



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, October 3, 2024 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Thursday, September 5, 2024

Public Participation

Each person who wishes to address the commission must put their name and address on the sign-up sheet and shall state their name prior to speaking. Each person is limited to two (2) minutes. The time may be extended by the chair if deemed necessary. Once a person has had their say on a particular issue they are not permitted to once again speak on the issue unless called to answer further questions by the commission or the chair.

Public Hearing

1. Discuss a Preliminary Plat for a single family subdivision on property located west of River St between Wendy Lane and Gene Taylor Drive

Staff Report

New Business

Old Business

1. Discuss CLG Training
2. Discuss grant application status

Next Meeting: Thursday, November 7, 2024

Adjourn

Commission Members

Voting Members:	Chairman	Jim Hunter	1514 S River	417-850-5355
	Vice Chairman	Jim Swatsenbarg	601 Howard	417-358-1690
	Secretary	Joshua Anderson	1205 S Main	417-793-2196
	Member	Philip Brown	2533 Theo	417-793-8065
	Member	Vacant	Vacant	Vacant
	Member	Robin Harrison	721 E 10th	417-483-8835
	Member	Matt Smith	1022 E Chestnut	417-437-2281

Non-Voting Members:	Mayor	Dan Rife	City Hall	417-237-7003
	City Administrator		City Hall	417-237-7003
	Asst. City Administrator	Traci Cox	City Hall	417-237-7003
	Councilmember	Terri Heckmaster	1155 Grand	417-310-6178

Staff:	Public Works Director	Zeb Carney	Public Works Department	417-237-7010
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Meeting Minutes

September 5, 2024/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter, Jim Swatsenbarg, Matt Smith, Philip Brown, & Josh Anderson

Members Absent: Robin Harrison

Staff & Council: Julie Tilley, Interim City Administrator Traci Cox

Staff Absent: Zeb Carney, Terri Heckmaster

The meeting was called to order at 5:30 PM by Jim Hunter, Chairman

Approval of Previous Meeting Minutes

- Motion by Josh Anderson to approve the previous meeting minutes, seconded by Jim S. - All present voted in favor, minutes were approved

Public Hearings

1. *To consider a request for a Special Use Permit for the operation of a Carnival at the Fair Acres Parking Lot next to the YMCA at 2600 Grand in conjunction with the Annual Maple Leaf Festival.*

- Julie Reams talked about the carnival and its importance to the festival.

Jim S. made a motion to approve the Special Use Permit, seconded by Josh A. - All present voted in favor, the motion passed

Staff Reports

- There were no general staff reports
- Traci Cox ask Josh A. how the SHPO grant was coming along - Josh reported that he had reachout to Andrew Dial with SHPO to update the “milestone” but had not heard back from him yet. Traci and Josh discussed moving forward with the Request for Proposal regardless and go from there.

New Business

1. n/a

Old Business

1. n/a

Jim Swatsenbarg moved to adjourn the meeting, seconded by Matt Smith - All present voted in favor, the meeting was adjourned at 5:38 PM.

The next meeting is scheduled for **Thursday, October 3, 2024** at 5:30pm in the City Council Chambers

PRE-DEVELOPMENT APPLICATION

Complete with required information (write 'n/a' if information not applicable to proposal)



Preliminary Plat

Filing Fee: \$200.00

Annexation

Filing Fee: \$100.00

Date: 09/18/2024

Applicant / Company Name: Building Carthage LLC

Tele: (417) 237-1567

Address: 2300 Grand Avenue

City: Carthage

State: MO Zip: 64836

Contact: Jeff Hallmark

Tele: (417) 793-4059

Address: 1708 Connor Drive

City: Carthage

State: MO Zip: 64836

Project Name: _____

Land Use and Zoning abutting or adjacent to site:

Zoning:

North: RESIDENTIAL - SECOND DWELLING

B

South: RESIDENTIAL - FIRST DWELLING

A

East: RESIDENTIAL - FIRST DWELLING

A

West: RESIDENTIAL - SECOND DWELLING

B

Project Address / Location: River Street

Property Owner: Building Carthage LLC

Site acreage: 7+ acres

Subdivision / Tract Description: _____

(Lot / Block / Tract Info)

If residential, estimated Number of Dwelling Units: Single family: 31

Multi-family: _____

Please provide an Overview of your Project:


Applicant Signature

Owner Signature

Upon completion, return to the Public Works Department.

