

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
22 April 2013

1. OPENING

The April 22nd, 2013 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, Rick West, Mike Brower, Randy Lyon and Steve Lawver. David Boren and John Evans were absent. There was a quorum. There was a motion (Brower), a second (West) and carried unanimously to approve the agenda as amended removing the approval of the March minutes.

The minutes from March 11th, 2013 were not presented and removed from the agenda.

PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #13-03 – Rezoning UD to R-1 – Redwood Development – Land North of CJHS.

Steve Lawver presented this case. Rick West announced that he works for Anderson Engineering who has Redwood Development at a customer. He has not done any work for Redwood on this piece of property. This Phase III of Deerfield Estates and is the property west of the new duplex's constructed last year and east of the existing single family homes. This property was approved for the MHDC financing to the Harry S Truman Community Development Corporation for Single Family Dwellings this year.

No one spoke for or against granting the rezoning.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. There was a motion (Lawver) and a second (Brower) to recommend to the Board of Aldermen that they approve the rezoning of Case 13-03. Passed unanimously.

Case #13-04 – Rezoning R-1 to R-2 – Bittner Properties – 509 S. Roney

Elisa Bittner presented this case. This is an extremely large lot that has a single family dwelling on the north that they will split into 2 lots. It currently has a single tax bill and after lot split it will have 2. New lot will be 11,000 sq ft.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. There was a motion (Lyon) and a second (Brower) to recommend to the Board of Aldermen that they approve the rezoning of Case 13-04. Passed unanimously.

Case #13-05 – Rezoning R-1 to R-2 – Bittner Properties – 605 Cherry.

Elisa Bittner presented this case. This is a 100' x 150' vacant lot one lot west of Miller and Cherry St. Proposed duplex will be narrow with a look of a single family dwelling. It is 1 block west of the Cherry St Apts. They have owned the apts for 10-12 years and never had any sewer or water problems.

Misty Knopf, 519 Cherry, spoke against this rezoning. She believes that the sewer and water system is not up to what it should be. Believes overcrowding of the area and parking will be an issue.

Mary Robinson, 303 Temple, spoke against this rezoning. She believes that nobody pays attention to the 3 way stop at Cherry and Temple and that the kids will be in danger.

Alan Baker, 301 Miller, spoke in favor of this issue. Vacant lot is in poor condition and duplex will improve looks and value of the area. Has never had any sewer or water problems. Lot is located across street from him.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. Commissioner Lawver stated that sewer was already upgraded in the area and that water lines may be on the schedule to be upgraded. There was a motion (West) and a second (Lyon) to recommend to the Board of Aldermen that they approve the rezoning of Case 13-05. Passed unanimously.

Case #13-06 – Rezoning R-1 to R-2 – 521 Cherry – Bittner Properties

Elisa Bittner presented this case. This is a 150' wide x 100' deep vacant lot on the NW corner of Temple and Cherry St. Duplex will face Temple St across the St from the Apts. Once again will have the feel of a single family dwelling and fit in nicely with the neighborhood.

Joe Robinson not for or against the rezoning. Wanted a clarification of the current zoning code.

Misty Knopf, 519 Cherry, against the rezoning. Believes sewer and water problems in area. Traffic and 3 way stop might be a problem. Corner is used for a school bus stop.

David Hurst, 304 Temple, water may need to be upgraded, sewer upgrade completed a couple of years ago. Addresses seem to be inconsistent in the area and has had problems getting things delivered correctly. Doesn't believe duplex will be a problem.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. Commissioner Lawver stated that sewer was already upgraded in the area and that water lines may be on the schedule to be upgraded. There was a motion (Lyon) and a second (Brower) to recommend to the Board of Aldermen that they approve the rezoning of Case 13-06. Recommendation passes 4 votes Yea to 1 vote Nay.

Case #13-08 – Darren Prather – 117 N. Windwood – Purchase of City Property.

Darren Prather presented this case. Mr. Prather went to sell his home and found on Jasper County Beacon that he had encroached on City property when he built his pool. Had survey completed and needs 3,000 sq ft of Lakeside Park to correct problem. Offering the City \$2,500 or \$0.83 per sq ft for the property. Commissioner Lawver stated that the City had completed line locates in the area and that MediaCom is the only one with utilities back there. All other utilities are located in front of house. A 10' utility easement will need to be incorporated with the property and Owner will need to contact MediaCom to move their line into the proposed easement. Current line is not within the established easement.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. Commissioner Lawver stated that sewer was already upgraded in the area and that water lines may be on the schedule to be upgraded. There was a motion (West) and a second (Lyon) to recommend to the Board of Aldermen that they approve the sale of property of Case 13-08. Passed unanimously.

3. Old Business

None

4. New Business

David Boren has submitted a letter of resignation as a P&Z Commissioner to the City. Chair Trujillo thanked him for his service. New members will need to be appointed soon.

5. Member and Committee Reports

None

6. Report from the Board of Aldermen

None

7. Public Forum.

No one spoke.

8. Adjournment. 7:30pm, (Brower/West)

Steve Lawver, Secretary