

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
11 June 2018

1. OPENING

The June 11, 2018 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Dawn Trujillo at 7:00 pm.

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

Minutes from 8 January, 2018 were presented, there was a motion (Brower) and a second (Giertz) to approve the minutes. Carried unanimously

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #18-02 – Special Use Permit – Tim Kesinger – 203 Temple – auto repair shop

Would like to run a small auto repair shop out of the garage on the property. Garage is on the SE corner of the property. Do minor repairs and be open from 9-5. No more than 5 cars, 3 in garage and 2 outside. Large lot with available parking in yard. Would consider a privacy fence on the rear in a couple months. Owner would be only employee.

Letter of opposition from 201 Temple.

Janette Verbryck, 114 Temple, opposed, noise has already been a problem late at night. Generator running all hours.

Roberty & Carolyn Litz, 205 Temple, opposed, complaint of noise from a generator that runs all the time. Presented letter from Pro 100 stating it could hurt property values. Need to maintain the separation of residential and commercial.

City has received several noise complaints from residents, associated with generator running all the time and late into the night.

A couple of other special use permits for garages already. One on Cherry St that is surrounded by duplex and apartment on a dead end street. Other is on Joplin St that is a busy through street. All area around this one is R-1 no commercial close.

There was a motion (Mounts) to recommend deny this case to the Board of Aldermen. Second by (Garrett), 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. 7:40pm, (Brower/Giertz)



Steve Lawver, Secretary