

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

1. OPENING

The March 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, Mike Brower, Steve Smith,. Absent were Cory Mounts, Randy Lyon and Ethan Giertz. There was a quorum. There was a motion (Garrett), a second (Brower) and carried unanimously to approve the agenda.

Minutes from February 25th, 2019 were presented, there was a motion (Garrett) and a second (Smith) to approve the minutes. Carried unanimously

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #19-04 – Rezoning 305 E Pennell – From R-1 to C-2 – Justin Walkenshaw

Rezone to all commercial to put a coffee shop in. East half of lot is R-1 and the west half of lot is C-2. Possible split zoning from when church was on property.

There was a motion (Garrett) and a second (Smith) to recommend to the Board of Aldermen that they approve Case 19-04. Carried unanimously.

Case #19-05 – Vacating Part of North Summit – Burns Investment

Jeremy Atnip, Atnip Enterprises presented this case for Burns Investment. Unimproved section of Summit St between Locust and Cherry. Plans for 6 duplexes on corner of Cherry St. Will allow for correct setbacks and integrate into property to the west that has been acquired. Property is zoned R-2. Will split 20' width between adjoin landowners. 10' to Henderson's, 10' to Porter Holdings, 10' to Burns Investment. Has options available for access with property to the west. Tie all of the property together in a developing master plan. Traffic is a major concern, discussion centered around more cars on Cherry and Temple. Cherry, Temple, Miller, Ballard are all narrow streets. A possibility of 12-18 more cars from this one development.

Julie Alford – Concerns with traffic, lot's of duplex's in the area and safety is a big concern. The area need another access. Temple is narrow and kids on bicycles have to get off the road into the ditches.

There was a motion (Garrett) and a second (Smith) to recommend to the Board of Aldermen that they approve Case 19-05. Carried Unanimously.

Case #19-06 – Final Plat of Dogwood Trails #3 – Floyd Wiss.

Jerald Norton, Olsson presented this case for Floyd Wiss. 17 lot subdivision. Variance approved for no sidewalks. Mr. Norton laid out the issues with engineering that are still outstanding. 3 issues from 3/15/19 letter, 4 issues with stormwater from 3/22/19 letter. All have been submitted

to city engineer for review. There is no approval letter from Allgeier Martin as they are in the review process.

There was a motion (Brower) and a second (Garrett) to recommend to the Board of Aldermen that they approve Case #19-06 with the condition that all engineering issues resolved. 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. 8:05pm, (Brower/Smith)



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Steve Lawver, Secretary