

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
8 December 2025

1. OPENING

The December 8, 2025 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:00 pm.

Roll call was taken. Present were Steve Lawver, Eric Marriott, Adam Davenport, Steve Smith, Randy Lyon, and Jason Wright. Absent was Richard Garrett, and Bruce Shotwell. There was a quorum.

Steve Smith motioned to approve the agenda, Randy Lyon second, all in favor, none opposed.

Steve Smith motioned to approve the October 13, 2025 minutes, Eric Marriott second, all in favor none opposed.

2. NEW BUSINESS

Case #25-11 – Ordinance amending Chapter 405 – Zoning Regulations

405.071.A(5), proposed to increase the required minimum size of a lot for gasoline sales from 10,000 sqft to 30,000 sqft. And to include in the requirements that no pump will be closer than 175' to any residential structure.

Discussion on national standard run from 10,000 sqft to 30,000 sqft depending on the number of pumps and size of building. Fair compromise between our current standard and citizen requested 100,000 sq ft. 100,000 would put all current operators out of compliance and require grandfathering.

Steve Smith motioned to recommend approval to the Board of Aldermen, Adam Davenport second. All in favor, none opposed.

3. OLD BUSINESS

Short discussion on 4 way stop at the corner of CR 284 and Ivy Rd. City is working on annexing Ivy road to get it under their control.

4. MEMBER AND COMMITTEE REPORTS

None

5. REPORT FROM THE BOARD OF ALDERMEN

None

6. PUBLIC FORUM

None

7. ADJOURNMENT

7:21pm, Jason Wright made a motion to adjourn the meeting, Randy Lyon seconded, all in favor none opposed.



Steve Lawver, Secretary