

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
8 January 2018

1. OPENING

The January 08, 2018 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Dawn Trujillo at 7:02 pm.

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

Minutes from 11 December, 2017 were presented, there was a motion (Garrett) and a second (Giertz) to approve the minutes. Carried unanimously

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #17-19 – Redwood Development – Hwy Z and CR 290 – rezoning from C-2 to R-2

Jerod Hogan, Anderson Engineering presented this case. Land was originally zoned R-1 by Cecil Brill, changed to C-2 to attract commercial. Would like to rezone to build single family and duplexes. Land is south of Kaitlin Circle, east of Cr 290, west of Elliott St and North of Z Hwy. Market value rentals, not using low income tax credit.

Phillip Brandt, 912 Kaitlin – stormwaterwater concerns and traffic during school concerns

Ryan Harvey, 910 Kaitlin – concerns about duplexes south of Kaitlin

George Datum, 711 Hartley – concerns about low income housing, safety and depression of values

Ryan Huff, 601 Rose Lane – problems with traffic at entrance to high school.

A motion (Giertz) was made to recommend to the Board of Aldermen that the approve the rezoning with the condition that new maps for rezoning shoe R-1 from the creek west to CR290 be R-1 and from the creek to east of Elliott St be R-2. Second (Lyons), passes unanimously.

Case #18-01 – Joplin Trails Coalition – annexation of trail.

Braden Horst and Paul Teverow, Joplin Trails Coalition presented this case.

Would like to annex into the city Ruby Jack Trail from Grimes St east to the KCS rail line. This would help them by using city man hours and equipment in maintaining the trail. Joplin and Webb City do this for the Frisco Trail and CJ does it currently on trail that is in city limits. This property adjoins the city on 3 sides.

There was a motion (Lyons) to recommend approval, a second (Giertz) and 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. 7:45pm, (Lawver/Garrett)



Steve Lawver, Secretary