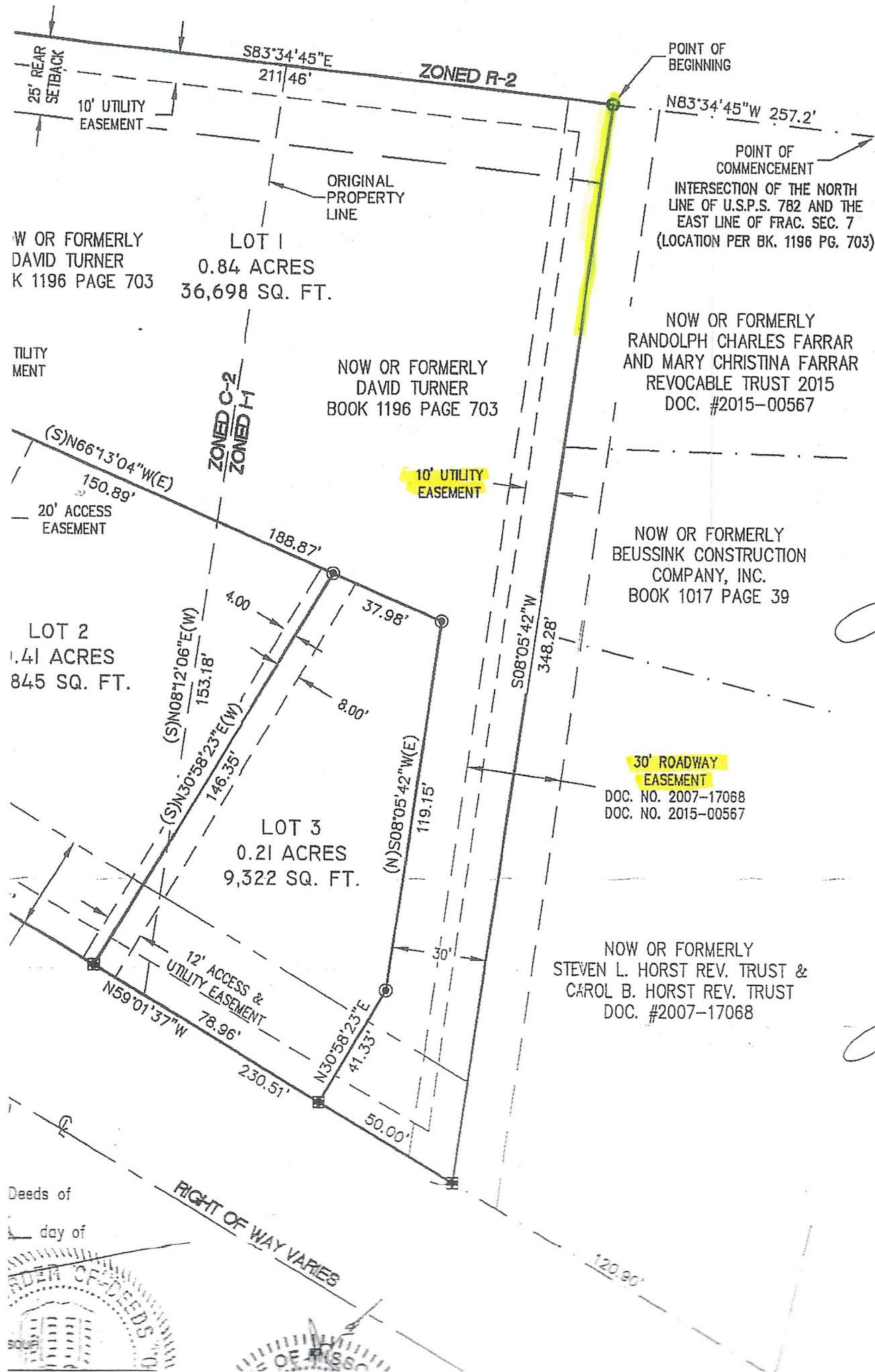
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3025

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane 63701
Cape Girardeau, Missouri
Ph: (573) 335 - 3025 Fax: (573) 335 - 3049

DRAWN BY	DYLAN HOUSE	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY	RODNEY AMOS				
SURVEY DATE	OCTOBER 2016				
DRAWING DATE	DECEMBER 13, 2016				
DRAWING NO	35422				



THE UNDERSIGNED
STATES SURVEYOR
JACKSON, COUNTY OF (

Commencing from the Section 7, of said Township 7, of said South 08°05'42" West Right of Way, North 59° to the North line of section beginning and containing 2007-17068 and Document

IN WITNESS WHEREOF, I have

David Turner
David Turner
Owner

STATE OF MISSOURI
COUNTY OF CAPE GIRARDE

On this 21st day of
appeared David Turner & I
that they executed the same

IN WITNESS WHEREOF, I have

My term expires 7-31

Shirley C. Smith
Notary Public

IN WITNESS WHEREOF, I have

Dennis Turner
Dennis Turner
Owner

On this 21st day of
appeared Dennis Turner, owner
same as his free act and

IN WITNESS WHEREOF, I have

My term expires 7-31

Shirley C. Smith
Notary Public

Mary Lowry
approved by the City of
December, A.D.

Mary Lowry
Mary Lowry, City Clerk

Mike Seabough
Commissioner







NORTH ORIENTATION IN ACCORDANCE
WITH THE MISSOURI STATE PLANE
COORDINATE SYSTEM EAST ZONE

RECORD PLAT OF TURNER SUBDIVISION

THAT PART OF U.S.P.S. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST IN THE CITY OF
JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SUBDIVISION DEDICATION

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David Turner
Owner

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

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My term expires 7-31-2020

Janet L. Sanders
Notary Public

JANET L. SANDERS
Notary Public - Notary Seal
State of Missouri, Cape Girardeau County
Commission # 12611339
My Commission Expires July 31, 2020

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of Dec. A.D. 2016

Dennis Turner
Dennis Turner
Owner

SS

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Notary Public

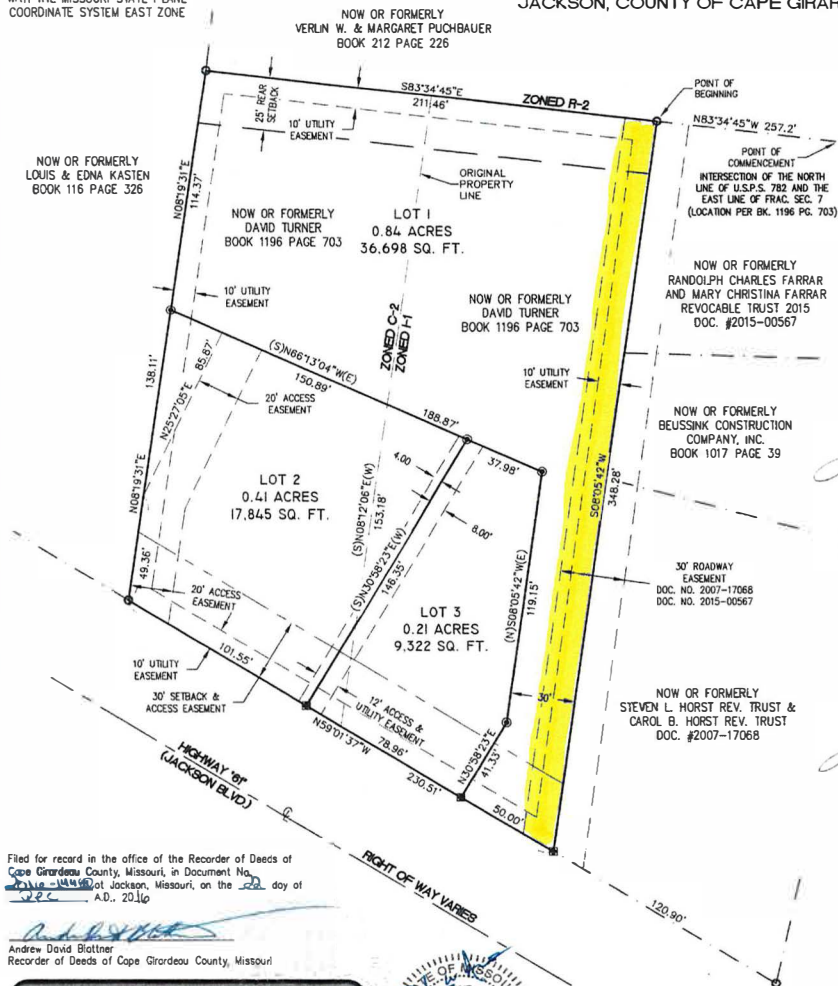
JANET L. SANDERS
Notary Public - Notary Seal
State of Missouri, Cape Girardeau County
Commission # 12611339
My Commission Expires July 31, 2020

