

## City of Duquesne, MO | Planning & Zoning Commission Meeting (Draft) | October, 2018 7PM

**Call To Order:** Meeting called to order by President Ray Brown at 7:03 PM. He then proceeded to read the following statement:

- The P&Z Agenda was posted on the window at 3:30 pm Friday afternoon, September 28th for the Monday, October 1st meeting. On Saturday evening, September 29th, an employee came into the office to change out the sign out front to take down about the Special Meeting and put up about the Court for October. At that time she was unaware that the agendas had been swapped out so took the agenda down off the window. We received a call Monday, October 1st at 9:58 am from Barbara Welch inquiring about the agenda not being posted on the window. At the time a new agenda was posted on the window for the meeting at 7 pm on October 1st. The Agenda was posted on our website on Friday the 28th.

**In attendance:** Ray Brown (Dec 2018), Chris Ellsworth (Dec 2018), Rick Gamboa (Dec 2022), Gary Jackson (Dec 2022), Kenan Klein (Dec 2021), George Reeve (June 11, 2021)

**Absent:** Val Carter (Dec 2021) unexcused, Tom Johnson (Dec 2019)

**Agenda:** Motion to approve agenda, Reeve/Gamboa 6-0

**Approve September Meeting Minutes:** Motion to approve September 6, 2018 minutes as amended, Reeve/Jackson 6-0

### Public Hearing:

- **Preliminary Site Plan Review for 2424 S Duquesne Rd, Jasper Products**
  - John Bolte (Small Arrow Engineering) is the engineer assigned to the project for Jasper Products. He walked through their preliminary site plan. Jasper Products would like to add a parking lot for employees, semi-trucks, and trailers. Currently they are entering off of Davis Blvd. This parking lot plan is organized for smoother traffic flow and safety of employees. Reeve asked if most of the employee parking would be on the East side of the lot. Bolte said it would be on the southwest side of the lot, directly on the North side of the plant. All trucks are strictly coming and going from 32nd and Davis. This project isn't increasing trucks to the facility, it's organizing existing ones better to where they belong. Randy Skiendziel, Jasper Products is doing their very best to restructure the plant for their production levels. Ellsworth asked if truck traffic on this lot would be 24/7. Skiendziel said that they are a 24/7 plant. Ellsworth inquired about lighting and sounds from trucks. Bolte replied that the parking lot is an inverted crown design to reduce lighting and sounds from trucks. There is an elevation difference from where the proposed parking lot would be to Duquesne Road (Duquesne Road is uphill). Mayor Gary Heilbrun reminded the planning and zoning board that this is just a preliminary report and that the rezoning application would be reviewed next month. Barbara Welch said that they should make sure to include road names on the report to the council.

### Public Comments:

- Barbara asked Skiendziel how much a trailer weighed. Skiendziel said they weighed 20,000 lbs empty. All their trucks are dry boxed or refrigerated trailers, not flatbeds. Ellsworth asked if Skiendziel knew that Joplin planned to put an overpass on Davis Blvd at some point in the future.

- Gary Reed asked Ellsworth to elaborate on the overpass on 32nd.

**Next meeting is set for 11.05.2018**

**Motion to adjourn:** 7:48pm. Reeve/Gamboa Vote: Yes 6-0.

Speakers: John Bolte, 216 S Main, Joplin, MO 64801  
Randy Skiendziel, 2526 Annie Baxter Ave, Joplin, MO 64804  
Barbara Welch, 1595 Kimberlee Lane, Joplin, MO 64801  
Gary Reed, 2525 S Duquesne Rd, Joplin, MO 64804

Submitted by Kenan Klein