



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, January 22, 2026 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting: Thursday, November 20, 2025

Special Meeting / PZ Work Session

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

Staff Report

New Business

Old Business

1. Review and Discuss Draft of Design Guidelines

Next Meeting:

Adjourn

Commission Members

Voting Members:	Chairman	Joshua Anderson	1205 S Main	417-793-2196
	Vice Chairman / Secretary	Philip Brown	2533 Theo	417-793-8065
	Member	Robyn Peterson	1131 Grand Ave	417-439-5694
	Member	Torie Bounous	12522 Dogwood Road	417-310-0124
	Member	Rick Stuart	1118 Belle Aire	816-804-2933
	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
	Councilmember	Derek Peterson	1141 Sheila Ann Drive	417-674-0144

Staff:	Public Works Director	Josiah Bayless	Public Works Department	417-237-7010
---------------	-----------------------	----------------	-------------------------	--------------

Planning Zoning & Historic Preservation

Meeting Minutes

November 20th, 2025/ City Hall Council Chambers

Members Present: Josh Anderson (Chairman), Philip Brown, Robyn Peterson, Torie Soriano-Bounous, Matthew Smith, Rick Stuart

Staff & Council: Council Member-Derek Peterson-Present, Josiah Bayless- Public Works, Present-Julie Tilley-Public Works, Present-City Administrator-Traci Cox, Present-Mayor-Bren Flannigan.

Absent:

The meeting was called to order at 5:30 PM by Josh Anderson, Chairman

Approval of Previous Meeting Minutes: Motion by Torie, second by Matt, motion carried. No opposition.

Old Business-

Review and discuss City Code Section (17-56). Discussion occurred regarding the coordination of the City Code with Historic Preservation Guidelines. Julie presented a review matrix of contributing and non-contributing guides for the members consideration. Feedback was given by the members. Julie further gave an example of the Historic Preservation Guidelines as a scenario regarding the Public Works Department handling of a circumstance where the guidelines would be applied. Josh Anderson had prepared a draft of Sec. 17-50 code/ordinances. The draft Josh presented was discussed by the members.

Adjournment: There being no further business, Rick motioned to adjourn the meeting, seconded by Josh. All present voted in favor; the meeting was adjourned at 6:46 PM.

The next meeting is scheduled for Thursday, December 4th, 2025 at 5:30 PM in the City Council Chambers