I, Mary Lowry, City Clerk of the City of Jackson, Missouri, hereby certify that this plat was approved by the City of Jackson, Missouri, by Ordinance No. 44-121, passed and approved this 21st day of December, A.D. 2016

Mary Lowry
Mary Lowry, City Clerk

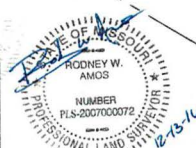
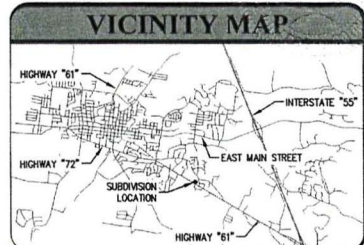
Mike Stobaugh
Mike Stobaugh, Planning and Zoning
Commission Chairman

Rodney Bolinger
Rodney Bolinger, Director of Public Works



Filed for record in the office of the Recorder of Deeds of
Cape Girardeau County, Missouri, in Document No.
44-121 at Jackson, Missouri, on the 21st day of
Dec. A.D. 2016

Andrew David Blotner
Recorder of Deeds of Cape Girardeau County, Missouri



GRAPHIC SCALE



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HAZARD BY A FLOODWAY CHANNEL, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 2903IC0232E, WITH AN EFFECTIVE DATE
OF SEPTEMBER 28, 2011.

NOTES

SUBDIVISION & LOT SIZES

NO. OF LOTS: 3
TOTAL SUBDIVISION AREA: 63,887 SQ. FT. (1.46 ACRES)
SMALLEST LOT SIZE: 9,322 SQ. FT. (0.21 ACRES)
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PARCEL NO.
15-406-00-01-00-100.00
15-407-00-00-00-300.00
DAVID TURNER
DOUGLAS TURNER
DENNIS TURNER
DOC. NO. 2007-10081

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KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE
CAPE GIRARDEAU, MO 63701
(573) 335-3026

LEGEND

- = FOUND IRON ROD
- = SET 1/2" IRON ROD
- ⊕ = CUT CROSS
- = BOUNDARY LINE
- - - = LOT LINE
- - - = UTILITY EASEMENT
- - - = SETBACK LINE
- - - = SETBACK AND EASEMENT LINE

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049

DRAWN BY:	DYLAN HOUSE	REV	DATE	DESCRIPTION	INITIALS
CHECKED BY:	RODNEY AMOS				
SURVEY DATE:	OCTOBER 2016				
DRAWING DATE:	DECEMBER 13, 2016				
DRAWING NO:	36422				

Turner Subd.



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

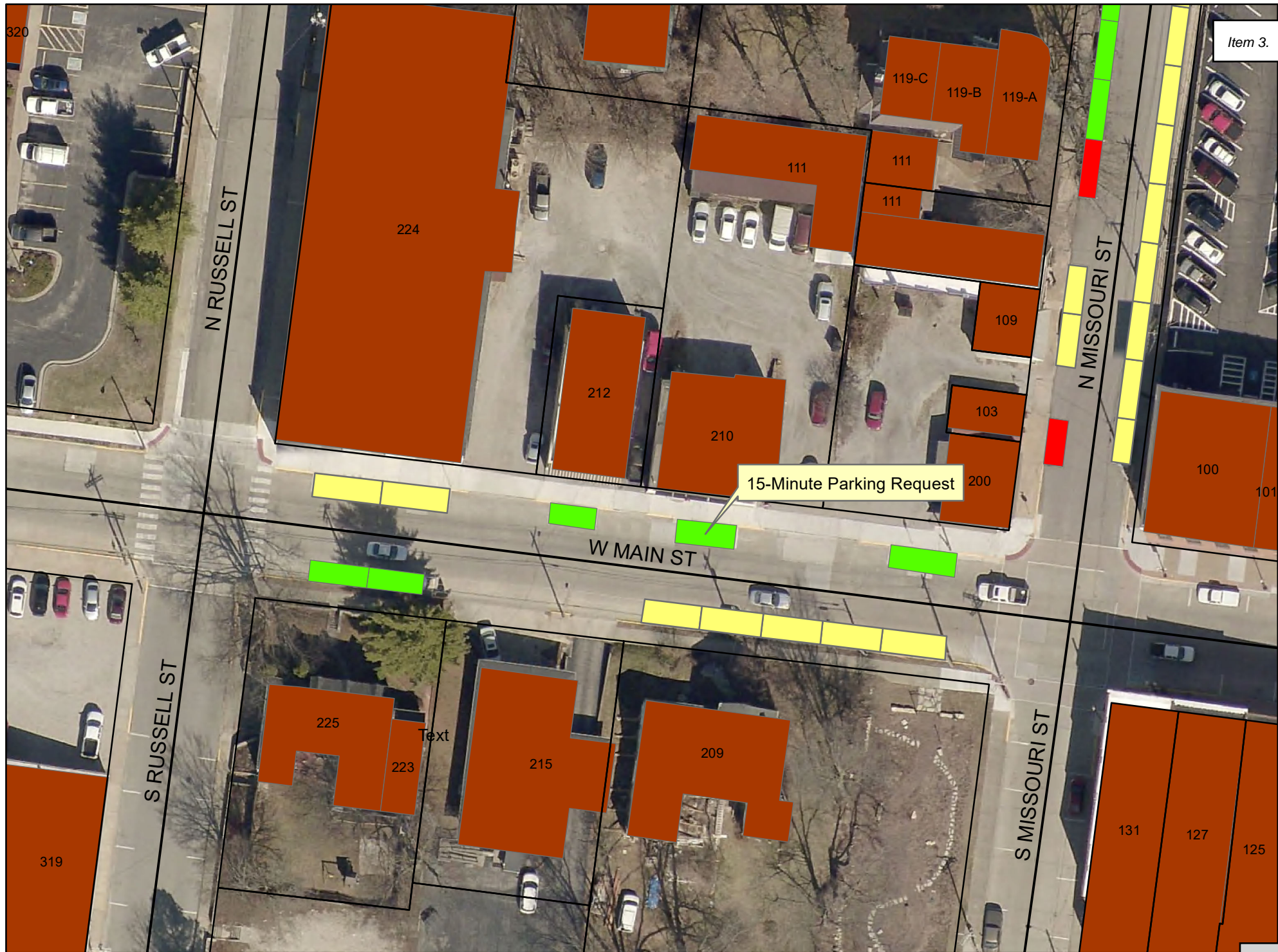
DATE: February 13, 2025

RE: Request for 15-Minute Parking – 210 West Main Street

We have received the attached request from the Cash-Book Journal for a 15-minute parking space in front of their location at 210 West Main Street. This is the location where printing materials is unloaded. Due to new business in this area, the on-street parking spaces are being taken for extended periods. Restricting the parking time would not guarantee that it is available for their use at all times, but would limit the length of time a single vehicle is parked there.

Gina Rafferty will be at the meeting to address this request. A map is attached.

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



Item 3.

15-Minute Parking Request

Text



Location Map
15-Minute Parking Request



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 12, 2025

RE: Request for School Zone Speed Limits on Oak Street

We have received the attached request to convert the lowered speed limits on Oak Street near the Junior High and West Lane Elementary from full-time lower speed limits to School Zone speed limits that would only be in effect during school and for a short period before and after, with the standard 30 mph speed limit being in effect the remainder of the time.

I have also attached a map showing the existing speed limits and the JPD recommendation regarding this request.

