

Meeting Minutes

March 03, 2026/ 5:30 PM / City Hall Council Chambers

Members Present: Josh Anderson (Chairman), Philip Brown, Robyn Peterson, Torie Bounous, Rick Stuart, & Matt Smith

Staff & Council: Mayor Bren Flanigan, City Admin. Traci Cox, Public Works Admin. Julie Tilley, Councilman Derek Peterson, & Public Works Director Josiah Bayless

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

Approval of Previous Meeting Minutes

- Motion by Torie Bounous to approve the minutes from the February 2, 2026 meeting. Second by Rick Stuart, however, Mr. Stuart asked that the minutes be amended under the public hearing section; Certificate of Appropriateness for a new parking area; to reflect that Ms. Bounous actually suggested adding a speed table instead of a speed bump. The minutes were amended and the motion carried.

Public Hearings

1. *To consider a request for a Certificate of Appropriateness to remove a house located at 807 Grant.*
 - a. Seeing as there was no representative for the applicant present at the meeting, it is the standard practice of the commission to table the request.
 - b. Josh Anderson moved to table the request until the next meeting, seconded by Robyn Peterson. The motion carried.
2. *To consider a request for Annexation of property known as Lot 13 in Breckenwood 3rd Addition.*
 - a. Mr. Stephen Carlton; 1436 Highland Ave. Carthage, MO, spoke in favor of the annexation and his intent for the property to be annexed in as zoning group 'A' which is consistent with the abutting and/or adjacent properties.
 - b. Josh Anderson noted that this would fill in a "hole" that is currently not a part of the city, however, it is surrounded by parcels within city limits.
 - c. Philip Brown asked if there would be any deed restrictions on the lot since it would be annexed into a development governed by a covenant - the restrictions would be the same as the rest of the development.
 - d. Josh Anderson moved to approve the annexation, seconded by Rick Sturat. The motion carried.
3. *To Consider a request for Annexation of a 24 acre parcel on E Fir Road.*
 - a. Dan Hill, Carthage R-9 School District representative; 709 W Centennial Ave. Carthage, MO, spoke about the future plans for the site and the school district.
 - b. Philip Brown asked if there were existing utilities already located at the site or if they would need to be extended - several utilities already available, however, some would need to be extended.
 - c. Matt Smith moved to approve the annexation, seconded by Robyn Peterson. The motion carried.

New Business

1. *Consider and discuss the replat of Blackberry Briar Subdivision*
 - a. Chris Wright; 11351 Amelia Ln., Joplin , MO, spoke about the replat request and the reasoning behind the decision to revise the parcels. He notes that Zanevan Engineering drew the received lots.
 - b. Rick Stuart moved to approve the replat, seconded by Philip Brown. The motion carried.

Old Business

1. *Select a Secretary*
 - a. Josh Anderson said that after reviewing the ordinance for PZ&HP it was decided that the Secretary needed to be a commission member. After much discussion Torie Bounous volunteered to be Secretary.
 - b. Josh Anderson moved to approve Ms. Bounous as the Secretary, seconded by Philip Brown. The motion carried.

Staff Report

Josiah Bayless gave a brief overview of the status of the current city projects going on around town.

Next Meeting

1. The next work session meeting for the new Design Guidelines will be Tuesday, March 17th at 5:30pm in Council Chambers
2. The next PZ&HP meeting will be Monday, April 6th at 5:30pm in Council Chambers.

Rick Stuart moved to adjourn the meeting, seconded by Toris Bounous - The motion carried. The meeting was adjourned at 6:00 PM.