

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
11 February 2013

1. OPENING

The February 11th, 2013 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Chair Dawn Trujillo at 7:00 pm.

Roll call was taken. Present were Mike Brower, Rick West, Randy Lyon, John Evans and Dawn Trujillo. David Boren were absent. There was a quorum. There was a motion (Evans), a second (West) and carried unanimously to approve the agenda as presented. Also present was Secretary Steve Lawver.

The minutes from November 26th, 2012 were reviewed. One typo of wash in the Case # header was corrected. There was a motion (Brower), and a second (Lyon) and carried unanimously to accept the minutes as amended.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #13-01 – Special Use Permit – Jamie Thwreath – 515 Cherry St.

Jamie Thwreath presented this case. He would like to reopen his business JT's Performance Automotive at his home on 515 Cherry St. He does mostly street rod work but occasionally general repair. There would be no noticeable noise or smells. No real traffic he is at the dead end on Cherry St. By appointment only, no advertising, had previous business license and special use permit but went to work elsewhere and let it expire. Wants to keep business in CJ and work from home. Mostly everything is in the shop occasionally have a parts car under a tarp behind shop.

Bob Cook spoke in favor of granting the permit. Keep a business in CJ, has a good reputation and keeps his shop neat, clean and organized. Good Asset to the city.

No one spoke against granting the permit.

Chair Trujillo closed the Public Hearing and opened for Commission discussion. There was a motion (West) and a second (Brower) to recommend to the Board of Aldermen that they grant the Special Use Permit with the conditions that he keep his business license current and that he retains ownership of the property. Passed 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.

No one spoke.

8. Adjournment. 7:14pm, (West/Evans)

Steve Lawver, Secretary