

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
18 November 2024

1. OPENING

The November 18, 2024 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 Bruce Shotwell. Adam Davenport is absent. There was a quorum.

Eric Marriott motioned to accept the agenda, Richard Garrett second, all in favor none opposed.

Richard Garrett motioned to approve the May 11, 2024 minutes, Steve Smith 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

No one from MIBSI attended the meeting. 3 residents attended that are opposed to rezoning. Mike Jackson, 103 Karen Dr. Opposed – not a place for R-2, nice neighborhood without R-2 David Russell, 2896 Hwy 171. Opposed – Agrees, no place for R-2 Mike Moss, 107 Cambridge. Opposed – Slippery slope when homes get older to just rezone them.

Discussion by Commission about it not being the city responsibility when an owner does work and then wants city to make it ok.

There was a motion to recommend denial of the rezoning, (Wright) and a second, (Garrett). All in favor none opposed.

Case #24-08 – Lot Split – Prairie Hills Ln – Schuber Mitchell

Wants to split 159ft wide lot into 2 lots, one would 80ft wide second would be 79ft wide. City Clerk and City Engineer have denied the lot split. Next step if needed would be recommendation from Commission, City Administrator and Mayor to the Board of Aldermen to make an exception to the decision.

There was a motion to recommend the approval of an exception, (Shotwell), a second (Garrett). All in favor, none opposed.

3. OLD BUSINESS

5. MEMBER AND COMMITTEE REPORTS

None


6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:38 (Smith/Marriott)



Steve Lawver, Secretary