

City of Duquesne, MO
Planning & Zoning Commission
Meeting Minutes (APPROVED)
May 1st, 2017; 7:00 P.M.

Meeting called to order at 07:00 P.M. by President Ray Brown

In Attendance:

Ray Brown, President (2018)
Chris Ellsworth, Board of Aldermen Representative (2018)
Mickey Sherman (2019)
Gary Jackson (2017)
Tom Johnston (2019)
Steven Williams, Secretary (2018)

Absent:

Val Carter, Vice President (2017) – Unexcused

Approve Agenda:

Tom Johnston requested to add fire hydrants to the agenda after public comments.

A motion was made by Tom Johnston and seconded by Gary Jackson.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None

The motion passed.

Public Hearing (Rezoning Application from R2 to R1 for 3548 E. 13th St):

Public Hearing was called to order at 7:03 PM

President Ray Brown inquired if the lot would support a conventional type house. Mayor Gary Heilbrun stated the lot will now support a conventional type house after the lot lines were moved last month.

John Johnson (1401 Johnson Ct.): Inquired how the building was build, if it was built on site or hauled in by truck. Mayor Gary Heilbrun stated that the building was hauled in by truck and placed on a foundation that was built with a permit from the city.

Public Hearing was closed at 7:06 PM

Chris Ellsworth made a motion to accept the Rezoning application and seconded by Mickey Sherman

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None

The motion passed.

Approve April Meeting Minutes:

A motion was made by Tom Johnston to accept the April Meeting Minutes as presented and seconded by Chris Ellsworth.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None

The motion passed.

Public Comments:

Rick Gamboa (4005 E. 20th St.) – Inquired with Gary Heilbrun and Gary Ellsworth what keeps residence from filling their yards full of storage buildings. Chris Ellsworth stated that at some point the resident would exceed the square footage of the residential structure which would violate city code. Chris stated that city code says the sum of your unlivable space cannot exceed the sum of your living space.

John Johnson (1401 Johnson Ct.) - No signage on Johnson Ct. that says “Dead End” or signage at Johnson Dr. and Van Winkle for the street names. Mr. Johnson inquired if he would need to return to the Board of Aldermen meeting to discuss this further Mayor Gary Heilbrun stated that it would not hurt to return to the Board of Aldermen meeting so they can be made aware as well for when the city orders signs.

David Steele (3201 E. 13th St.) – Stated that he has had to continually contact Missouri Gas Energy in regarding damages to his drainage ditch and yard from natural gas line work. Mr. Steele stated that he made contact with a representative of MGE and that he was told they will get a supervisor to come out and take care of it.

No other public comments.

Recommendation for 2nd quarter fire hydrant purchase location:

Tom Johnston gave an update to the commission and stated that the council had approved for 2 hydrants to be purchased in the 2017 fiscal year for a total under \$4,000.00 for the two. The first hydrant was recommended to be placed at E 7th St and S. Duquesne Rd. on the Northeast side of the intersection, this hydrant came in at a total of just over \$2,000.00 which was expected. The second hydrant was recommended to be placed at E. 14th Pl. and S. Duquesne Rd. on the Northeast corner. Mr. Johnston also recommended the next two hydrants that are scheduled for the 2018 fiscal year would be placed at S. Rex Ave. and E. 13th St. and Nola Dr. and Ryan Rd.

Tom Johnston made a recommendation that the council place a new hydrant at E. 14th Pl. and S. Duquesne Rd. on the Northeast corner and was seconded by Gary Jackson.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None

The motion passed.

Mickey Sherman stated that she would like to make a recommendation that the city council send letters to residents to remind them that it they're responsible for cleaning out their ditches so the drains can drain. With all the rain that we have received in the month of April the roads had started to flood during heavy rain fall due to ditches not being properly cleaned out so they can drain freely and keep water off the roadways and out of other neighbor's yards. Mrs. Sherman also inquired if some kind of a fine table needed to be discussed for residents that did not clean out their ditches. Chris Ellsworth stated that this would be handled as a nuisance yard violation.

Mickey Sherman made a motion to recommend the council to send letters out to residents reminding them to clean out their ditches and was seconded by Chris Ellsworth.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None
The motion passed.

Chris Ellsworth stated that all the application for Planning & Zoning, Fair Housing, park committee, Building and Rezoning permits, Ect. are now on the website for use by anyone interested in becoming a member.

Schedule Next Meeting Date and Time:
June 5th, 2017 at 7:00 PM

Adjourn:

Tom Johnston made a motion that the commission adjourn and seconded by Gary Jackson.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Williams **Nays:** None
The motion passed.

The meeting adjourned at 7:47 PM