



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, May 1, 2025 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Thursday, April 3, 2025

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

No Items

Staff Report

New Business

1. Discuss Middle Income Housing

Old Business

Next Meeting: Thursday, June 5, 2025

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	Vacant	Vacant	Vacant
	Member	Matt Smith	1022 E Chestnut	417-437-2281

Non-Voting Members:	Mayor	Bren Flanigan	City Hall	417-237-7003
	City Administrator	Traci Cox	City Hall	417-237-7003
	Asst. City Administrator		City Hall	417-237-7003
	Councilmember	Derek Peterson	1141 Sheila Ann Drive	417-674-0144

Staff:	Public Works Director (Interim)	Josiah Bayless	Public Works Department	417-237-7010
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Meeting Minutes

April 03, 2025/ 5:30 PM / City Hall Council Chambers

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

Staff & Council: Julie Tilley, Terri Heckmaster, Josiah Bayless, & Traci Cox

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

Approval of Previous Meeting Minutes

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

Public Participation

1. Jeff Meredith - Carthage Economic Development Director; spoke about various upcoming economic development projects.
 - a. No action was taken

Public Hearings

1. *Certificate of Appropriateness request for the construction of a Market Pavilion on property located at 122 Grant St.*
 - Josh Anderson (Hunter & Millard Architects, Inc. 1501 S. Main St. Joplin, Mo) presented on the proposed plan for the new Market Pavilion.
 - i. Josh noted he would abstain from voting on the CoA due to him being the architect for the project
 - Mark Elliff (1511 Grand Ave. Carthage, MO) also presented on the proposed plans for the pavilion and took questions regarding the design and future use for the pavilion

Jim S. made a motion to approve the CoA, seconded by Robin S. - Jim H., Jim S., Matt S., and Robin H. voted in favor, Josh A. abstained due to conflict of interest - the motion passed

Staff Reports

- Julie Tilley introduced the Josiah Bayless the new Interim Public Works director

New Business

- n/a

Old Business

- n/a

Josh A. moved to adjourn the meeting, seconded by Robin H. - All present voted in favor, the meeting was adjourned at 6:04 PM.

The next meeting is scheduled for Thursday, May 1, 2025 at 5:30pm in the City Council Chambers

Potential new zoning classification

Purpose: To help reduce the cost per lot for developers/builders as an incentive for additional housing units being developed. The goal is a home of less than \$200,000. Reducing lot sizes allows more homes to be built per acre, which drives down development and infrastructure costs per home.

Current minimum lot sizes

District A is 6000 SF; front yard of 25 feet, side yard of 4-6 feet; rear yard is 30 feet. 50 feet minimum width is required. Maximum home is 2200 SF with these setbacks, not including driveway and garage.

District B (second dwelling) allows 3000 SF for duplexes; same front/back/side lot requirements

C-1 (Garden apartments) allows 2400 SF lot area; 60 feet in between the backs of units (30 feet back yard each), 75 feet in between building fronts (37.5 feet front yard each)

Proposed new zoning established:

Option A: Middle housing/medium density 3k;

40 feet wide lots, 75 feet deep lots, 3000 SF total

Side lot: 5 feet in between each structure and property line (same as above)

Front lot: **15** feet between front of structure and road

Back lot: **15** feet between back of structure and property line

With these limits, you can build a 1350 SF max home and still maintain these setbacks

You can **double** the number of homes per acre with these regulations (not including roads, etc.)

Infrastructure and land costs per housing unit are now cut in half.

Option B: Middle housing/medium density 3.6k;

Lots are 45 feet wide and 80 feet deep, 3600 SF total

Side lot: 5 feet in between each structure and property line (same as above)

Front lot: **20** feet between front of structure and road

Back lot: **20** feet between back of structure and property line

With these limits, you can build a 1400 SF max home and still maintain these setbacks.

You increase the number of homes per acre from **7 to 12** (not including roads, etc.)

Land and infrastructure costs are now 59% of current costs per housing unit

Option C: Middle housing/medium density 4k;

Currently one acre can support 7.26 homes, changing to 4k SF allows double the number of homes (these calculations do not include roads, driveways, garages, etc.)

Lots are 45 feet wide and 90 feet deep, 4050 SF total

Front setback is 25 feet, back is 25 feet and sides stay 5 feet

This allows a 1400 SF home max and maintain setbacks.

Instead of **7**, **there are now 11** total homes per acre (no roads, etc.)

Land and Infrastructure costs are now 64% of current cost per housing unit.

Summary: Smaller lot sizes can drastically reduce the development costs per housing unit.

A reduction in current setbacks is essential alongside smaller lots to allow “reasonable” size homes to be built. However, a small difference in setbacks discussed doesn’t get more homes, just a larger maximum home to be built.

1000-1300 SF homes can be built for less than \$200k depending on number of BR/BA, finishes and development costs per lot.