

1. OPENING

The May 18, 2026, meeting of the Planning & Zoning Commission of Carl Junction, Missouri, was called to order by Jason Wright at 7:01 pm.

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

Randy Lion motioned to approve the agenda, Steve Smith seconded, all in favor, none opposed.

Steve Smith motioned to approve the March 23. 2026 minutes, Eric Marriott seconded, all in favor, none opposed.

2. NEW BUSINESS

Case #26-04 – Public Hearing on Rezoning Nicholas & CR 290 – OWN Inc

Rezoning Nichlas & CR 290. The goal is to complete Nicholas Street. Completing the street with 3 more homes. The area is currently not zoned at all, and the goal is to rezone into R1.

No public Comment

Randy Lyon motioned to recommend approval, Steve Smith seconded, all in favor, none opposed.

Case 26-07 – Wild Flower Estates Preliminary Plat

Nick Gratton split 32 residential lots 80ft or bigger. The plan is to build 32 single-family homes.

Jason Wright motioned to table Case #26-07 until the commission could receive more clarification and an updated letter from the City's engineer stating whether the Plat should be approved. Eric Marriott seconded, all in favor, none opposed.

3. OLD BUSINESS

None.

4. MEMBER AND COMMITTEE REPORTS

None

5. REPORT FROM THE BOARD OF ALDERMEN

None

6. PUBLIC FORUM

None

7. ADJOURNMENT

7:28 Jason Wright motioned to adjourn, Steve Smith Seconded. All in favor, none opposed.



Crystal Edsell