

CITY OF CARL JUNCTION  
Planning & Zoning Commission  
Meeting Minutes  
14 April 2014

1. OPENING

The April 14th, 2014 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Chair Dawn Trujillo at 7:01 pm.

Roll call was taken. Present were Dawn Trujillo, Randy Lyon, Rick West, Mike Brower, Randy Lyon and Steve Lawver. There was a quorum. Absent was John Evans and Bill Stansberry. There was a motion (West), a second (Lyon) and carried unanimously to approve the agenda as presented.

The minutes from March 24th, 2014 were presented. There was a motion (Lawver), a second (West) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #14-07 – Rezoning of 6.5 acres along Briarbrook Dr. from C-2 to R-2 – Stutesman Construction, Jeff Stutesman.

This is a 250 wide strip of land directly behind Casey's. The change in zoning would be to allow the construction of 10 duplex in Phase 1 and appx 12 duplex in Phase 2. It will eventually hook up with Anita Dr to the east.

There was no one present to speak against this zoning.

There was a motion (Lawver) to recommend approval to the Board of Aldermen, a second (Brower). All in favor none opposed.

Case #14-08 – Final plat of Briarbrook Plaza – Stutesman Construction, Jeff Stutesman.

Phase 1 of development for 10 duplex directly behind Casey's on Briarbrook Dr and Fir Rd. Street side utility easement along Anita Plaza needs to be widened to 10' instead of 7.5'. Lots are 11,200sqft to accommodate duplex. Temporary turnaround will be at end of street. Phase 1 sewer and stormwater flows to the west towards Briarbrook Dr.

There was a motion (West) to recommend approval with the condition that utility easement be corrected to the Board of Aldermen, a second (Brower). All in favor none opposed.

3. OLD BUSINESS

None

4. NEW BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

No one spoke.

8. ADJOURN. 7:19pm, (Brower/Lyon)

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Steve Lawver, Secretary