



303 North Main Street • P.O. Box 447 • Carl Junction, MO 64834 • 417-649-7237  
email: [cjcityhall@carljunction.org](mailto:cjcityhall@carljunction.org) • [www.carljunction.org](http://www.carljunction.org) • Fax 417-649-6343

## NOTICE OF MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A " PLANNING & ZONING COMMISSION"  
MEETING OF THE CITY OF CARL JUNCTION, MISSOURI, WILL BE HELD AT THE CITY HALL, 303  
N MAIN STREET ON MONDAY JULY 17, 2017 AT 7:00 PM. TO CONSIDER AND ACT UPON  
THE MATTER ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY  
BE PRESENTED AT THE MEETING AND DETERMINED TO BE APPROPRIATE FOR DISCUSSION AT  
THAT TIME.

**1. Opening**

Roll Call  
Pledge of Allegiance  
Approve Agenda  
Review Minutes from previous meeting

**2 Public Hearings & New Business (concurrently)**

Case #17-03 –Site Plan Review- Pet Styles – 702 E Pennell  
Case #17-04-Final Plat – Briar Rock Estates (formerly Thomas Subdivision)

**3. Old Business**

**4. New Business**

**5. Member and Committee Reports**

**6. Report from the Board of Aldermen**

**7. Public Forum**

None scheduled

**8. Adjournment**

THIS MEETING WILL BE OPEN TO THE PUBLIC DATED THE 13<sup>th</sup> OF JULY, 2017

  
MARIBETH MATNEY, CITY CLERK

The City of Carl Junction will represent our citizens, provide high level services,  
and plan for the future of our community.

- Carl Junction Mission Statement

CITY OF CARL JUNCTION  
Planning & Zoning Commission  
Meeting Minutes  
17 July 2017

1. OPENING

The July 17, 2017 meeting of the Planning & Zoning Commission of Carl Junction, Missouri was called to order by Dawn Trujillo at 7:07 pm.

Roll call was taken. Present were Dawn Trujillo, Cory Mounts, Mike Brower, Ethan Giertz Richard Garrett, Steve Lawver, and Randy Lyon. Absent was Steve Smith. There was a quorum. There was a motion (Brower), a second (Garrett) and carried unanimously to approve the agenda.

The minutes from 27 February 2017 meeting were reviewed. There was a motion (Lawver) and a second (Trujillo) to approve the minutes as presented. Carried unanimously.

2. PUBLIC HEARING AND NEW BUSINESS (concurrently)

Case #17-03 – Site Plan Review-Pet Styles – 702 E Pennell

Jeff Hammons, Developer presented this case.

Final site plan for the construction of new building for business. 7-8' separate the skating rink from the new building. Fire wall with metal cladding and no windows between the 2 buildings. Both buildings are approximately 3-4 feet off of the property line. 15' set back on Hillcrest. Black dirt and grass will be landscaping. Existing street lighting at Hillcrest, Miller and Grimes. 1 handicap parking space.

There was a motion to recommend approval to the Board of Aldermen, (Garrett) and a second (Brower), carried unanimously.

Case #17-04 – Final Plat – Briar Rock Estates (formerly Thomas Subdivision)

Steve Thomas, Developer and Steve Lewis, Engineer from Olsson & Associates presented this case.

Gas, water, sewer, electric, curb & guttering all ready installed. Rock checks at flumes being worked on. Mediacom is still questionable. 2.5" of asphalt not 2" as noted. Reviewed Articles of Incorporation and Declaration of Covenants and Restrictions. Appears that all of the City Engineer questions have been answered.

There was a motion to recommend approval to the Board of Aldermen, (Lyons) and a second (Giertz), carried unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

Discussion as to Zoning Code and the minimum size of lots.

5. MEMBER AND COMMITTEE REPORTS

None

6. REPORT FROM THE BOARD OF ALDERMEN

None

7. PUBLIC FORUM

None

8. ADJOURN. 7:57pm, (Brower/Lawver)

  
Steve Lawver, Secretary