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

-----Original Message-----

From: Mary Harriet Talbut <mhtalbut@gmail.com>

Sent: Friday, February 7, 2025 8:46 AM

To: board@jacksonmo.org

Subject: Citizen of Ward 3 Request

Dear Mr. Seabaugh and Ms. Liley,

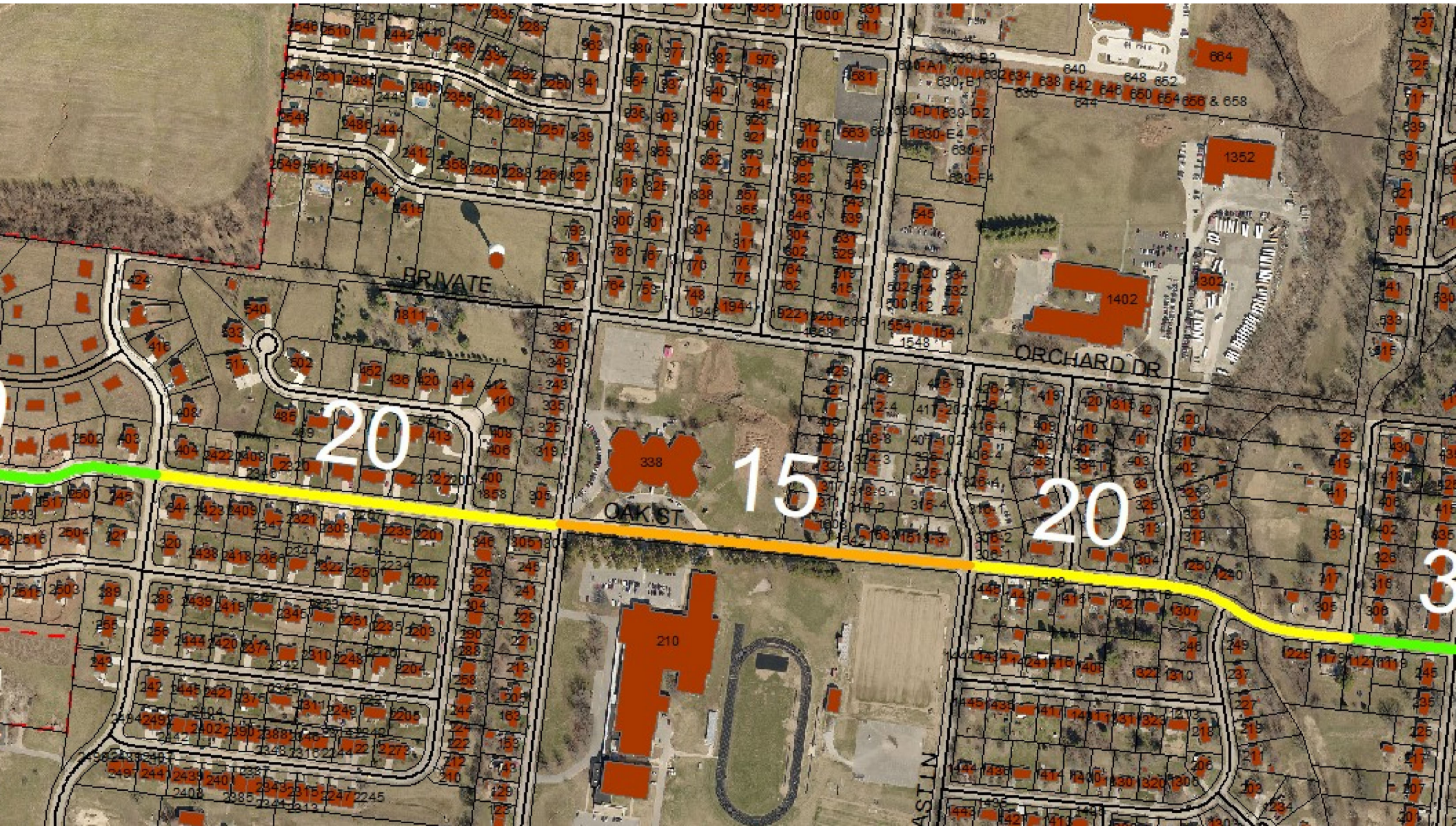
I live in Ward 3, on Jonathan Dr. on the west side of Jackson. I would like you to consider, study and then propose creating a school zone on Oak Street between West Lane and Elwanda Streets. Currently the speed limit is either 15 miles per hour or 20 miles per hour depending on where you are on Oak Street. I believe these speed zones are reasonable and required for safety when school is in session. I am requesting that you make that area 30 miles per hour during non school hours. Going 15 miles per hour at 5:30 in the morning on the way to the gym is difficult, as you have to ride the car's brakes going downhill.

We have school zone speed limits at other parts of town. I appreciate that area includes many schools and many students, busses, parents and other traffic coming and going. But, during the summer and other times when school is not in session, the standard 30 miles per hour seems reasonable.

I hope you will consider my request, or at least study it.

Respectfully,

Mary Harriet Talbut





City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: February 13, 2025

RE: Request for Reduced Speed Limit on East Main Street

Alderman Reiminger previously received a request from Wallace Insurance to reduce the speed on Main Street near their office location at 231 East Main Street.

Because we have entered the Safe Across pedestrian safety program and have already ordered additional middle-of-the street pedestrian signs for the Georgia Street & Union Street intersections to bracket the congested part of uptown where there are multiple crosswalks, it makes sense to look at the speeds in that entire stretch.

Attached is a map showing the current and staff-recommended speed limits for this stretch between Georgia Street and Union Street. The crosswalks across Main Street are all marked in red.

The Police Department has also reviewed the proposed changes and is in agreement.

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

Item 5.



16





CITY OF JACKSON
PARK BOARD MEETING
Monday, February 10, 2025 at 6:00 PM
Jackson Civic Center, 381 East Deerwood Drive

AGENDA

BOARD MEMBERS PRESENT

RECOGNITION OF VISITORS

READING OF PREVIOUS MEETING MINUTES

1. January 2025 Minutes

OLD BUSINESS FROM PREVIOUS MEETINGS

2. American Rescue Plan Act Project Updates

NEW BUSINESS

3. Civic Center Expansion
4. City Pool Programs and Prices - 2025
5. Park Day 2025

COMMITTEE REPORTS

CIVIC CENTER REPORT

PARKS & RECREATION DIRECTOR'S REPORT

ADJOURNMENT

Posted on 02/07/2025 at 04:00 PM.

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: February 13, 2025
SUBJECT: P&Z Meeting

These are the items that were on the P&Z Agenda.

- ❖ **Consider a request to approve a minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust.**
 - The P&Z Commission approved this with 9 ayes, 0 nays, and 0 absentees. The Board of Aldermen will approve this at the March 3rd meeting.
- ❖ **Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.**
 - The developer is asking for rezoning from an R-2 single-family residential district to an R-4 general residential district so he can develop multifamily dwellings on the lot.
- ❖ **Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.**
 - The developer is asking for a special use permit to build multiple multifamily units on the lot.
 - The P&Z Commission voted to hold a public hearing at their level on March 12th for both rezoning and a special use permit.



CITY OF JACKSON

PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, February 12, 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 January 8, 2025 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve a minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust.
3. Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.
4. Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on February 7, 2025 at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 8, 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, Russ Wiley, Heather Harrison, Tina Weber, and Michelle Weber were present. Commissioners Bill Fadler, Travis Niswonger, and Angelia Thomas were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present.

APPROVAL OF MINUTES

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

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

PUBLIC HEARINGS

None

OLD BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring)
.52 Acres from 965 Royce Drive to 933)
Royce Drive and .58 Acres from 965)
Royce Drive to 944 Royce Drive,)
as submitted by Jeff F. & Gina M. Derrick)
and Ronald N. & Cathrine L. Bone.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that 965 Royce Drive is jointly owned by Jeff and Gina Derek and Ronald and Catherine Bone, who live on either side of the property. They have decided to divide the lot in half, with each party incorporating a portion into their respective properties, thereby enlarging their lots.

Chairman Harry Dryer asked if the applicants were present and if they would like to give further input to the Commission.

Both sets of applicants came forward.

Commissioner Michelle Weber asked if the subdivision covenants or restrictions addressed the splitting of lots. Mr. Jeff Derrick responded that he was not aware of any such provisions. He explained that the land between the two properties has changed hands four times, and no one has built on it, likely due to the steepness of the lot.

Commissioner Tony Koeller said it is a great location, but the lot isn't very buildable because it is very steep. If a house were built on that lot, it wouldn't be cohesive with the neighborhood.

The chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Heather Harrison motioned to approve the request as submitted. Commissioner Tina Weber seconded the request, which was approved.

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

NEW BUSINESS

None

ADDITIONAL ITEMS

No additional items)

ADJOURNMENT

Consider a motion to adjourn)

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

Vote: 6 ayes, 0 nays, 0 abstentions, 3 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 minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust

APPLICANT: Teresa Rosette Maurer Revocable Living Trust

APPLICANT STATUS: Property Owner

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

SIZE: 2.62 Acres/ Lot one 1.50 Acres/ Lot two 1.12 Acres

PRESENT USES: A C-2 General Commercial District having Rhodes convenient store.

