



AGENDA

Planning, Zoning, and Historic Preservation Commission

Monday, August 3, 2026

5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting: Monday, July 6, 2026

AMENDED

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. To request a Certificate of Appropriateness for façade restoration on property located at 116 - 118 W 4th.
2. To consider a request for a Certificate of Appropriateness for exterior work to include the installation of plaster over existing brick on the back façade of the building located at 141 Grant St.
3. To consider a request for a Certificate of Appropriateness for the placement of a new awning on the front façade of the building located at 416 Lyon St.

New Business

Old Business

1. Discuss Historic Guidelines

Staff Report

Next Meeting: Thursday, September 10, 2026

Adjourn

Commission Members

Voting Members:	Chairman	Joshua Anderson	1205 S Main	417-793-2196
	Vice Chairman	Philip Brown	2533 Theo	417-793-8065
	Secretary	Torie Bounous	12522 Dogwood Road	417-310-0124
	Member	Robyn Peterson	1131 Grand Ave	417-439-5694
	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	Robin Harrison	721 E 10th	417-483-8835

Staff:	Public Works Director	Josiah Bayless	Public Works Department	417-237-7010
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Meeting Minutes
Planning Zoning and Historic Preservation Committee

Date July 6, 2026

Time 5:30pm

Location: City Hall Council Chambers

Members Present: Josh Anderson (Chairman), Philip Brown, Torie Bounous, Matthew Smith

Absent: Robyn Peterson, Rick Stewart

Staff + Council:

- Council Member: Robin Harrison: 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.

Philip Brown made a motion to approve last month's minutes:

2nd: Matthew Smith

Motion Carries

Public Hearing:

1. To consider a request for a Certificate of Appropriateness for facade restoration on property located at 116-118 W 4th Street
 - a. Applicant: Bruton and Co. 530 W Fir Road Ste C
 - b. Applicant was not present. Josh mentioned that we needed applicant to be here in order to consider the request. Philip Brown made a motion that we make an exception and consider to approve the request as submitted.
 - i. Motion failed
 - c. Josh motions to table the request and forward to next meeting.
 - d. 2nd by Matthew Smith, Tori: yea
 - e. Philip Brown - nay
 - f. Motion passes.

New Business:

1. To consider a blight request for property located at 103 E 3rd
 - a. Applicant: Leo and Jonie Montalbano 226 Meacham Ave Park Ridge, IL 60068
 - b. Hoping for construction/restoration to put shopping and restaurant into the property.
 - c. Motion by Philip Brown to approve the blight declaration.

- d. 2nd by Matthew Smith, Torie: yea
- e. Josh Anderson abstained
- f. Motion carries.

Staff Report:

- Josiah: Storm cleanup went well
- Traci: None
- Mayor Flanigan: None

Old Business

- Discuss Historic District Guidelines
 - The committee went through the Proposed work by project type matrix line by line and adjusted various items between major work, minor work, and No COA.
 - Moving forward: Communicating with the general public about the proposed changes to the ordinance, etc. Julie and Josh will talk about the draft ordinance and present at next month's meeting.

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

- Motion by: Torie Bounous
- Second by: Josh Anderson
- Motion carried, no opposition
- Meeting adjourned at: 6:40

