

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
13 January 2014

1. OPENING

The January 13th, 2014 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Chair Dawn Trujillo at 7:00 pm.

Roll call was taken. Present were Dawn Trujillo, Randy Lyon, Rick West, Bill Stansberry and Steve Lawver. There was a quorum. Absent was Mike Brower and John Evans. There was a motion (West), a second (Stansberry) and carried unanimously to approve the agenda as presented.

The minutes from December 9th, 2013 were presented. There was a motion (Lawver), a second (Lyon) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #14-01 – Final Plat Wilderness Villa's Plat #2- Replat

Jeff Stutesman presented this case. This is a replat of the east side of Harlee St. They have done away with 1 lot and resized the other lots. Allgeier Marlin letter approving of the replat.

There was a motion (West) and a Second (Stansberry) to recommend approval of Case 14-01.

Approved with Mr Lyon abstaining as he is directly involved in this project.

Case #14-02 – Final Plat Briarbrook 8th – Replat

Mark Gipson from Keller Williams presented this case. This is a replat of lots 1-4 and outlot B of Briarbrook 8th. Lots #1-4 and Outlot B are combined into one big lot. Cul-deSac is eliminated. Unused utility easements are approved for vacation by Empire District and Missouri Gas Energy. Created and vehicle access easement so that the city has access to the sewer main.

There was a motion (West) and a Second (Lyon) to recommend the approval of Case 14-02.

Case #14-03 – Preliminary Plat of Deerfield Estates 3 – Replat

Cody Sexton, Anderson Engineering presented this case. This is a replat of preliminary plat 2 of Deerfield Estates. This replat is for the lots along the west side of Elliott Dr and the addition of lots along Nicholas LN. There is a wetlands that is being preserved on the west side of Elliott Dr and those lots were resized to accommodate the wetlands. Addition of 7 lots along Nicholas Ln.

Lots 1 – 7 will need to be resized to 80' minimum lot width by city code. A street light at Tara Way and Elliott Dr will need to be added. A street light at Nicholas Ln and Elliott Dr will need to be added.

There was a motion (Lawver) and a Second (West) to recommend approval with the condition that lots 1-7 are resized corrected and street lights added.

Mr Lyon abstaining as he is directly involved in this project.

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

No one spoke.

8. ADJOURN. 7:18pm, (West/Lawver)

Steve Lawver, Secretary