PROPOSED USE: C-2 General Commercial District

SURROUNDING LAND USE: C-2 General Commercial District in all directions

HISTORY: N/A

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

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

2024 COMPREHENSIVE PLAN: General Commercial

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0144E 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

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 Alderman for approval, and a negative recommendation requires a super-majority (6 votes).



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Teresa R. Maurer E. Main Subdivision

DATE OF APPLICATION: 01-20-2025

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

Names, Addresses & Phone #s: The Teresa Rosette Maurer Revocable Living Trust
2684 E. Main St.
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Susan Dodds

Contact's Mailing Address: 194 Coker Lane
Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and 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)
please see attached

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:

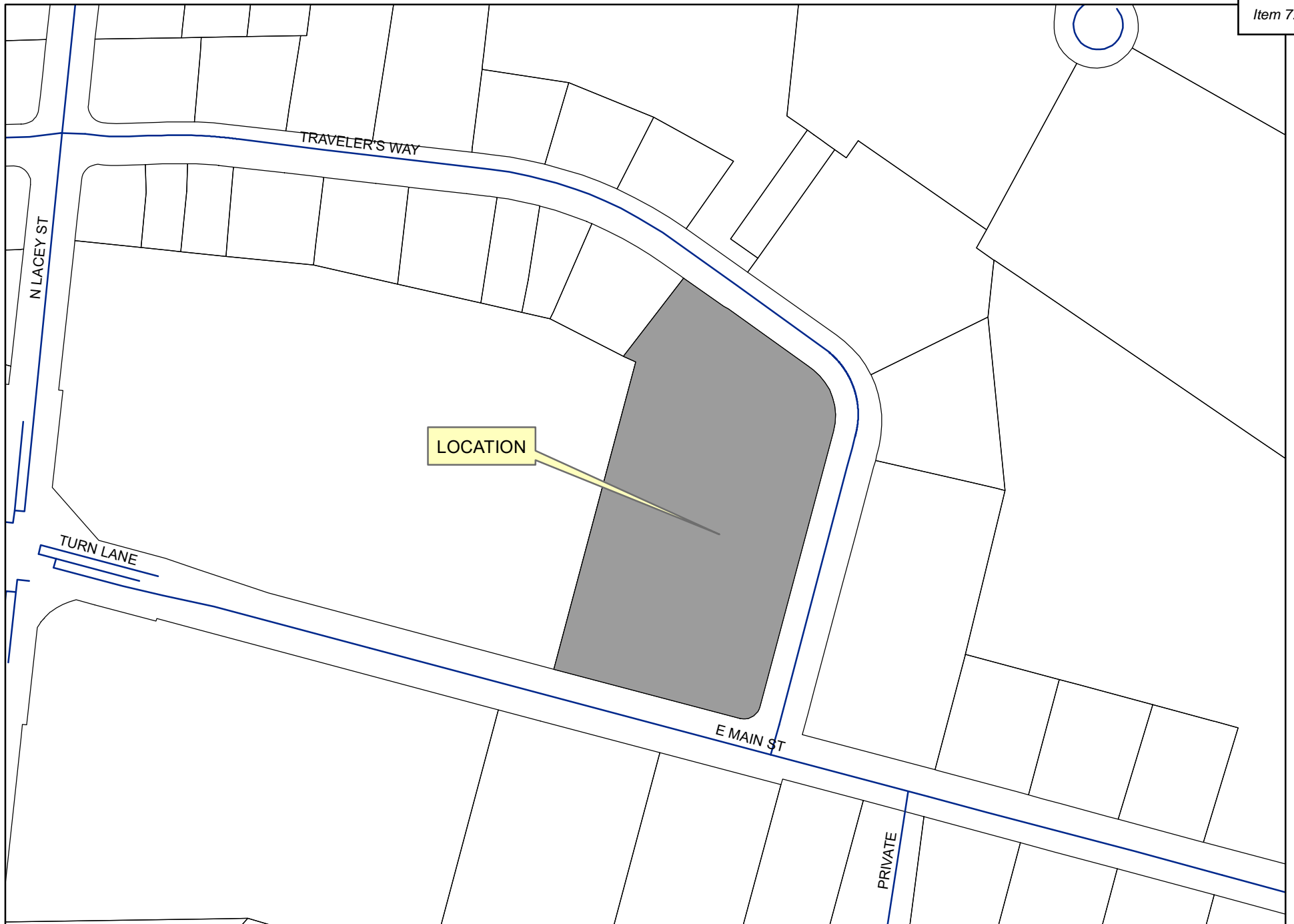
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

Doreen J. Maurer
Janet Maurer

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

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

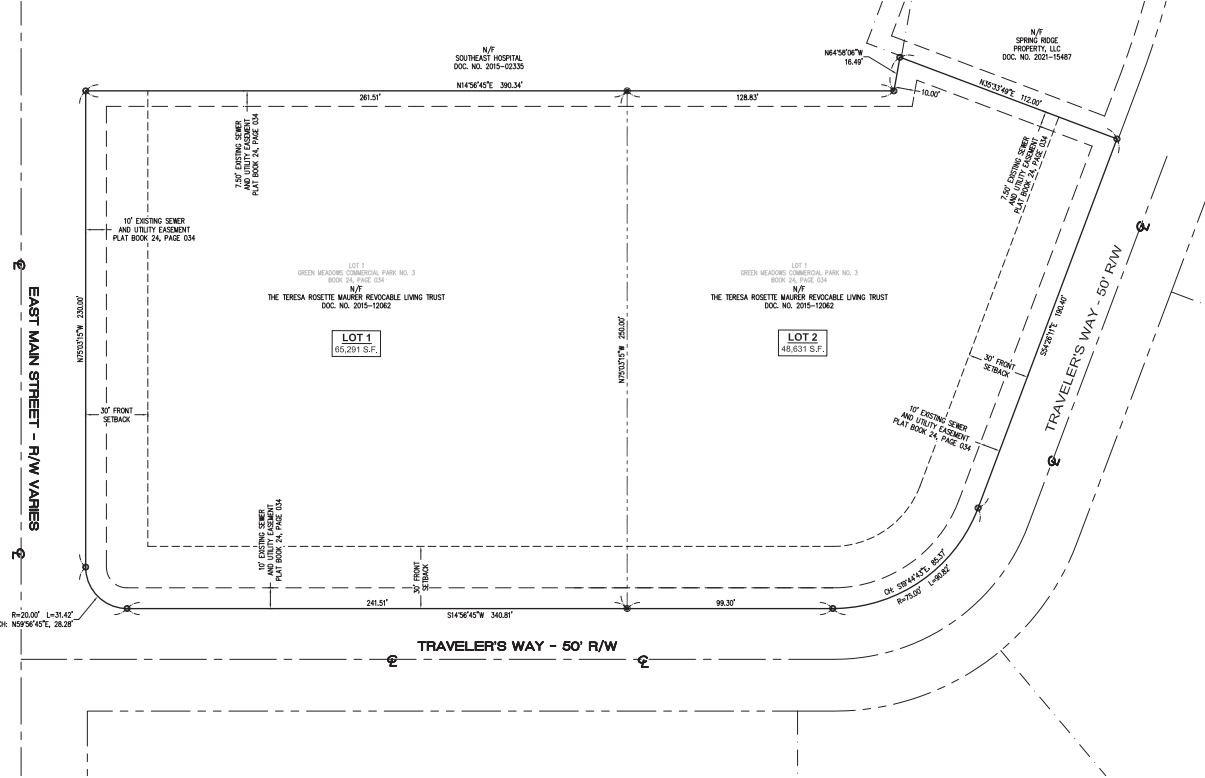
Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



Location Map

RECORD PLAT FOR TERESA R. MAURER E. MAIN SUBDIVISION

ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT BOOK 24 AT PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI



LEGEND	
	FOUND 1/2" IRON ROD
	SET 1/2" IRON ROD
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	SETBACK
	EXTERNAL PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EXISTING UTILITY EASEMENT LINE

SUBDIVISION NOTES

ZONING REGULATIONS

ZONING: C-2 - GENERAL COMMERCIAL DISTRICT
FRONT: THIRTY (30) FEET.
REAR: TWENTY-FIVE (25) FEET.
SIDE: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ADJUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET.
MAXIMUM HEIGHT: FIFTY (50) FEET AND NOT OVER FIVE (5) STOREYS. BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT.
MINIMUM LOT SIZE: DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF WORSHIP: SEVENTY-FIVE (75) FEET.
ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40) FEET. EXCEPT THAT INTERIOR UNITS ATTACHED ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTEEN (15) FEET.
TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TEN THOUSAND (10,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.
MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TWELVE THOUSAND FIVE HUNDRED (12,500) SQUARE FEET, WITH MINIMUM LOT AREA PER UNIT OF TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET FOR EACH FIRST FLOOR UNIT AND ONE THOUSAND SEVEN HUNDRED FIFTY (1,750) SQUARE FEET FOR EACH UNIT ABOVE THE FIRST FLOOR AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.
ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) FEET.
PERCENTAGE OF LOT COVERAGE: ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.

