

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
10 August 2015

1. OPENING

The August 10th, 2015 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 Bill Stansberry, Dawn Trujillo, Steve Lawver, Cory Mounts, Mike Brower, Ethan Giertz. There was a quorum. Absent were Randy Lyon, Eddie Kreighbaum. There was a motion (Lawver), a second (Mounts) and carried unanimously to approve the agenda.

The minutes from July 13th, 2015 were presented. There was a motion (Brower), a second (Mounts) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #15-06 – Amend land use section 410-Subdivision regulations

This was a discussion item only and not for action.

Comprehensive Plan is in need of review. Section concerning housing and neighborhoods needs some work on it. We have 3 distinct types of lots, older part of town has high density 50' wide lots, some of the newer plats have the current code required 80' wide lots, and then we have a large number of lots that are low density 100' to 150' wide. There needs to be a change and with a recognition that all 3 types deserve their own regulations. Sample from Raymore MO was included R-1A, R-1 and R-1.5. Different lot sizes, setback requirements, building coverage requirements. These recommendations need to be put into the comprehensive Plan and then code changes can happen after that.

All agreed to move forward with the review and then have public hearings when completed.

Case#15-07 – Site plan for CJ Chamber-205 N Main St

Review of the site plan for the construction of a building at 205 N Main for the Chamber of Commerce. 30x60, 1800 sqft building for offices and training of the CJ Chamber. All utilities are in place and underground. Parking on the south. Drainage to existing stormwater on the south. Contract out for the erection of the building, HVAC, electrical & plumbing. CJ Schools Building Trades will do all the finish work on the inside. This will be a community anchor building.

There was a motion (Stansberry), a second (Mounts) to recommend approval to the Board of Aldermen for Case 15-07.

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

None

8. ADJOURN. 7:45pm, (Brower/Stansberry)

Steve Lawver, Secretary