

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
13 January 2025

1. OPENING

The January 13, 2025 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, Eric Marriott, Steve Smith, Randy Lyon, Jason Wright and Adam Davenport. Bruce Shotwell is absent. There was a quorum.

Steve Smith motioned to accept the agenda, Richard Garrett second, all in favor none opposed.

Steve Smith motioned to approve the November 18, 2024 minutes, Randy Lyon second, all in favor none opposed.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #24-07 – Rezoning 101 Cambridge R-1 to R-2 – MIBSI Investments LLC

Board of Aldermen returned this case to the Commission for the consideration of a special use permit.

Eric Merriott asked several questions about compliance with 2018 IBC. Party wall between sections, wired smoke alarms, ground fault receptacles, garage separated by party wall, 2 separate entrances, sliding door with no porch has been bolted shut, 2 separate kitchens were already in structure. No firewall separation in attic to roof deck.

Reminder to public in attendance that P&Z is a fact-based commission, and individual opinions are recognized but do not account. Property is in a mixed-use area not strictly residential.

Citizen Mike Jackson proposed a compromise that the commission took under advisement and made into a motion.

There was a motion by Steve Smith to recommend to the Board of Aldermen that they approve a special use permit with the following conditions:

1. Contingent on firewall being completed and inspected.
2. No problems with tenants.
3. Continuous improvements to the property.
4. 1 year time limit with a revisit after the term.
5. Board of Aldermen ability to modify or add restrictions.

All in favor, none opposed

Case #25-01 – Ordinance amending Chapter 405 Fences

Amending 405.085.B.2.a

R-4 zoning was left out of the fence and code needs to be amended to allow fences in R-4 subdivisions.

Richard Garrett made a motion to recommend the amendment to the Board of Aldermen, Jason Wright second, all in favor none opposed.

3. OLD BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:54, Wright/Lyon



Steve Lawver, Secretary