

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
27 April 2015

1. OPENING

The April 27th, 2015 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Chair Dawn Trujillo at 7:05 pm.

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

The minutes from October 27, 2014 were presented. There was a motion (Lawver), a second (Trujillo) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #15-01 – Rezoning – Rezoning 712 Briarbrook Drive from R-1 to R-2

Zac Calton presented this case.

Mr Calton would like to rezone 712 Briarbrook Dr from R-1 to R-2 to allow him to build a duplex. He will live in ½ and rent out the other ½. The lot is 16,500 sqft which exceeds code requirement for a duplex lot. This would add 2 families where there is currently none. Current make up of the neighborhood is mixed duplex and single family. Duplexes to the north, vacant property to the west, Planned Unit Development to the east. Single Family rental to the south with more duplexes planned behind Casey's.

There was a motion (Stansberry) to recommend approval to the Board of Aldermen, a second (Lyon). Carried unanimously.

Case #15-02 – Vacating Briarbrook Court

Mark Gibson representing Heckert Construction and Jeff & Laurie Mead presented this case.

Requesting to vacate Briarbrook Court so that 3 vacant lots can be combined into 1 and a single family dwelling can be built on it. Currently 3 lots are irregular in shape, narrow in the front, wide in the rear, with a bluff drop off in the rear. A section line bisects current lot #5, it is planned that the current 3 lots will be combined in to 1 lot of approx 4 acres. The Meads have offered a concession to 207 & 209 Tee Lane of part of the cul-de-sac.

There was a motion (Lyon) to recommend approval to the Board of Aldermen, a second (Stansberry). 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

No one spoke.

8. ADJOURN. 7:35, (Lawver/Trujillo)

Steve Lawver, Secretary