

City of Duquesne, Mo  
Planning & Zoning Commission (Final)

Feb 7<sup>th</sup>, 2022

In Attendance: Tom Johnston (12.31.2023), Kerry Divine (4.12.2024), Rick Gamboa (4.14.2024), Ray Brown (12.10.2022), Denny White (9.13.20.25), Gary Jackson (12.31.2022), Chris Ellsworth (1.31.2023), Sherry Lawrence (12.13.2025)  
Donny Allen (10.14.2023)- Excused

**Call to order:** 6:01 PM by President Ray Brown

**Approve Agenda:** Tom Johnston/ Denny White 8/0

**Approve January Minutes:** Chris Ellsworth/Denny White 8/0

**Preliminary Site Plan Review-Piper Glen:** Gamboa 1. questioned if the legend showing various items were items that were in the drawing or what may be in the drawing now or in the future. Schuber- Mitchell and Anderson Engineering responded that some items would be in the final drawing and construction plans as they must wait for position permission from the Post office and other utilities. 2. Does the sidewalk go around the entire road as pictured? Answer was that the builder will follow whatever the city code states. 3. Has the Duquesne City engineer approved this proposal? Answer was no, He would look and approve the final proposal and construction plans that would be presented to the P&Z in the next step. P&Z will have an opportunity to review the City Engineers opinion before it is presented to the B of A. 4. How do the people in this development with children get to the school? Answer was that Schuber has made a sidewalk to the school on all the property that they own but there is one lot that they do not own. They plan on making a sidewalk between (not shown) between lot 9 and 10 to connect to the sidewalk to the school on Mia Faith. 5 How are you addressing drainage issues? Answer was that the contractor is installing a drainage pipe to the retention pond. In addition, they have recertified the retention pond and filed the form with the city and have done some cleanout and corrected deficiencies found and will re certify it again and correct any problems prior to turning the pond over to the HOA after all construction is complete.

Devine asked of any residents had experienced any issue. No response noted.

Sherry Lawrence asked what is going on with the empty lot 138 next to her on 137. Answer was that after construction is complete with a sidewalk to Mia Faith, the lot will be released for sale.

Devine asked about the sidewalks and building shown. Answer was that they were existing. The large house will remain with a modified sidewalk and the other small structures will be demolished.

Gary Heilbrun expressed concern that the code 420 should strictly followed. He believes that the code is not being followed.

Devine asked if this proposal was available 21 days prior to the meeting per code. Answer was that this was submitted to the City in January. Devine said as of Friday she could not find a readable copy of this item.

Devine felt that the P & Z does not get information in enough time prior to the meeting. Gamboa asked if the engineers review 420. Answer was that the surveyor did.

City did not ask for \$2000.00 deposit for engineering fees as requested in the code for a preliminary site plan review.

Gamboa asked if anybody knew of anything on the site plan review that conflicted with 420? No complaints were heard

Sherry Lawrence asked if there would be any changes in the final presentation. Answer was that they would add a sidewalk and place specific items like the mailbox etc. when positions were approved by the different services.

Motion to forward the preliminary plan to the B of A with the addition of the sidewalk. Denny White/Tom Johnston; Yes: Johnston-Gamboa-Brown-White-Jackson-Ellsworth-Lawrence, No:Divine.

**Public Comments:** Bill Sherman explained the reason for not asking for the \$2000 fee was that no review or expense would be incurred with this preliminary review. Sherry Lawrence felt that we need information sooner than we are getting it. She was not aware that we were discussing 420 tonight and did not see the agenda. Gamboa asked if she got the packet for the meeting from the email. Sherry said no. Gamboa apologized and said that the email issue is still a problem because most of the members got an email that showed the agenda and the proposal. This should allow the members to look up in the code (available on the web site) for any agenda item that would be discussed. He also felt that getting the information on Friday before a Monday meeting makes it hard for the members to study. As he stated on other issues in the past, he feels that all applications to be reviewed should be sent out to all members as they are applied for and not wait to add to the packet only. He understands that the city must wait till Friday to send the final packet as changes are often made to the agenda but there should be no reason that applications or issues to be ruled on could not be sent out if they are received earlier than Friday.

Gary Heilbrun said that there were things in 320(420?) that deal with preliminary plat requirements that were not followed. These things should have been included in the packet.

Steve Bearden asked about water running through his property. Second question was weed control behind his fence. Tom Johnston asked for an address so he could go look at the property. Gamboa said the other side will be a homeowner and so this will be corrected at some point. Schuber Mitchell indicated that will clear this property. They also they now have acquired a drain easement with the purchase of the new property will alleviate the drainage issue. Sherry Lawrence asked about fencing on the back of her property.

Sara Ellsworth wants to understand that the city has had not expenses at present. Gamboa said that he agrees with her but that if the code says we should have collected \$2000 with this application, it is not the contractor's fault, but rather the cities' fault for not collecting it. It was stated that we have an application and that there is a space for the \$2000 fee on the application.

Kerry Divine reminded that we are supposed to have an engineer's reviews for the preliminary plat. Ellsworth said the engineers do not look at the preliminary plat. It is not a legal document. Divine said the code should be corrected.

Lawrence asked when this would start. Answer was if all was approved, the project would start in 6-8 months.

**Speakers:** Steve Bearden, 2121 Addis Peace-Gary Heilbrun, 4025 E 20<sup>th</sup>-Steve Soldoman, 2251 Mia Faith Place-Logan Ellis, 3701 Ferguson Road-Jacob Lett, 718 Oakridge Neosho-Bill Sherman, 825 South Duquesne Rd-Joshua Oathout, 224 Sunset Loop Carl Junction-Art Elivo, 1835 West 12<sup>th</sup> Webb City, Sara Ellsworth 1004 South Duquesne

**Schedule next meeting:** March 7<sup>th</sup>, 6PM

**Meeting Adjourned:** 7:00 PM

Submitted by: Rick Gamboa