

## City of Duquesne, MO | Planning & Zoning Commission Meeting (Draft) | November 5, 2018 7PM

**Call To Order:** Meeting called to order by President Ray Brown at 7:00 PM.

**In attendance:** Ray Brown (Dec 2018), Chris Ellsworth (Dec 2018), Rick Gamboa (Dec 2022), Gary Jackson (Dec 2022), Tom Johnston (Dec 2019), Kenan Klein (Dec 2021) George Reeve (June 2011) *\*walked in after agenda was approved*

**Absent:** Val Carter (Dec 2021) unexcused

**Agenda:** Motion to approve agenda as amended Johnson/Gamboa 6-0

### Public Hearing:

- **Proposed Ordinance amending Title IV: Land Use, Chapter 404: Zoning Regulations, by adding New Section 404.087: Renewable Energy Systems (7:03 pm)**

Gary Heilbrun noted we are adding this because we currently do not have ordinances pertaining to renewable energy systems. Rick Gamboa asked if we looked at other cities to gain an understanding on what to include in the ordinance. The city looked at other cities who have ordinances on renewable energy systems as a guide.

Hearing closed at 7:07 pm

- **Rezoning Application: 3220 E 13th St from R-1 to C-1 (7:08 pm)**

Rex Robertson (pastor for the church that owns the property) says the church needs to sell the property because the church bought a new piece of property. Michael Brockett (buyer) would like to turn the property into offices for the church building next door. The plan is to turn the current church into a training center for weight loss. Gamboa asked occupancy size. Brockett said up to 20. The plan is to asphalt the parking lot for the occupancy. Mira Pickering (neighbor to the property) asked how many days they would be open. Brockett responded that it would be open up to five days a week. Mira likes Brockett's plan but is concerned about what could happen in the future if the property was ever sold again, and what would come in next door to them. Jean Davis (neighbor of property) would like it to be zoned differently. Ellsworth noted that C-1 is not retail, C-2 is retail.

Hearing Closed at 7:20 pm

- **Rezoning Application: Generally known as 2424 S Duquesne from C-2 to M-1 (7:20 pm)**

Bolte (Arrow Engineering) said on behalf of the property owners, that Jasper Products would like to split the current lot, and only rezone the piece of land on the back side of their property. They are proposing a lot split, and a rezone for the back five acres and leaving the front acre as is. Only light-duty vehicles can use the access from Duquesne Rd. Bolte talked to Joplin about future of Davis Blvd and 32nd Street. Johnson asked what kind of trees would be used on the property. Bolte said it would be evergreens. They plan to put a new building in place of the current metal building on the property. Semi Trailers currently on 25th St will be put on the parking lot. Bolte noted that from Duquesne Rd to the proposed berm there is an incline of 4 ft. Then the property declines. Donna Crampton (neighbor) was concerned about the increase in traffic and parking on the front acre of the property. Bolte noted that there will be a chain length fence installed on the north side of the parking lot. Steven Cole is concerned about the added traffic to Duquesne Rd. Some of the employees have been using the property and exit to Duquesne Rd since Jasper Products purchased the property.

Hearing Close at 7:43 pm

**Approve October Meeting Minutes:** Motion to approve October 1, 2018 minutes. Reeve/Jackson 7-0

**Lot Split Application**

- **2525 S Duquesne Rd (Reed Property)**

Gary Reed (owner) plans to lot split and build a new home on the back lot and demo the front lot. Reeve asked where the driveway would be. Reed said it would be on the north side of the property. Reed will live in the new home.

Motion to send to the council for approval of lot split request. Reeve/Ellsworth 7-0

- **2424 S Duquesne Rd (Jasper Products)**

Motion to send to the council for approval of lot split request. Reeve/Ellsworth 7-0

**Proposed Ordinance amending Title IV: Land Use, Chapter 404: Zoning Regulations, by adding New Section 404.087: Renewable Energy Systems**

Reeve questioned the need for barriers or co

Motion to send to the council for approval of New Section 404.087 Gamboa/Ellsworth.

6 yay | Brown, Ellsworth, Gamboa, Jackson, Johnson, Klein // 1 nay | Reeve

**Rezoning Application: 3220 E 13th St from R-1 to C-1**

Motion to send to the council for approval of rezoning application. Reeve/Gamboa 7-0

**Rezoning Application: Generally known as 2424 S Duquesne from C-2 to M-1**

Motion to send to the council for approval of rezoning application. Reeve/Johnson 7-0

**Proposed P&Z Appointment: Steven Williams**

**Public Comments:**

- Rex Robertson thanked the P&Z for the meeting.

**Next meeting is set for 12.03.2018** (Reeve will not be here)

**Motion to adjourn:** 8:04 pm. Reeve/Ellsworth Vote: Yes 7-0.

**Speakers:**

- Mayor Gary Heilbrun | 4015 E 25th St, Joplin, MO 64804
- John Bolte | 216 S Main, Joplin, MO 64801
- Randy Skiendziel | 2526 Annie Baxter Ave, Joplin, MO 64804
- Rex Robertson | 2809 E Wickersham Rd, Joplin, MO 64801
- Michael Brockett | 3402 Sunset Dr, Joplin, MO 64804
- Mira Pickering | 3224 13th St, Joplin, MO 64801
- Jean Davis | 3204 E 13th St, Joplin, MO 64801
- Donna Crampton | 2415 Duquesne Rd, MO 64804
- Steven Cole | 4010 E 24th, Joplin, MO 64804
- Courtney | 2610 S Duquesne Rd, Joplin, MO 64804
- Gary Reed | 2525 S Duquesne Rd, Joplin, MO 64804

Submitted by Kenan Klein