The next meeting will be at city council chambers on: Monday Aug 3, 2026

Request

Applicant: Bruton & Co., LLC

Date of Meeting: 8/3/2026

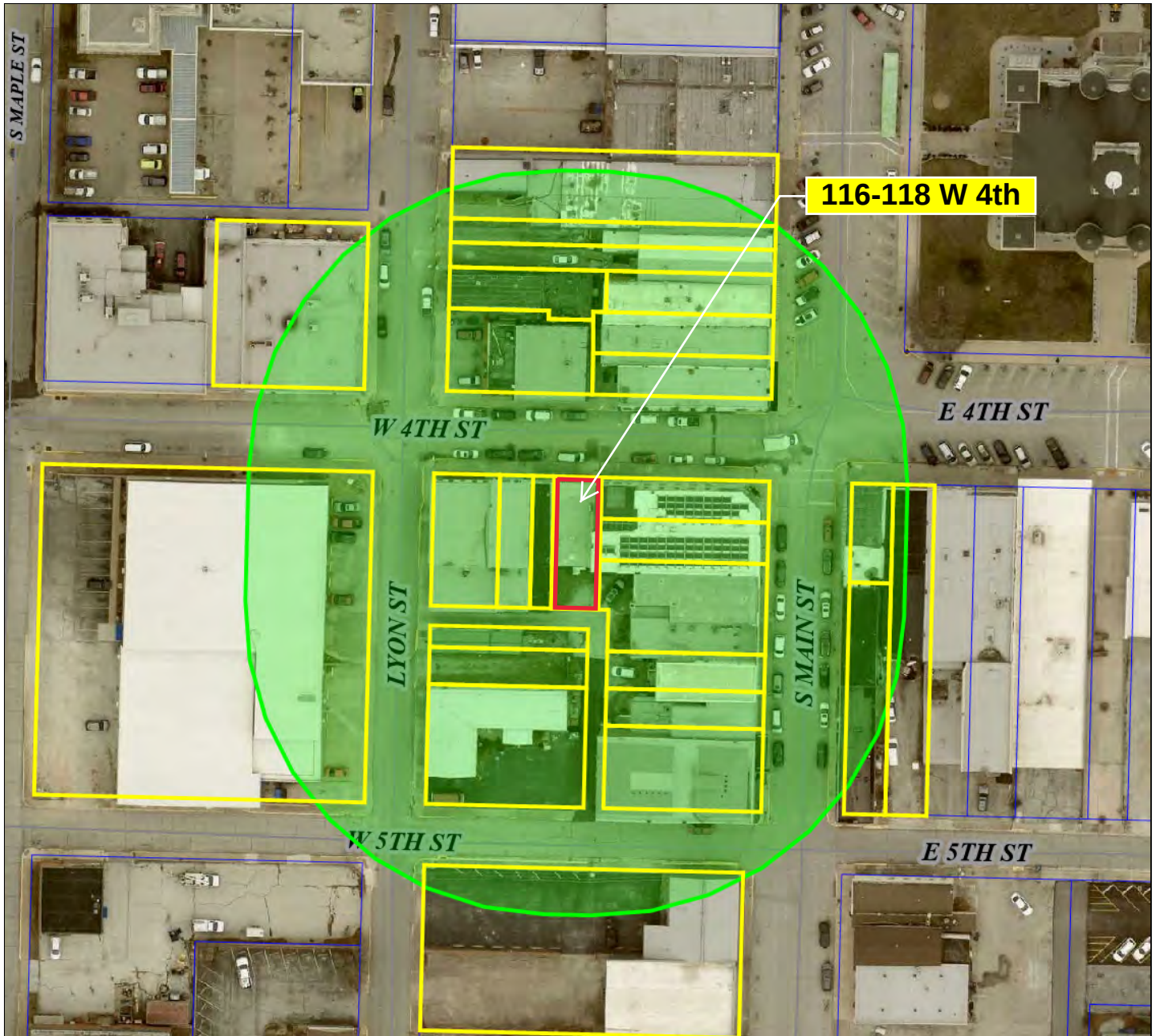
Committee: Planning & Zoning

Request: Certificate of Appropriateness

Reason for Hearing: To request a Certificate of Appropriateness for a façade restoration.