RECORD OWNER

THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST
DOCUMENT NO. 2015-12062

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:

MAYSON CAPITAL PARTNERS
C/O JEFF MAURER
CAPE GIRARDEAU, MISSOURI 63701

LOT SIZES

TOTAL NUMBER OF LOTS:	2 LOTS
LARGEST LOT AREA:	(1.66 ACRES)
SMALLEST LOT AREA:	(1.13 ACRES)
TOTAL SUBDIVISION AREA:	(2.62 ACRES)

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20037-0046E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3049

SUBDIVISION DEDICATION

THE UNDERSIGNED, JAMES DEAN MAURER AND TERESA ROSETTE MAURER, TRUSTEES OF THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST, OWNERS IN FEE OF ALL OF DOCUMENT NUMBER 2015-12062 IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 2.62 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT FILED FOR RECORD IN PLAT BOOK 34 AT PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.
HEREBY SUBSIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "TERESA R. MAURER E. MAIN SUBDIVISION," SUBJECT TO ALL EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

JAMES DEAN MAURER - TRUSTEE
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED: JAMES DEAN MAURER AND TERESA ROSETTE MAURER, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.
BY ORDINANCE NO. _____ PASSED AND APPROVED THIS _____ DAY OF _____, A.D. 20____.
ANGELA BIRK, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DWAYN HARRIS, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI, ON THIS _____ DAY OF _____, A.D. 20____.

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

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3049 Fax: (573) 335 - 3049
MO PLS Corp. Certificate #000262

OWNER BY:	SUSAN OGDON	REV DATE:		DESCRIPTION:		DETAILS:	
CHECKED BY:	TRAVIS STEFFENS						
SURVEY DATE:	DECEMBER 2024						
DRAWING DATE:	JANUARY 21, 2025						
DRAWING NO:	36059						

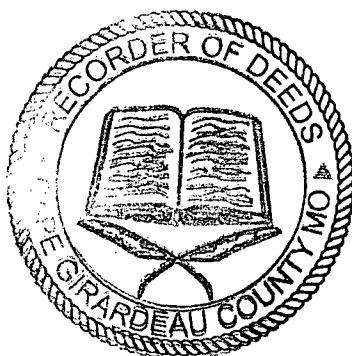
"THE SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS IN EFFECTIVE JULY 31, 2022"



8 1 3 3 2 5 1
Tx:4081162

Item 7.

**DOCUMENT #
2015-12062**



**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
11/09/2015 1:13:01 PM
REC FEE: 27.00
PAGES: 2**

WARRANTY DEED

This Warranty Deed made and entered into this 5th day of November, 2015, by and between **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015** hereinafter referred to as **GRANTOR**, and **The Teresa Rosette Maurer Revocable Living Trust dated January 14, 1997, First Amendment on September 28, 2011, and Second Amendment on March 28, 2012**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

3120 Beavercreek, Cape Girardeau, MO 63701

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


All of Lot One (1) of Green Meadows Commercial Park No. 3, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 24 at Page 34 in the land records of Cape Girardeau County, Missouri.

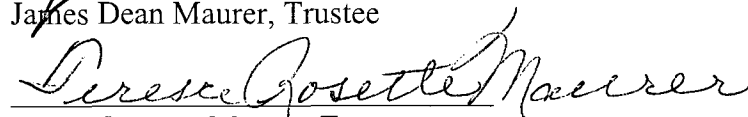
James Dean Maurer and Teresa Rosette Maurer further state that they are the current acting trustees of the **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015**, that said trust has not been amended or revoked, and that they have the authority, under of the terms of said trust, to convey the subject property.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto its 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 Grantee, and unto its 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: The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015

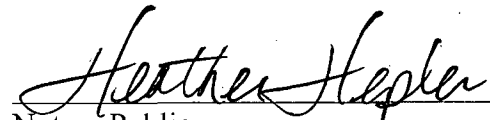

James Dean Maurer, Trustee


Teresa Rosette Maurer, Trustee

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

On this 5 day of November, 2015, before me personally appeared **James Dean Maurer and Teresa Rosette Maurer, Trustees of The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015** to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and in their capacity as Trustees and in behalf of the aforesaid Trust.

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


Notary Public
My commission expires: 10-30-18



1510002

Staff Report

ACTION ITEM: RE: Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an R-2 Single-Family District to an R-4 General Residential District

SIZE: Approximately 6.36 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family Dwellings

PROPERTY ZONING: Single-Family Residential District

SURROUNDING LAND USE: North, South, East, and West – R-2 Single-Family Residential District

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: The rezoning will allow this tract to be zoned R-4 General Residential District, allowing the developer to build multi-family dwellings. The developer has applied for a special use permit to have multiple buildings on one lot, which runs concurrently with this rezoning proposal.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)

**REZONING / SPECIAL USE PERMIT APPLICATION**

City of Jackson, Missouri

APPLICATION DATE: 1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

Ridge Road - 151010002004010000**CURRENT PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):Property Owner Name(s): Rob & Belinda PhillipsMailing Address: 651 Royal Lake DrCity, State ZIP: Cape Girardeau, MO 63701**PROPOSED PROPERTY OWNERS** (if property is to be transferred, name(s) in which property will be deeded):Proposed Property Owner(s): Wren Capital InvestmentsMailing Address: 5790 State Hwy 61 North suite 1City, State, ZIP: Jackson, MO 63755**CONTACT PERSON HANDLING APPLICATION:**Contact Name: Shawn WrenMailing Address: 2950 Perryville RdCity, State ZIP: Cape Girardeau, MO 63701Contact's Phone: 573-275-3768Email Address (if used): wrenhomes@gmail.com**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 land

Item 7.

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 type="checkbox"/> C-3 | (Central Business) |
| <input checked="" 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:

Multifamily residential with
more than 1 Building

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.

We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

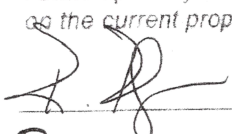
DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these 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.)

Item 7.


