

CITY OF CARL JUNCTION  
Planning & Zoning Commission  
Meeting Minutes  
25 February 2019

1. OPENING

The February 25th, 2019 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:00 pm.

Roll call was taken. Present were Steve Lawver, Richard Garrett, Randy Lyon, Steve Smith, Cory Mounts and Ethan Giertz. Absent was Mike Brower. There was a quorum. There was a motion (Lyon), a second (Mounts) and carried unanimously to approve the agenda.

Minutes from January 28th, 2019 were presented, there was a motion (Giertz) and a second (Mounts) to approve the minutes. Carried unanimously

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #19-02 – Preliminary Plat – Deerfield Plats 4&5 – Redwood Development

This is a continuation of the 1/28/2019 case hearing. Rezoning for the property was concluded at 1/28/2019 meeting. Engineering letter was received from Allgeier Martin, engineering is not completed for these plats and is ongoing. They are requesting approval with conditions that all engineering will be completed before Final Plats are presented. Preliminary Plats approval is good for 1 year. They close on MHDC funding by June for lots 1-30. Would like to start on self-funded lots before then. With MHDC portion there will be a community building built. Lot size was addressed and are within code. Existing force main sewer needs to be addressed.

There was a motion (Lyon) and a second (Geirtz) to recommend to the Board of Aldermen that this case be approved with the condition that all engineering issues be completed before presenting a final plat. Carried unanimously.

Case #19-03 – Rezoning of 201 W Walnut from R-1 to R-2 – Bittner Properties

This would all for the building of a single duplex 201 & 203 W. Walnut. Duplex would be approximately 1200 sqft per side with 3 bedrooms and 2 baths. Similar to duplex that was built on Temple St. 150' off of Walnut and 130' off of Cowgill. Land Use is single family to the north and west, commercial to the south and agricultural outside the city limits to the east. There are duplexes one block away on Roney.

There was a motion (Lyon) and a second (Geirtz) to recommend to the Board of Aldermen that this case be approved. Carried unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:29pm, (Geirtz/Garrett)



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Steve Lawver, Secretary