Project Location: 116 - 118 W 4th

185' Property Ownership Map 116-118 W 4th





116—118 W 4th















Request

Applicant: Francisco Bonilla

Date of Meeting: 8/3/2026

Committee: Planning & Zoning

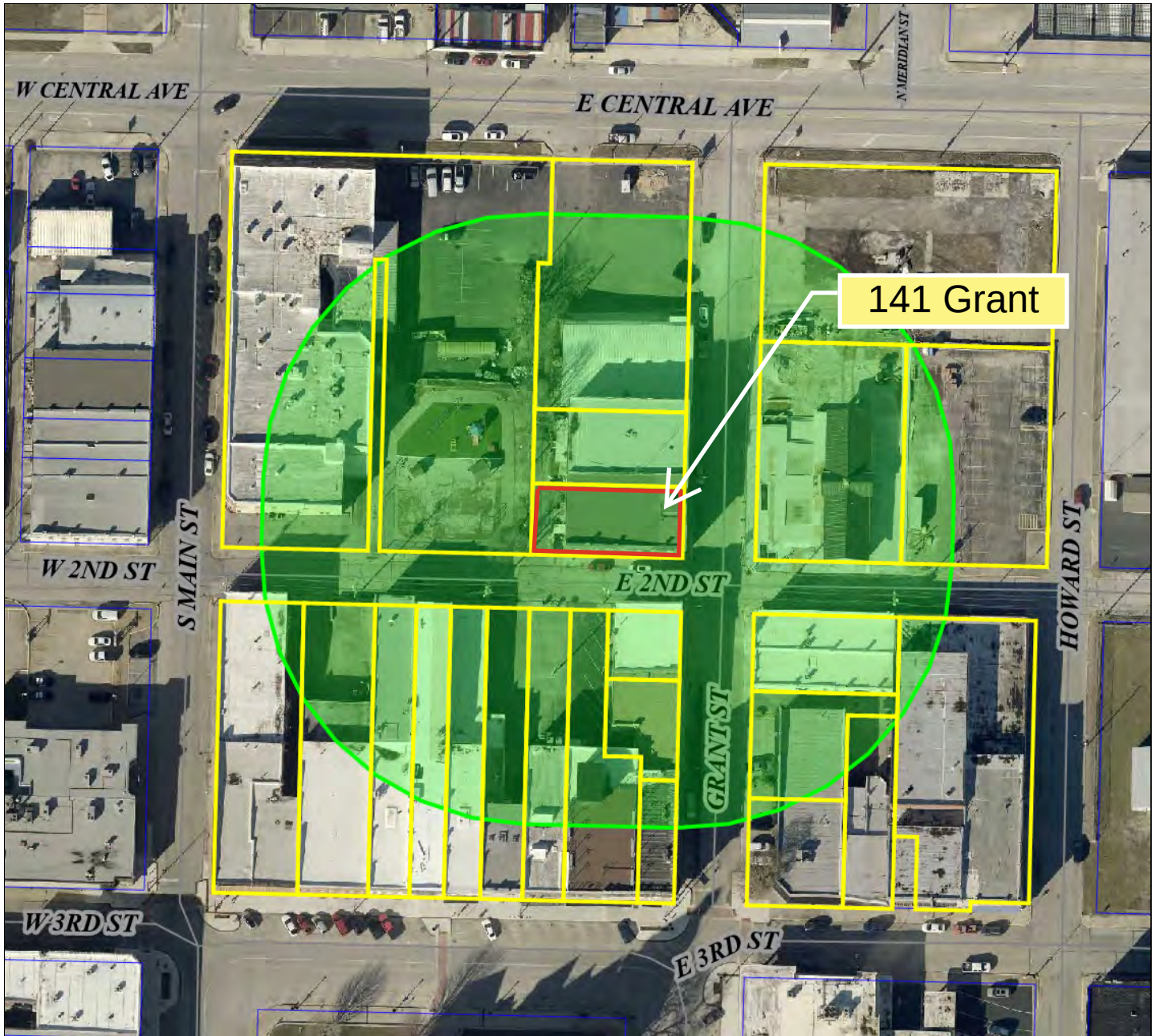
Request: Certificate of Appropriateness

Reason for Hearing: To request a Certificate of Appropriateness for exterior work to include the installation of plaster over existing brick on the back façade of the building located at 141 Grant St.

Project Location: 141 Grant St.

185' Property Ownership Map

141 Grant



141 Grant



Rear Facade adjacent to 2nd St and alley



Back facade 141 Grant



129-133 Grant

141 Grant



Other views of the building from Grant and 2nd Street for reference of location, providing additional perspectives to better understand its positioning and surroundings.



