

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
25 August 2025

1. OPENING

The August 25, 2025 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, Randy Lyon, Jason Wright, Adam Davenport and Bruce Shotwell. Steve Smith was absent. There was a quorum.

Richard Garrett motioned to approve the agenda, Bruce Shotwell second, all in favor, none opposed.

Eric Marriott motioned to approve the July 28, 2025 minutes, Randy Lyon second, all in favor none opposed.

2. NEW BUSINESS

Case #25-06 – Annexation of 33 Acres at 171 & Gum – City of Carl Junction

Approximate 33 acres of land at the intersection of highway 171 and Gum Road. For a future economic development zone for commercial development.

Jeff Grizzle, 124 BlackOak Dr asked several questions about the types of businesses that the city would try to attract and the need for some type of a buffer zone between the residential area and the commercial area.

Bill Dooling, 107 Gum Rd asked several questions about the traffic flow, safety and a buffer zone.

Steve Lawver addressed all the questions that it is unknown at time about the type of businesses as none have been decided. There will be no industrial use of the property. The city fully agrees that there should be a buffer zone between the developments.

Jason Wright motioned to recommend to the Board of Aldermen that they approve Case 25-06. Randy Lyon Secon. All in favor, none opposed.

3. OLD BUSINESS

None

4. MEMBER AND COMMITTEE REPORTS

None

5. REPORT FROM THE BOARD OF ALDERMEN

None

6. PUBLIC FORUM

None

7. ADJOURNMENT

Randy Lyon motioned to adjourn, Jason Wright second, all in favor, none opposed, 8:21 pm.



Steve Lawver, Secretary