

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
28 November 2022

1. OPENING

The November 28, 2022 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, Bruce Shotwell, Randy Lyon, Steve Smith and Jason Wright. Absent was Cory Mounts and Richard Garrett. There was a quorum.

Randy Lyon motioned to accept the agenda, Steve Smith second, all in favor none opposed.

Steve Smith motioned to approve the August 8, 2022 minutes, Jason Wright second, all in favor none opposed.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #22-06 – Site Plan Review – 1209 E. Pennell – Discount Express

4 gas pumps, 4 car charging stations, 3,400 sqft retail and 1,600 sqft storage and miscellaneous. New sidewalks from MoDOT grant have been accounted for. Stormwater is accounted for. Expand entrance off of Pennell if MoDOT will allow it.

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

Case #22-07 – Site Plan Review – 105 N. Main – Optic Communications

1,750 sqft pre-engineered metal building for office and storage and a 600 sqft concrete shelter for communications equipment. This will be office and head in for fiber optic system being built. 7 parking spots, match elevation to funeral home and line up with funeral home and lodge. Reduction in impervious area because of the removal of an existing concrete slab. Gas and water on Main St, Sewer and electric in alley. Should be done with building by late March.

Randy Lyon made a motion to recommend approval, Steve Smith second, all in favor none opposed.

Case #22-08 – Amend Code – Section 405.080.A.3.b

Change in set back requirements for accessory structures on corner lots that are behind a privacy fence. Current code required 25' from property line on side street. This change allows accessory structures to be 10' from the property line if the structure is enclosed behind a property fence.

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

3. OLD BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:31 (JW/SS)



Steve Lawver, Secretary