

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
22 September 2025

1. OPENING

The September 22, 2025 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:02 pm.

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

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

Jason Wright motioned to approve the August 25, 2025 minutes, Adam Davenport second, all in favor none opposed.

2. NEW BUSINESS

Case #25-08 – Rezoning 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.

Bill Dooling addressed the Commission and handed each commissioner a packet of information for the Commission to consider in the zoning of the property. There was a discussion between the commissioners and Mr Dooling about the rezoning and the city's responsibility to protect the neighborhood at the same time as allowing development and putting in place requirements to meet both standards. All information should be shared with the Board of Aldermen, Economic Development Committee and City Engineer.

Jason Gundy, 101 Sherri Ln shared concern that rezoning was too early and that there was missing information about the property and the rezoning application.

Discussion amongst the commissioners about the conditions that need to put on the approval of the rezoning. Condition #1 – 100' buffer/green zone around the perimeter of property, except for the 171 side and from the south edge of the right-of-Way along Gum Rd. Condition #2 – Items 2 a-d of rezoning application are included with the site plan.

Bruce Shotwell made a motion to recommend approval with the 2 conditions, Jason Wright seconded, all in favor none opposed.

Case #25-10 – Fox Briar 7 Preliminary Plate – Schuber Mitchell Homes.

Lillian Bryant, OWN Engineering addressed the Commission. 13.7 acres divided into 38 lots connected to Fox Briar #4 and #6. Full loop of Joseph Dylan and meets city standards for lot size and zoning.

Nathan Becknell from Traffic Engineering Concepts addressed the commission concerning capacity analysis of the area and traffic model.

City Engineer will receive this information to allow them to start on the final plat and construction drawings.

Richard Garrett addressed Art Elivio, Schuber Mitchell Homes about the construction entrance off of Fir Rd. Traffic is still using other streets through the neighborhood and not using construction entrance as it was designed. Schuber needs to do a better job of policing their contractors on this.

Richard Garrett made a motion to recommend approval of the preliminary plat, Adam Davenport second, 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

Jason Wright made a motion to adjourn the meeting, Eric Marriott seconded, all in favor none opposed.



Steve Lawver, Secretary