

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
13 May 2024

1. OPENING

The May 13, 2024 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:01 pm.

Roll call was taken. Present were Steve Lawver, Richard Garrett, Eric Marriott, Steve Smith, Adam Davenport, Randy Lyon, Jason Wright and Bruce Shotwell. There was a quorum.

Jason Wright motioned to accept the agenda, Steve Smith second, all in favor none opposed.

Richard Garrett motioned to approve the March 4, 2024 minutes, Eric Marriott second, all in favor none opposed.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #24-05 – Rezoning 1103 E Pennell C1 to R1 – Nick Moritz

Mr. Moritz bought this house as a flip, it has been remodeled. Lender found out the zoning was C-1 and need it to be R-1 to complete the sale. Next door to the car wash on the east side. Previously held a chiropractic office and then was used as a residence.

Jason Wright made a motion to recommend approval of rezoning, Steve Smith second. 1 – yes and 7 – no. This motion failed and is not recommended.

Notified Mr. Moritz that the final decision is up to the Board of Aldermen and that meeting is May 21st at 7:00pm. He will be represented by his real estate agent at that meeting.

Case #24-06 – Rezoning of 301 S Main R1 to C2 – Kristen & Daniel Hawkins

Wants to convert 1,300 sq ft residence into a pet boutique. Across the street from the Baptist Church, has a small commercial property behind it.

Bruce Shotwell motioned to recommend approval, Adam Davenport second. All in favor, none opposed.

Case #24-04 – Notification by the City Clerk that the property at 132 Forest has been split with a recommendation by the city engineer that it should be approved. Has frontage on Luke Place and all utilities are available. 2 ½ acre lots.

3. OLD BUSINESS

Jason Wright asked about the rezoning process for all of Pennell St to commercial in accordance with the adopted Comprehensive Plan and the wishes of the Board of Aldermen. Staff is researching the best way to accomplish this and allow existing residences to stay in place.

5. MEMBER AND COMMITTEE REPORTS

None

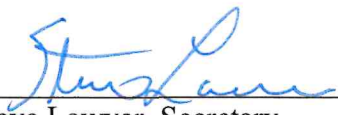
6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:21 (RG/BS)



Steve Lawver, Secretary