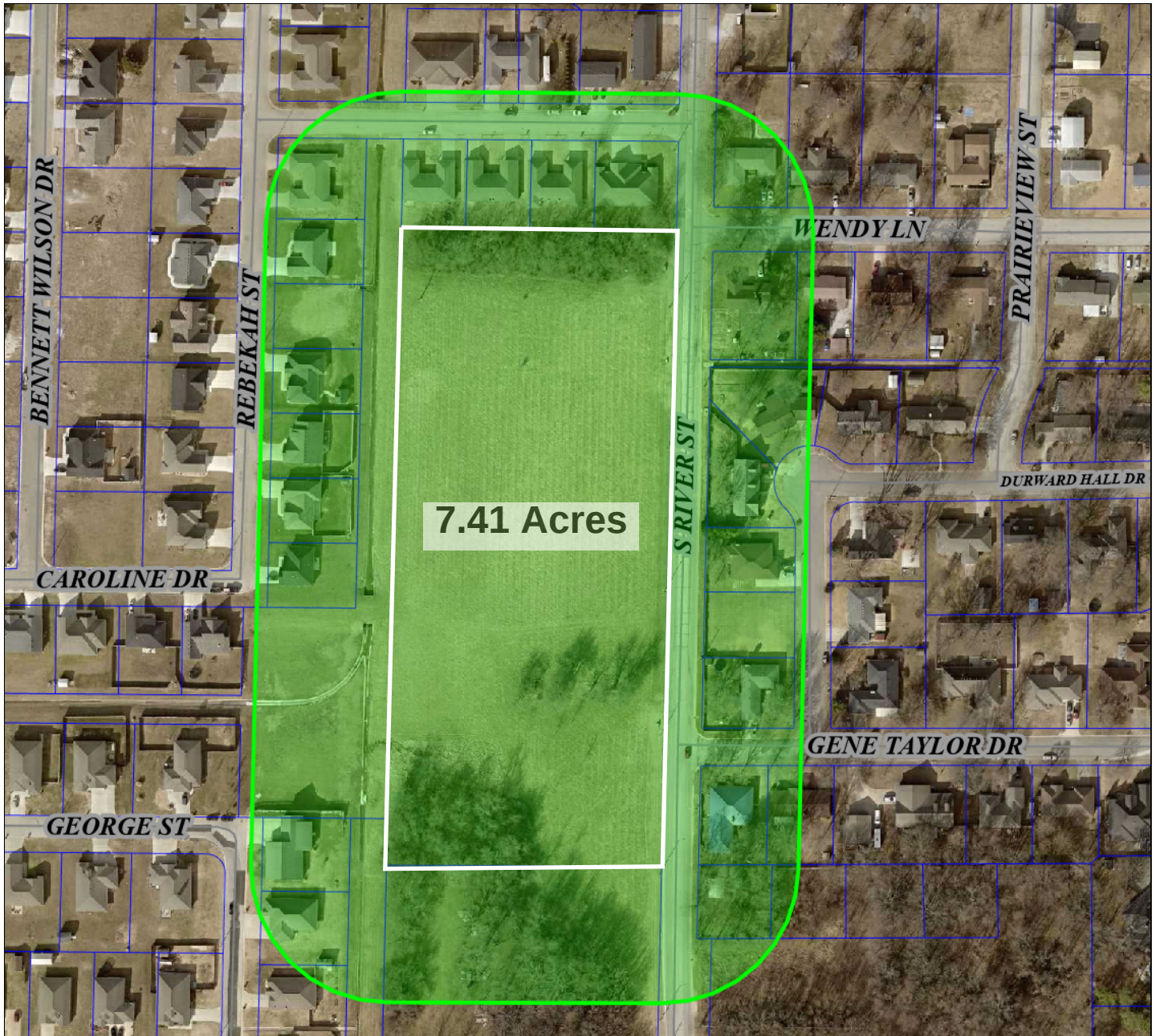
Office Use Only:

Date Received: 9/18/2024

Staff Meeting Date: _____

P & Z Meeting Date: 10/3/24

185' Property Ownership Map



Stewart & Neace
 Land Surveying Company
 Since 1975 Apple Mo.

STEWART AND NEECE LAND SURVEYING, INC.
 1201 East 15th Street, Joplin, Missouri 64501
 Phone 417-624-0311 Fax 417-624-0365

**Preliminary Plot for
 Building Carthage**

DRAWN Allgood	DATE: 9-25-24	ADDRESS: River Street
APPROVED RICH	D.T/G: 11-08-21	Cartage, Mo.
SCALE: 1"=50'	FILE NAME: Plot #1	CERT. OF AUTHORITY: LSC-001902063