Belinda Phillips

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

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

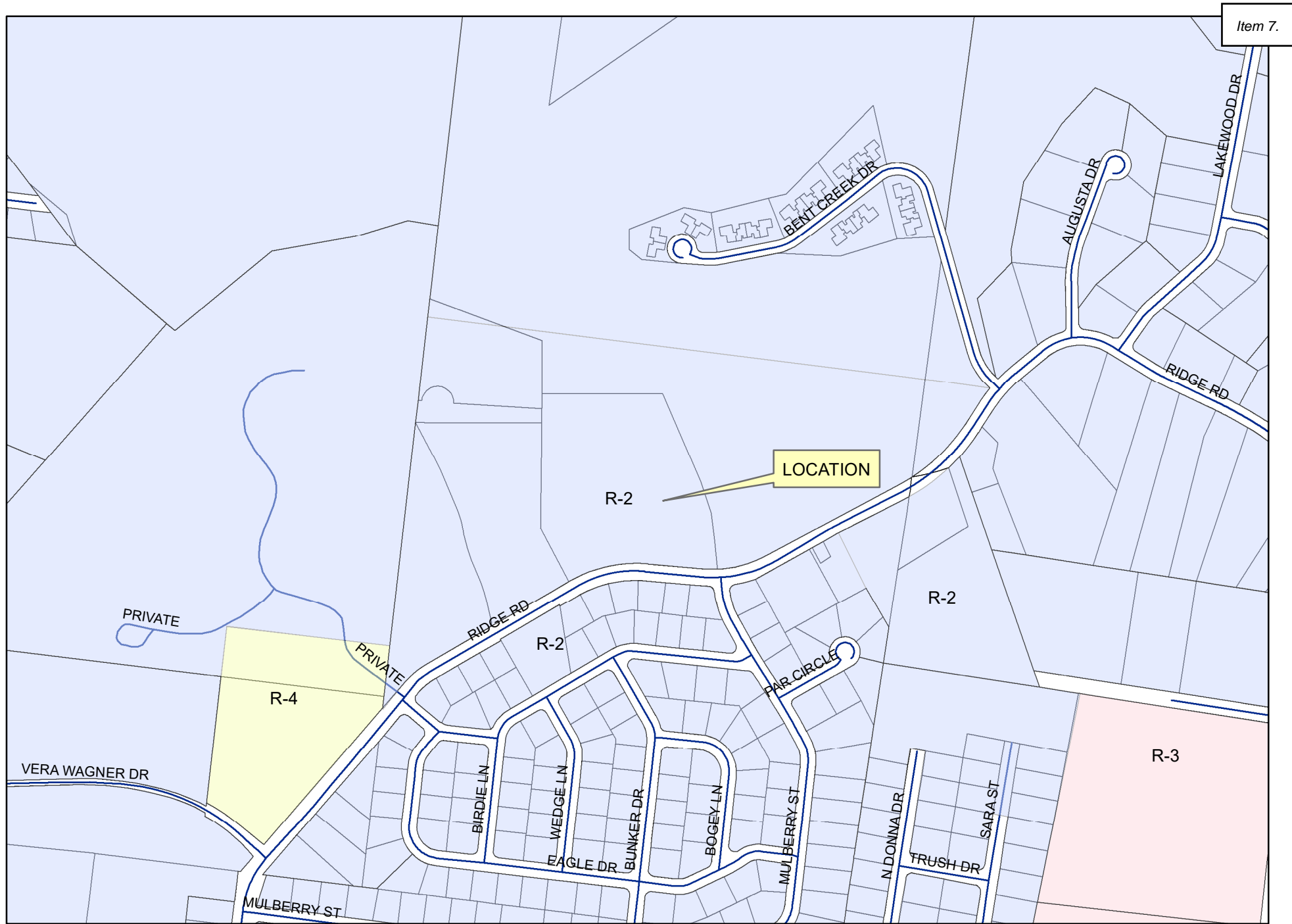
573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

