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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 DECEMBER 14, 2015 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 #15-10 – Proposed changes to Chapter 405 Section 408.085 - Fences

3. Old Business

4. New Business

5. Member and Committee Reports

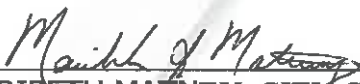
6. Report from the Board of Aldermen

7. Public Forum

None scheduled

8. Adjournment

THIS MEETING WILL BE OPEN TO THE PUBLIC DATED THE 10TH OF DECEMBER, 2015



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
14 December 2015

1. OPENING

The December 14th, 2015 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Mike Brower at 7:01 pm.

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

The minutes from November 23rd, 2015 were presented. There was a motion (Lyon), a second (Giertz) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #15-10 – Proposed changes to Chapter 405 Section 405.085 - Fences

Alderman Tim Smith is bringing this case to the Commission.

This is an effort to make sure that fences stay on the property line. It proposes that property owners be required to get a survey of their property or get approval from adjoining land owners before a fence can be installed. It has a potential of costing the landowner \$300-\$500 more before a fence can be installed. This would affect any fence being installed not just fences that are on property lines. May need to change language to exempt fences that do not hit property lines. May need to change language to say they have to locate property pins. Getting approval from adjoin property owners is not practical. Puts too much burden on the property owner. Language needs to be reworked before a recommendation is made to the Board of Aldermen.

There was a motion (Stansberry) and a second (Lyon) to table Case 15-10. Carried unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

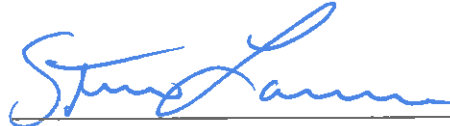
6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:42pm, (Lyons/Giertz)



Steve Lawver, Secretary