

Randy Diehl gave the staff report:

RE: LA-2025-047

Applicant: Jackson County Public Works Department – Development Division
Wedding and Events Facilities

Request: Requesting a new section (24004.26) within the Unified Development Code regarding Wedding and Events facilities within the unincorporated areas of Jackson County.

WEDDING AND EVENTS CENTERS

Wedding and Event Centers may be permitted with District GB (General Business) and District AG (Agricultural) provided that the following conditions are satisfied:

- a.** A minimum of ten (10) acres is required within District AG (Agricultural), and a Conditional Use Permit is required. Within District AG (Agricultural) buildings shall be located at least 200 feet from the nearest property line.
- b.** The facility must be on a road classified no less than a Collector.
- c.** Hard surface parking shall be provided for normal everyday business including the appropriate number of required ADA parking spaces as required by Section 24006.7
- d.** No outside activities permitted other than wedding ceremonies.
- e.** Hours of operation shall be limited to 10:00 am to 11:00 pm.
- f.** No overnight stay of travel trailers or recreational vehicles will be allowed.
- g.** The facility should have an adequate wastewater treatment capacity.

The Planning Division requests the Plan Commission forward a favorable recommendation to the County Legislature.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: They still need to come before us for a Conditional Use Permit?

Mr. Diehl: For Agricultural Zoning a Conditional Use Permit is required. Within District GB the use is permitted by right. Generally, the commercial properties are all within a commercial corridor and there aren't residences in the immediate area.

Mr. Crawford: Any other zoning district outside these two would not be allowed?

Mr. Diehl: Correct. The AG zoning would have larger tracts and be able to meet the 200-foot buffer zone.

Mr. Smead: On the waste-water system, it says an adequate system.

Mr. Diehl: The system needs to be designed by a Missouri register engineer. It would be based on their design criteria for a specific location.

Mr. Crawford: Explain the hard surface parking requirement.

Mr. Diehl: The entire parking area would not need to be hard surfaced. If there is an office, that would, as well as any spaces required under ADA regulations.

Mr. Crawford: The travel trailers or RV parking?

Mr. Diehl: The reason for that is that we don't want it to turn into a RV park or a KOA type of facility. That stipulation along with the 200 foot buffer zone is for the benefit of the neighbors.

Mr. Antey: *Are there any questions for Randy?*

There were none

Mr. Antey: *Is there anyone else who is in favor of this?*

There were none

Mr. Antey: *Is there anyone who is opposed or has questions regarding this?*

There were none

Motion to take under advisement.

Mr. Crawford moved to take under advisement. Mr. Horn seconded.

Discussion under advisement

Mr. Crawford moved to approve. Ms. Ryerkerk seconded.

Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Smead	Approve
Mr. Monaco	Approve
Mr. Horn	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 8 – 0