

City of Duquesne, Mo
Planning & Zoning Commission Meeting
August 1, 2019

Meeting called to order by President Ray Brown at 7:00 PM.

In attendance: Ray Brown (12.10.22), Tom Johnston (12.31.19), Gary Jackson (12.31.22), George Reeve (6.11.21), Chris Ellsworth (12.31.19), Rick Gamboa (12.31.22)

Absent: Steven Williams (12.12.22) unexcused

Motion to approve Amended Agenda (Added Lot line adjustment, Kelso 4512 E. 25th St. Lot consolidation, US Customs. Terrace Green preliminary site plan review.)
Johnston/Reeve Vote 6-0.

Approve July minutes. Reeve/Johnston. Vote 6-0.

7:02 PM Public hearing. 2671 S Kenser from R-1 to M-1. Dr. Mickie Shank spoke on the behest of the Houck trust. Lydia Beaver asked if the change would affect the future use of the property as she lives near it. It was noted that the property already had commercial building on it and M-1 would allow for manufacturing to occur which had been the case in past years. Public hearing closed at 7:11 PM
Motion to approve and send to the B of A. Reeve/Jackson Vote 6-0.

7:14 PM Public Hearing. 5065 E. 27th St from R-1 to M-1. Dr. Shank said she was unaware of the second request. Chevelle said she received two applications.
7:15 PM hearing closed. Motion to approve and send to B of A. Johnston/Reeve. Vote 6-0.

Motion to approve July 1 draft minutes. Reeve/Johnston. Vote 6-0.

Lot line adjustment: Kelso 4512 E 26th St. Terri Kelso spoke indicated that the desire was to add area to one property in order to sell it. Reeve indicated that both properties meet lot requirements. Motion to approve and send to City Clerk.
Reeve/Ellsworth. Vote 6-0.

Lot consolidation: US Customs. Tracy Parrotte spoke indicated the desire to combine all three pieces of his property in order to join two buildings together.
Motion to approve. Reeve/Ellsworth. Vote 6-0.

Terrace Green preliminary site plan review. Ellsworth stated that this was a revision of the approved plan and only difference was the orientation of the two buildings.
Motion to approve pending approval of the city engineer. Reeve/Ellsworth. Vote 6-0.

Approve Application to P&Z for Rebecca White. Motion to approve Reeve/Johnston. Vote 6-0.

Public Comments:

Mayor Gary Heilbrun spoke on a future issue that will be presented to the members asking their input in developing an ordinance to define the term "family". Public recommendations are encouraged.

Dr. Shank spoke regarding the July minutes and what she felt was a mis-characterization of facts concerning her request for a Special Meeting. She asked if the minutes could be amended to explain the facts that she felt were reported inaccurately. Those were: 1. She was not requested to be in attendance. Gamboa asked if when she filled out the application it did not state that the applicant had to be present at the hearing. Upon looking at the application it does not make that statement. The B of A voted to add that stipulation some time ago. Gamboa said this was an error on the part of the City and apologized for the oversight. 2. She did not request the change at the first part of the year as the board offered. The representative of the trust at that time was a distant cousin. 3. She states that the minutes state that they are operating the business with no license and she says there is no business operating on this parcel. Chevelle mentioned that the second piece of property requested does have a business operating without a license. Dr. Shank responded that it was leased and she has no control over it. 4. Shank stated that she felt that the property was improperly recorded at some point as R-1 when the building has always been commercial. She stated that the building was over 30 years old. Gamboa reminded everyone that 30 years ago, there was no city, only a village and no zoning restrictions. He mentioned that all property would have been residential and only could be changed to C-1 or M-1 by ordinance after the City was incorporated. Shank mentioned that she was told the zoning for the city was done or re done in 2008 and believes this property was improperly designated at that time. Shank also mentioned that she volunteered her time to come in and try to research this issue and find out if a mistake was made. Gamboa stated that although past minutes could not be amended, all her concerns would be recorded in tonight's minutes.

Next Meeting is scheduled for 9.5.2019 at 7 PM

Motion to adjourn 8:03 Reeve/Jackson vote 6-0

Speakers: Tracey Parrotte 3730 E. 20th, Joplin Mo.64801, Dr. Mickie Shank 3823 E 20th Joplin Mo. 64801, Lydia Beaver 4930 E 27th, Joplin Mo. 64801, Terri Kelso 4512 E. 26th St. Joplin, Mo, Gary Heilbrun, 4015 E 25th Joplin, Mo, Chevelle Kidd Lawvere, 616 Locust, Carl Junction, Mo.64834

Minutes by Rick Gamboa