

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
22 June 2015

1. OPENING

The June 22nd, 2015 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 Randy Lyon, Bill Stansberry, Dawn Trujillo, Steve Lawver, Cory Mounts. There was a quorum. Absent was Mike Brower and Eddie Kreighbaum. There was a motion (Lawver), a second (Lyon) and carried unanimously to approve the agenda.

The minutes from May 18, 2015 were presented. There was a motion (Stansberry), a second (Lawver) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #15-05 – Preliminary Plat Fox Briar Plat #2 – Schuber Mitchell Homes

Gerald Norton, Tri-State Engineering & Damen Schuber, Schuber Mitchell Homes presented this case.

24 Lots, Streets match and Extend Silver Oaks and 2 lots on Blackthorn. New street is Meadowlake Dr. City minimum 80' lot width for 1600 to 2300sqft homes on 100' to 125' deep lots. Similar to their anderson Estate Subdivision in Webb City, all brick, low e glass windows, no linoleum, 30yr shingles, \$150,000 to \$230,000 with about 70 different designs. Also own the land to the west of Meadowlake Dr. Stormwater has not been addressed, unacceptable to say with future development to the west. Electric easements and plan not clear. Temporary cul-de-sac at end of Silveroaks is not part of this plat, unacceptable as proposed. Lot #7 has no sewer service. Temporary cul-de-sac on Meadowlake Dr is acceptable. Current sewer & water lines have never been inspected or accepted by DNR. Sewer & water risers will be moved to new locations so the old will need capped and inspected.

Public objections to this case:

David Jordan - 706 Blackthorn

Need to know the mean home size not the average. No stormwater plans and its is unacceptable to say the it ties to future development when there are no plans for future development.

Ron Trujillo - 905 copper Oaks

2008 letter from Kurt Hggins 6/25/2008 reporting that the lines are undersized and that regional drainage basin for future development was not correct.

6/3/2015 letter from Kurt Higgins reported that future work for regional drainage was not included with the plat. Drainage problems need completed with the plat not with some future development. Lot sizes 18-24 do not equal lot size of lots 12-16 on

Briarbrook #13. How long is temporary for easements. Lot #7 no sewer.

Tracey Albright - 801 Copper Oaks

Traffic and safety issues associated with dumping more traffic onto Copper Oaks. Buses already pickup kids at 6:45 in the morning just to get into and out of the Briarbrook area. There is a need for 4way stop at Sunnybrook and Cooper Oaks. Need to be thinking

Brad Valdois - 708 Blackthorn

Several contradictory statements by the engineer and the developer. No plans for future development but plans for stormwater future development. Brought family to CJ for the school and Briarbrook experience. Need some asset protection for the investment made in the city.

Shane Solberg - 809 Copper Oaks

Concern with wastewater and possibility of sewer back up since a history in that area. Traffic concerns because there is a lot of kids in the area and heavy traffic and kids don't mix. Need a 4way stop at Copper Oaks and Sunnybrook to slow down traffic, Lot sizes are to small and do not integrate into the neighborhood.

There was a motion (Stansberry) to table Case 15-05, a second (Lyon). 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. 8:16pm, (Lawver/Stansberry)

Steve Lawver, Secretary

