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NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A " PLANNING & ZONING COMMISSION" MEETING OF THE CITY OF CARL JUNCTION, MISSOURI, WILL BE HELD AT THE CITY HALL, 303 N MAIN STREET ON MONDAY JULY 25, 2016 AT 7:00 PM. TO CONSIDER AND ACT UPON THE MATTER ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

1. Opening

Roll Call
Pledge of Allegiance
Approve Agenda
Review Minutes from previous meeting

2. Public Hearings & New Business (concurrently)

Case #16-05 – Preliminary Plat of Thomas Subdivision

3. Old Business

4. New Business

5. Member and Committee Reports

6. Report from the Board of Aldermen

7. Public Forum

None scheduled

8. Adjournment

THIS MEETING WILL BE OPEN TO THE PUBLIC DATED THE 22nd OF JULY, 2016



MARIBETH MATNEY, CITY CLERK

The City of Carl Junction will represent our citizens, provide high level services,
and plan for the future of our community.

- Carl Junction Mission Statement

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
25 July 2016

1. OPENING

The July 25th, 2016 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Dawn Trujillo at 7:02 pm.

Roll call was taken. Present were Dawn Trujillo, Steve Lawver, Randy Lyon, Cory Mounts, Mike Brower, Ethan Giertz and Richard Garrett. There was a quorum. There was a motion (Brower), a second (Mounts) and carried unanimously to approve the agenda.

The minutes from 16 May 2016 meeting were reviewed. There was a motion (Lyon) and a second (Garrett) to approve the minutes as presented. Carried Unanimously.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #16-05 – Preliminary Plat of Thomas Subdivision

Shaun McConnaughey, Tri State Engineering and Steve Thomas presented the Preliminary Plat.

This is a 10 lot subdivision for single family dwellings. It will extend Copper Oaks Dr for a portion and then turn into a private, gated, street at the channel by Lot #1. Relocate of the sewer main, a water extension and drainage improvements will be completed. Property Owners Association will own the street from gate to Lot #10. There will be a trash dumpster and bus turn around at a hammerhead before the gate. The Cul de Sac at the end is large enough for emergency vehicles to turn around. Golf course is at the north property line and residential is on the south. They have started clearing for street and sewer easement. Fire hydrant will be in place at the end of the line for flushing. Storm water flows south from the golf course and then west, a gutter crossing for storm water will be between lots #2 and 3. Trail crossing at switch back will be shut down during construction. Water quality standards for storm water have been met. No spec houses will be built it will all be custom homes.

There was a motion to recommend approval to the Board of Aldermen, (Lawver) and a second (Giertz). Carried Unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

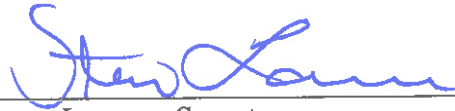
6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:32pm, (Lyons/Giertz)



Steve Lawver, Secretary