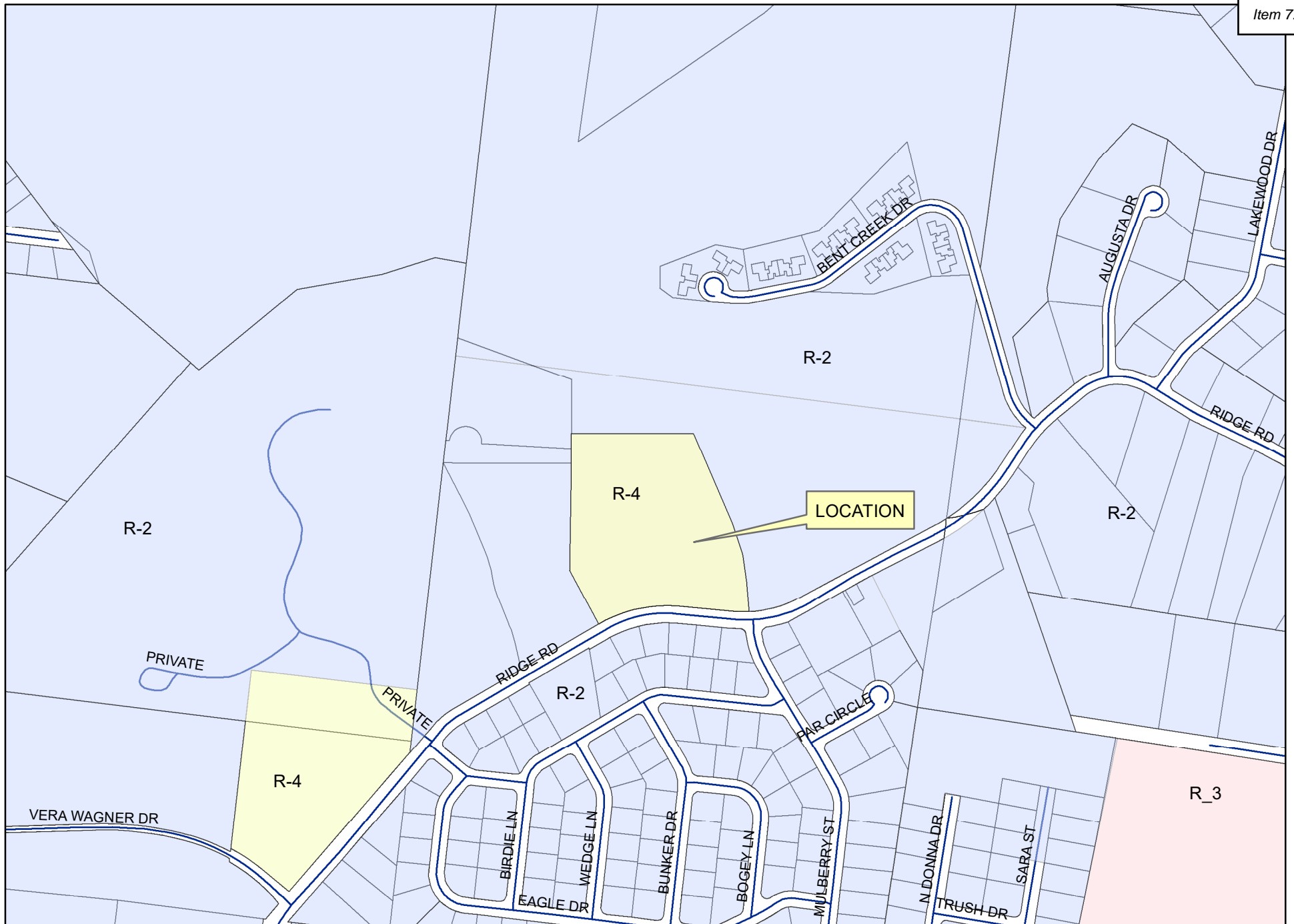
APPLICATION FEE: \$200.00



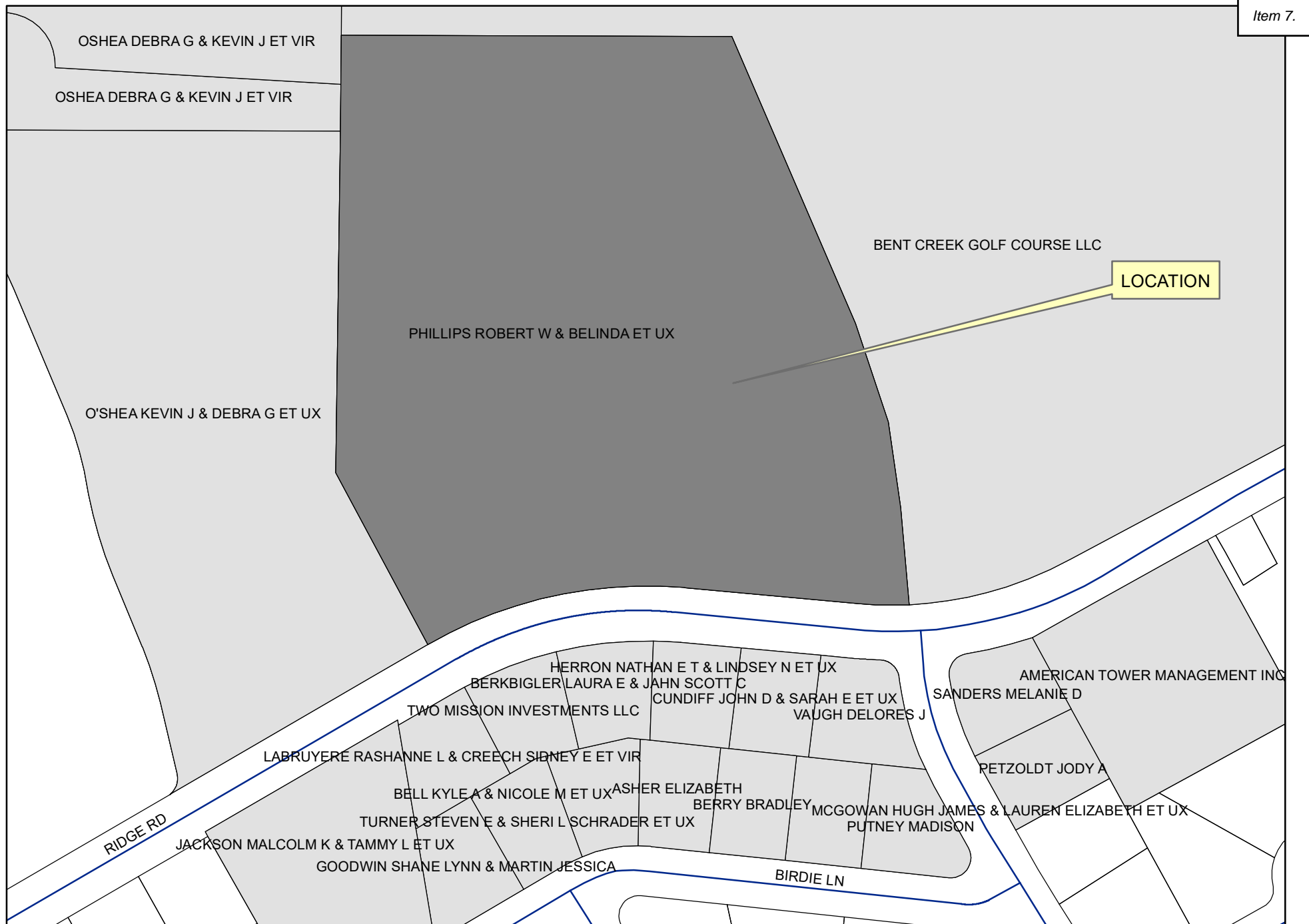
LOCATION MAP



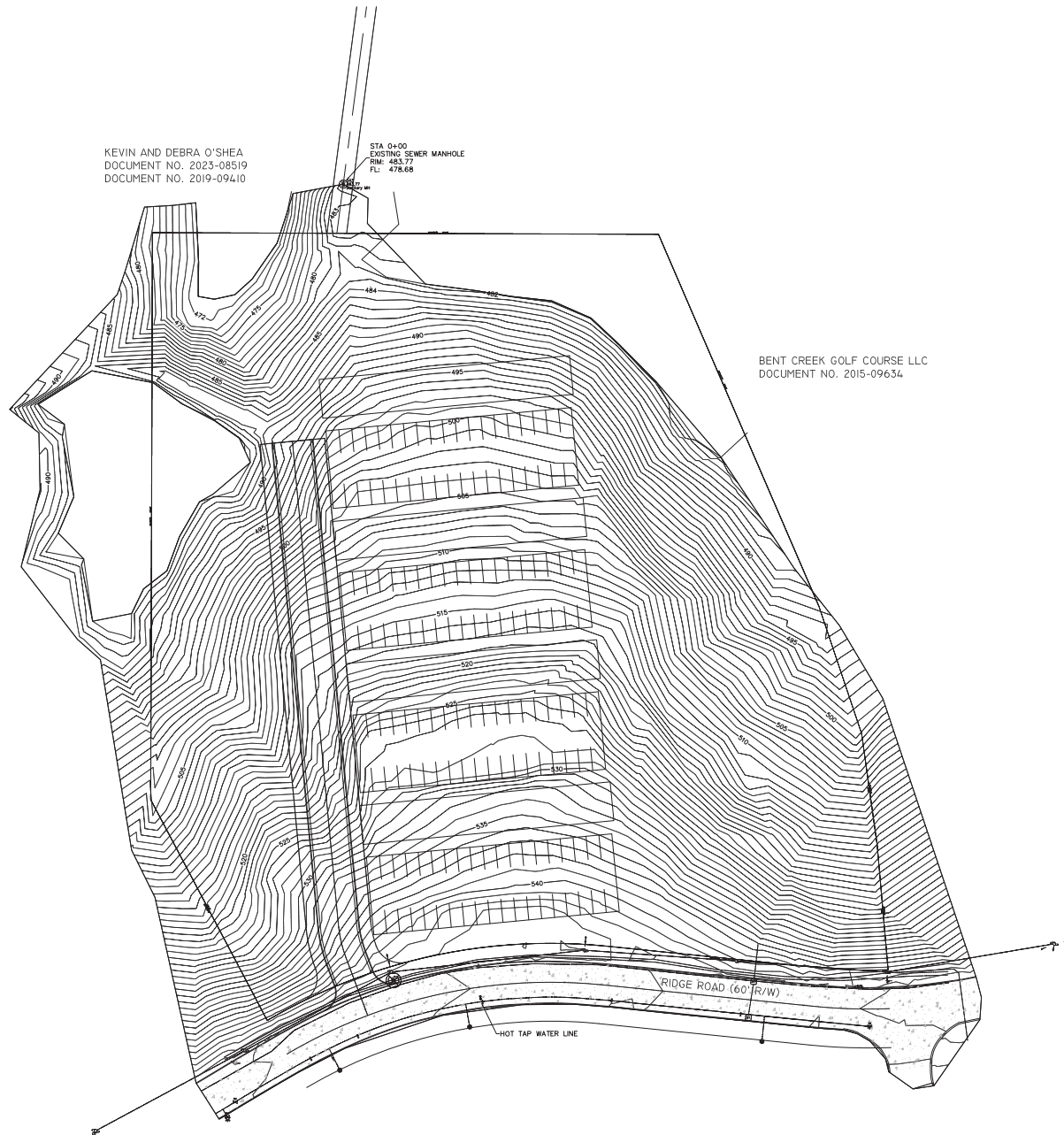
Current Zoning

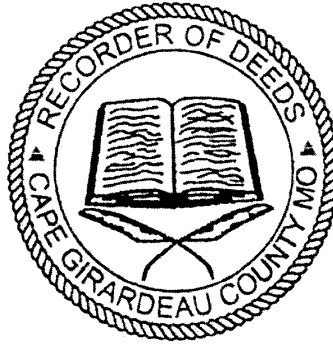


Proposed Zoning



185' Map





ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11th day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

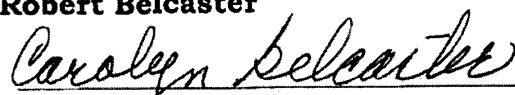
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and 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 Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

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


Robert Belcaster

Carolyn Belcaster

Staff Report

ACTION ITEM: Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Property Owners

PURPOSE: To allow multiple multi-family dwelling buildings on a single lot with a private access drive.

SIZE: 6.36 acres

PRESENT USES: Vacant

PROPOSED USE: Multi-family

PROPERTY ZONING: R-2 Single-Family Residential District

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

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-3. - District boundaries and general regulations.

(7) Except as hereinafter provided:

- d. Every building hereafter erected and structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this chapter.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

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

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

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: City staff suggest the following conditions be included with this permit:

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and excepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related to the private roads within the development. 4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 4) Trash service shall be the responsibility of the property owner.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)

**REZONING / SPECIAL USE PERMIT APPLICATION**

City of Jackson, Missouri

APPLICATION DATE: 1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

Ridge Road - 151010002004010000**CURRENT PROPERTY OWNERS** (all legal property owners as listed on current deed, including trusts, LLCs, etc):Property Owner Name(s): Rob & Belinda PhillipsMailing Address: 651 Royal Lake DrCity, State ZIP: Cape Girardeau, MO 63701**PROPOSED PROPERTY OWNERS** (if property is to be transferred, name(s) in which property will be deeded):Proposed Property Owner(s): Wren Capital InvestmentsMailing Address: 5790 State Hwy 61 North suite 1City, State, ZIP: Jackson, MO 63755**CONTACT PERSON HANDLING APPLICATION:**Contact Name: Shawn WrenMailing Address: 2950 Perryville RdCity, State ZIP: Cape Girardeau, MO 63701Contact's Phone: 573-275-3768Email Address (if used): wrenhomes@gmail.com**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 land

Item 7.

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 type="checkbox"/> C-3 | (Central Business) |
| <input checked="" 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:

Multifamily residential with
more than 1 Building

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.

We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

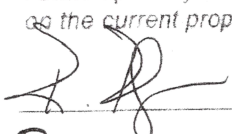
DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these 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.