Request

Applicant: Philip Brown

Date of Meeting: 8/3/2026

Committee: Planning & Zoning

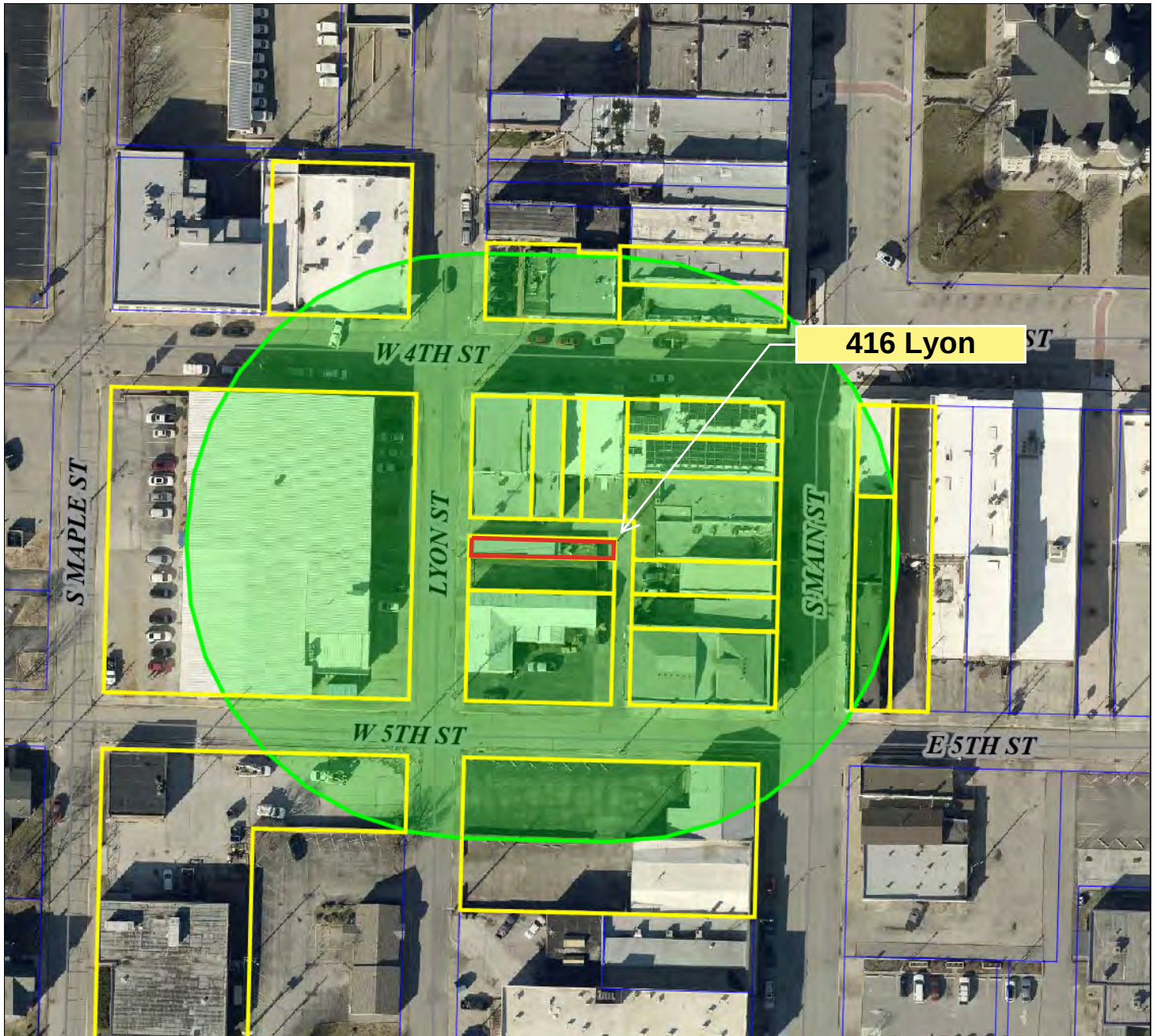
Request: Certificate of Appropriateness

Reason for Hearing: To request a Certificate of Appropriateness for the placement of a new awning on the front façade at property located at 416 Lyon

Project Location: 416 Lyon

185' Property Ownership Map

416 Lyon



416 Lyon



Proposed
Location for
awning

