

Meeting Minutes
Planning Zoning and Historic Preservation Committee

Date April 6 2026

Time 5:30pm

Location: City Hall Council Chambers

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

Staff + Council:

- Council Member Derek Peterson: Present
- Public Works: Josiah Bayless: Present
- Public Works: Julie Tilley: Present
- City Administrator: Traci Cox: Present
- Mayor: Bren Flanigan: Present

The meeting was called to order at 5:30pm by Chairman Josh Anderson.

Approval of previous minutes:

- Motion by: Matthew Smith
- Second by: Phillip Brown
- Motion carried, no opposition

Public Hearing:

1. To consider a request for a Certificate of Appropriateness to remove a house located at 807 Grant. The applicant wants to move the house to be used by a couple outside city limits. They intend to use the property for green space in the near future, but ultimately for future expansion.
 - a. Applicant: The Bridge Christian Church
 - b. Address: 800 S Main Carthage, MO 64836
 - c. Motion: Torie Bounous
 - d. Second: Matthew Smith
 - e. None opposed / Josh Anderson abstained
2. To consider a request for a Certificate of Appropriateness for demolition of the structure at 300 Howard.
 - a. Applicant: Juan Merida
 - b. Address: 804 Clinton St Carthage MO 64836
 - c. Public hearing: Teolinda Merida came to speak on behalf of the application. Josiah Bayless states that the building is 60% deteriorated and there is really no other option other than demolition of the building. Josh Anderson commented that there has been due diligence performed over years time to attempt to save the building and it is in very bad shape. City Engineer gave a recommendation for demolition and permits will be fulfilled.

- d. Motion: Rick Stuart
- e. Second: Robyn Peterson
- f. None opposed

Public Participation:

1. Lakeview Subdivision:
 - a. Derek Peterson comments that a gentleman has brought to his attention that the Lakeview subdivision was originally platted 1-17 single family homes, and now there will be a series of 8 duplexes. There is a concern that parking is already very difficult in this subdivision and the added density of families will be difficult to fit all vehicles. Derek comments that the ultimate answer is that they are allowed to build duplexes in that vicinity.
 - b. Said gentleman would like to see if they can put a sidewalk in for disabled residents so these residents don't have to walk in the busy street. Further discussion about when streets were built. Josiah comments on timeline of streets, zoning, and annexed developments.
 - c. Philip Brown comments that typically the developer is usually responsible for sidewalks if it is mandated. If the area is not required to install sidewalks per zoning, then the residents would be responsible.
 - d. Jana Schramm brought up the question of parking on only one side of the street to increase accessibility for emergencies. Josiah comments this is a Public Safety meeting concern and they'll continue to discuss, along with sidewalks.
2. Pie Safe Sale
 - a. Bill Schlecht
 - b. Bill comes to speak on purchasing the building currently known as the Pie Safe on the west side of the square. Bill plans to turn this into a condo and then open a leased restaurant in the building. He plans to create an entryway on the Lyon side of the building.

New Business:

1. To consider a pre-development application for the NE corner of Fairview and Buena Vista.
 - a. Applicant: J Builders
 - b. Address: 2300 Grand Ave Carthage MO 64836
 - c. Tommy speaks on similarities in construction, road layout, and building layout to Rollins Creek. Josh discussed lot sizes. Tommy states that Zanevan has corrected the lot sizes to fit city ordinance, but the paperwork submitted for tonight's meeting show them as being too small. Mayor Flanigan inquires about guest parking. Tommy states there will be parking behind the home. Josh requests a covenant/lot requirements for us to review.
 - d. Lee Salyer stands as the president of the HOA for Rollins Creek. He brings concerns about residents walking and added traffic. He states that his concerns have already been addressed with the discussion that has already been had.
 - e. No action taken
2. To consider a pre-development application for the SE corner of Fir and Chapel Road for Barnwood Estates Subdivision

- a. Applicant: Flintrock Residential Homes
- b. Address: 2755 Route 2 Seymour MO 65746
- c. John Sayre, engineer for builder, speaks on this subdivision for affordable homes. He discusses lot size, house plan for narrow sized lots. Emergency vehicle turnarounds have been considered. Josh brings up emergency turnarounds and traffic congestion on the northwest corner of the development. Mayor Flanigan comments on the density of families, expected children at play, safety concerns. Jana Schramm brings up the concern about who maintains the Alley. She also brings up future plans of a roundabout at Fir and Chapel Road, so that needs to be taken into consideration before building these homes. Josiah states that he showed the fire chief. He showed major concerns about challenges to getting to homes facing Fir Road. Josh recommends that they take a look at the lot sizes again and see if they can find a larger lot size and address the alley that may be inadequate for emergency vehicles.
- d. No action taken

Old Business: none

Staff Report:

- Josiah states no comments
- Traci states no comments

Adjournment: There being no further business, there was a motion to adjourn the meeting

- Motion by: Rick Stuart
- Second by: Robyn Peterson
- Motion carried, no opposition
- Meeting adjourned at: 6:48pm

The next meeting will be at city council chambers on: Monday May 4 at 5:30pm