

CITY OF CARL JUNCTION
Planning & Zoning Commission
Meeting Minutes
27 October 2014

1. OPENING

The October 27th, 2014 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Steve Lawver at 7:05 pm.

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

The minutes from October 13, 2014 were presented. There was a motion (Lyon), a second (Stansberry) and carried unanimously to approve the minutes as presented.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #14-14 – Rezoning - West of Blackthorn Drive-Schuber Mitchell Homes – UD to R-1

No representative from Schuber Mitchell Homes was present. This is a rezoning from undeveloped to R-1 Single Family Home. No one spoke against the rezoning.

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

Case #14-15 – Preliminary Plat Fox Briar Plat #2

No representative from Schuber Mitchell Homes was present to talk in favor of this Preliminary Plat.

Public against this Plat.

Troy Salchow, 305 Goldleaf, Concerned about access on Sunnybrook. 49 more homes with only 1 access street. This may be against adopted code for fire access and safety. Concerned about type of homes suppose to be covenants on Plat #1 not sure about Plat #2.

Brad Valdois, 708 Blackthorn, Concerned about size of homes, flow of aesthetics from one area to the next. Type of home that Schuber Mitchell builds has no room for upgrades in size, style or upkeep. Safety of kids and traffic flow.

Harold Henson, Concerns on drainage and stormwater flow. Needs to have a study done on water flows, the area is pretty flat. Need to know impact on city infrastructure.

David & Janna Jordan, 706 Blackthorn, Small size of lots and the line-up of the houses will block air flow, sight and water drainage. Concerned about safety and traffic problems already lots of houses in area and only one access road.

All public present requested that case be tabled until answers on safety concerns could be answered.

There was a motion (Lyon) to table Case 14-15, a second (Kreighbaum) and carried unanimously.

Public requested that they be re-notified when case came before the commission again.

3. OLD BUSINESS

None

4. NEW BUSINESS

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

No one spoke.

8. ADJOURN. 7:47, (Lyon/Kreighbaum)

Steve Lawver, Secretary