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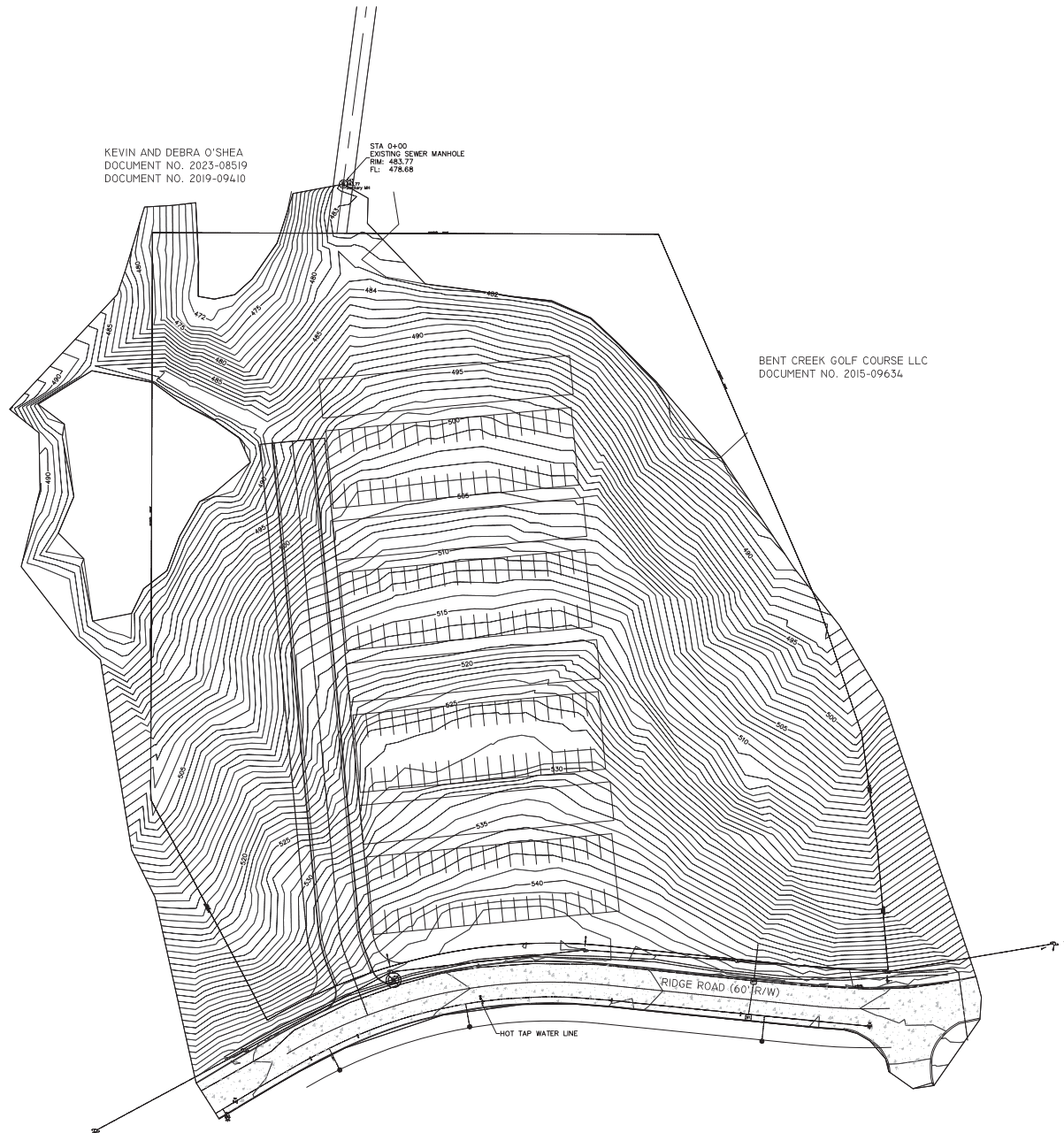
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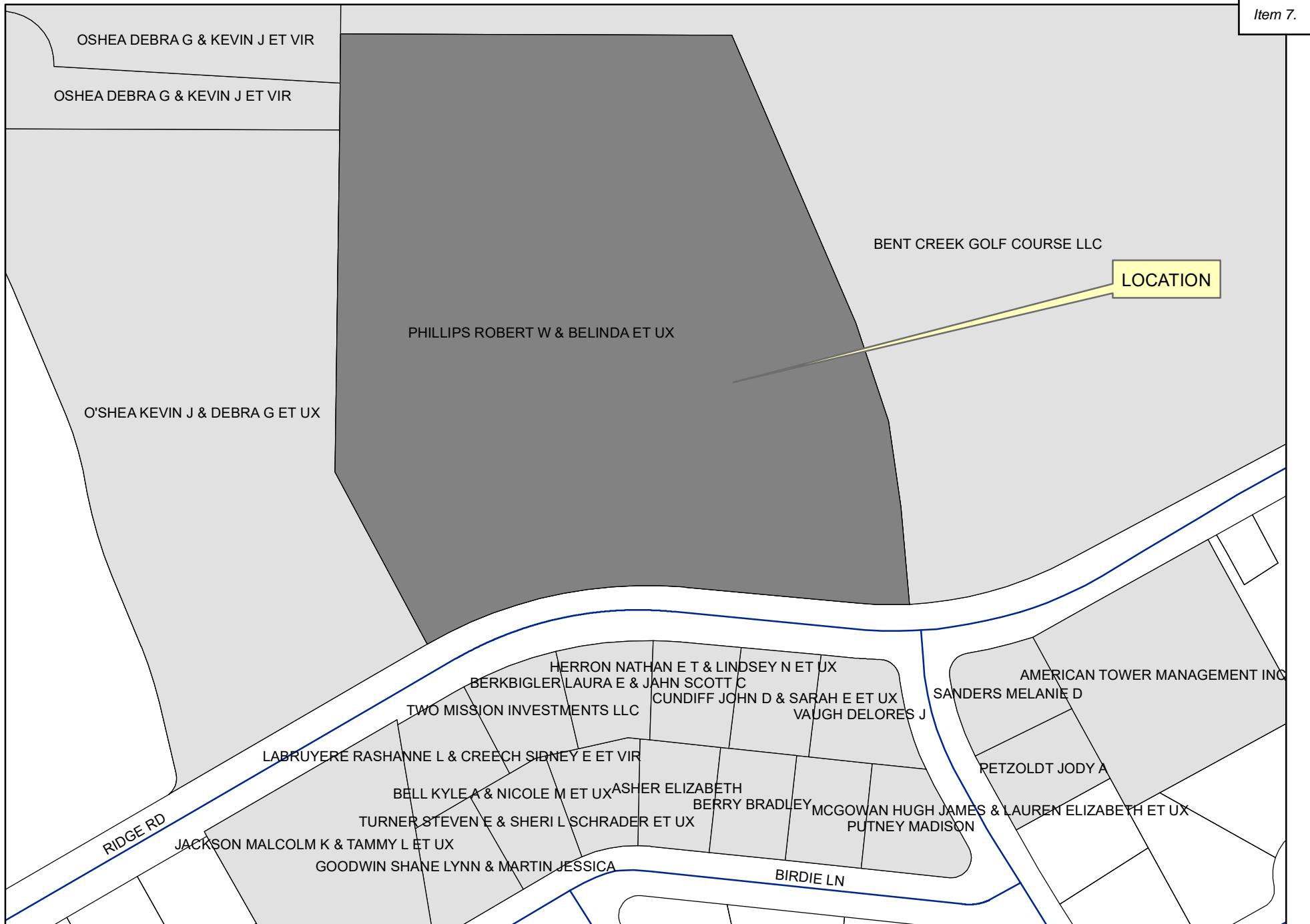
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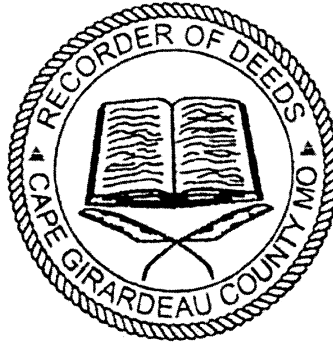


LOCATION MAP





185' Map



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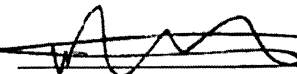
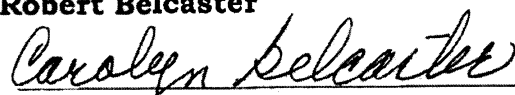
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Robert Belcaster

Carolyn Belcaster