**City of Duquesne, MO**

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**Planning & Zoning Commission Meeting Minutes (DRAFT)**

October 2nd, 2017; 7:00 P.M. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Meeting called to order at 07:10 P.M. by President Ray Brown

In Attendance: Ray Brown, President (2018)

Val Carter, Vice President (2017)

Gary Jackson (2017)

Tom Johnston (2019)

Chris Ellsworth, Board of Aldermen Representative (2018)

Absent: Mickey Sherman (2019) excused

Steven Williams, Secretary (2018) excused

Agenda Approval: Motion made by Chris Ellsworth and 2nded by Val Carter to modify agenda to start at 7:10pm and Public Hearing to start at 7:11 pm. Motion passed unanimously.

Public Hearing: Bill 17- 24 Ordinance to provide new regulations for attached and detached accessory buildings. Val Carter stated that this was this was the ordinance that the P&Z agreed to in August. Val Carter wanted to note that change was made to 420.060 Minimum Standards of Design #3 Letter E Lot Area per Family and that it has been updated to reflect the accurate minimum lot size of 9,000 sq ft instead of 8,000 sq ft. Val Carter asked the Public if they had any questions or comments.

Mayor Gary Heilbrun wanted to thank everyone involved in this. It was the first time he saw an ordinance go through with the help of all the members of the P&Z, the City Council, and the public. A lot of people worked together on this. He knew it would be difficult. It turned out to be difficult. Whether or not people pick it apart or have problems with it in the future; it was quite an effort and he appreciates everyone who was involved in it.

No one had any other questions or comments and the public hearing was closed at 7:15pm. The P&Z had no further question, comments, or discussion on this bill. Motion made by Val Carter and 2nded by Tom Johnson to approve bill 17-24 and send it to the City Council for them to approve it on October 9th. Motion passed unanimously.

Approve September Meeting Minutes: Chris Ellsworth declined to vote because he was absent for the September meeting. Ray Brown pointed out the motion to adjourn and time of adjournment should be added to the September minutes. (Motion made by Tom Johnson and 2nded by Val Cater to adjourn the September P&Z meeting at 8:25pm.) Motion made by Chris Ellsworth and 2nded by Gary Jackson to approve the September minutes as agended or amended. Motion passed. Ayes: Val Carter, Gary Jackson, and Tom Johnston. Nays: None. Declined: Chris Ellsworth

Setback Variance Request-US Kustoms: US Kustoms is requesting a setback variance to use the existing concrete sign pad for a new sign because placing it outside of the 75ft setback would hinder its visibility. US Kustoms is reinforcing the existing sign pad to house a new permanent sign. MO One-Call marked utilities. US Kustoms understands that in the event of the street being widened, US Kustoms will be responsible for the movement and replacement of the sign. Ray Brown is of the opinion that since the sign is being placed on the existing concrete pad that is already within the easement that there will be no problem until the city actively starts widening 20th Street. Chris Ellsworth saw the sign and the pad isn’t any bigger; and doesn’t believe it to be a problem at all. Val Carter Stated it would be about 14ft tall which is nowhere near the 45ft maximum allowed in the city and doesn’t see a problem with it. Motion made by Chris Ellsworth and 2nded by Tom Johnston to approve the setback variance with the understanding that in the letter that US Kustoms submitted to the P&Z; US Kustoms is responsible for removing the sign at US Kustoms expense in the event that 20th street is widened. Motion Passed unanimously.

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Public Comments: Chris Ellsworth mentioned to the public that they might drive through the Piper Glen development before the houses start going up. Chris Ellsworth also mentioned five were sold. Jane Baine said nine slabs were poured. Jane Baine and Rick Gamboa talked about the common Mail Box in front of the Piper Glen pond.

Jane Baine suggested finding out information on building a Bus Shelter for children in the Piper Glen subdivision because of inclement weather. Tom Johnson thought it would be a good idea. Chris Ellsworth said for safety reasons because there is no sidewalk to the school it seems likely that one would be built in the Piper Glen subdivision. Ray Brown mentioned also that some children would be bused to Joplin High. There was also discussion about were other bus stop in the area. Verna Gamboa said middle school children walk in the ditch along 20th street. Val Carter confirmed 3-4 children walk along 20th street two or three times a week. Verna Gamboa also stated that after contacting Joplin School Board about building a sidewalk for children of the middle school on 20th street. The Joplin School Board side they didn’t have enough money for a sidewalk to be built. Ray Brown suggested a Bus Shelter on the corner of Duquesne Road and E 23rd Street. Chris Ellsworth suggested the Bus Shelter be placed by the Pond and Mailbox in Piper Glen.

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Rick Gamboa pointed out that we don’t know who is responsible for upkeep of the pond. Chris Ellsworth said that after looking at the plot it is not on anybody’s property, and believes if it is sewer right of way it might be the cities responsibility.

Schedule Next Meeting Date and Time: Monday, November 6th at 7:00pm

Adjourn: Motion made by Chris Ellsworth and 2nded by Val Carter to adjourn 7:33pm.

Mayor Gary Heilbrun Rick Gamboa

4015 E 25th Street 4005 E 20th Street

Joplin, MO 64804 Joplin, MO 64804

Jane Baine Verna Gamboa

4250 E 13th Street 4005 E 20th Street

Joplin, MO 64801 Joplin, MO 64804