

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
28 July 2025

1. OPENING

The July 28, 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, Adam Davenport and Bruce Shotwell. There was a quorum.

Jason Wright motioned to amend the agenda to table Case #25-04 until the next scheduled meeting. Adam Davenport second, all in favor, none opposed.

Steve Smith motioned to approve the amended agenda, Eric Marriott second, all in favor, none opposed.

Steve Smith motioned to approve the May 12, 2025 minutes, Randy Lyon second, all in favor none opposed.

2. NEW BUSINESS

Case #25-03 – Final Plat Rainer Farms Phase 2 – Schuber Mitchell Homes

Phase 2 of development will be for 68 lots. Preliminary Plat for all of Rainer Farms was approved a couple of years ago. All lots are the same as preliminary. Missing letter from Allgeier Martin recommending approval. Engineer from OWN had a copy of email where it was sent. Not in city possession.

Richard Garrett motioned to deny approval since no letter had been received by the city. There was not second. Motion dies for a lack of a second.

Jason Wright motion to pause the meeting for 5 minutes so that the letter could be received, Steve Smith second, all in favor, none opposed.

Jason Wright motioned to come back in session, Steve Smith second, all in favor none opposed.

Steve Smith motioned to add the letter from Allgeier Martin recommending approval of the plat to the packet, Jason Wright second, all in favor, none opposed.

Jason Wright made a motion to recommend approval to the Board of Aldermen, Steve Smith second, all in favor, none opposed.

Case #25-05 – Preliminary Plat Briarbrook Plaza 2 – Schuber Mitchell Homes

16 lots to east of duplexes behind Casey's on Fir Road. Existing retention pond will be drained and filled in, stormwater will be directed to the north to existing detention pond. Existing detention pond will have additional depth added to it, exit piping will be changed to 1 for low

flow to keep pond empty during small rain events and 2 high flow for larger rain events. Piping will cross Country Club Park where existing piping is and daylight at Hickory St. Anita Dr will stop at edge of development at commercial property owned by Stutesman. City will continue to request that Anita Dr continue through to Fir Road. Expected start to development would be early 2026.

Eric Marriott motioned to recommend approval to the Board of Aldermen, Randy Lyon second, all in favor, none opposed.

3. OLD BUSINESS

Richard Garrett addressed the representatives from Schuber Mitchell about the construction traffic along Marie Lane. They need to do a better job of getting their subcontractors to use the construction entrance to the east of Marie Lane.

4. MEMBER AND COMMITTEE REPORTS

None

5. REPORT FROM THE BOARD OF ALDERMEN

Steve Lawver reported that the land on Gum Rd and 171 had been purchased. An annexation request and a rezoning to commercial would be coming to the commission in the future.

6. PUBLIC FORUM

None

7. ADJOURNMENT

Jason Wright motioned to adjourn, Steve Smith second, all in favor, none opposed, 7:42 pm.



Steve Lawver, Secretary