

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
11 December 2023

1. OPENING

The December 11, 2023 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:03 pm.

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

Richard Garrett motioned to accept the agenda, Jason Wright second, all in favor none opposed.

Richard Garrett motioned to approve the October 23, 2023 minutes, Eric Marriott second, all in favor none opposed.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #23-06 – Lot Split Exception Review – Schuber Mitchell

Lot split on the corner of Miller and Pennell. At some time in the past MoDOT took a portion of this lot for the widening of Pennell St/Z Hwy. This split would create 2-71' wide lots. These would be less than the code standard of 80'. 405.060.A.3 allows for lots less than 80' wide but only at the time of passage of the Planning & Zoning regulations. 405.060.A.6 sets minimum lot width at 80' unless less at the time of passage of that section. 410.070.B.2.g sets standards for a lot split and no substandard sized lot or parcel will be created. 410.070.D sets Board of Aldermen may grant an exception if meeting certain standards.

Jason Wright motioned that the Commission deny the request for a lot split, Bruce Shotwell second, 3 in favor of the motion and 2 opposed to the motion. Motion carried to make recommendation.

3. OLD BUSINESS

None

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

Aldermen requested that the Commission look into creating a overlay district or new zoning district for Pennell That would allow more commercial development.

7. PUBLIC FORUM

None

8. ADJOURN. 7:25 (JW/BS)



Steve Lawver, Secretary