**City of Duquesne, MO**

**Planning & Zoning Commission Meeting Minutes (DRAFT)**

November 6th, 2017; 7:00 P.M. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

In Attendance: Ray Brown, President (2018)

Val Carter, Vice President (2017)

Gary Jackson (2017)

Tom Johnston (2019)

Chris Ellsworth, Board of Aldermen Representative (2018)

Mickey Sherman (2019)

Absent: Steven Williams, Secretary (2018) excused

Agenda Approval: Ray Brown pointed out due to lack of communication between himself and City Clerk Brandi Miller; the P&Z Agenda was not posted by Friday November 3rd, 2017 at 7:00. (The agenda was in fact posted at 9:20am 11/4/17.) The decision was made to continue with the P&Z meeting as scheduled because the meeting and public hearing were advertised in the paper more than two weeks in advance of this meeting on 10/20/17. Motion made by Chris Ellsworth and 2nded by Val Carter to approve agenda. Motion passed unanimously.

Public Hearing: Started at 7:04pm. Rezoning Application for 2424 S Duquesne Road to go from R-1 to C-2. Approximately 6.1 acres with easements for streets on western and southern edge of the property. The applicant Janet Stem is trying to sell the property, and because the future city plan for Duquesne Road is to become Commercial she would like to rezone as such.

Joyce May does not believe the Duquesne Road cannot handle more commercial traffic. She also believes that with bicycle and foot traffic along with the new Piper Glen traffic, new commercial traffic would cause accidents.

Judy Black wants to know what the plan for traffic control is for when commercial property become more prevalent on Duquesne Road. She wants to know what type of business can go into C-2 property. Chris Ellsworth gave examples of Fastnell and Culligan’s on E 20th Street. She wanted to know if it would affect the residential taxes in the area. Chris Ellsworth told her that residents would have to rezone their property to commercial in order to change their taxes. She is against commercial development. She believes more commercial traffic would destroy the roads.

Donna Crampton is against the commercial rezoning because of traffic congestion. She is also worried about home devaluation, possible crime increase, and noise pollution.

Mary Lou Messner is concerned that commercial development would devalue the surrounding residential properties. She asked if the city is going to rezone all the properties along Duquesne Road commercial. Val Carter stated that the city cannot arbitrarily rezone a residential property to commercial without the property owner’s consent. Ray Brown and Tom Johnston stated that the long term plan for Duquesne Road and E 20th Street is to expand it to five lanes.

Thad Torix is a real estate agent representing Janet Stem. He is also a part time Police Officer of Duquesne. His client Janet does not want to see the property devoped into anything that be seen as detriment to the surrounding area. They are not under contract with anyone to purchase the property. Val Carter asked to verify that the building currently on the property is a residential home or not. Thad Torix said it is a two bay metal garage in great disrepair.

Tom Johnston let the public know that a new owner has the opportunity to rezone it back to residential if they so chose. Public comments were closed at 7:35 pm.

Tom Johnston expressed great displeasure with the thought of Duquesne Road becoming commercial. Seeing as how the long term goal for the city is to be commercial and that he believes the property owner has the right to decide what they believe would be in the best interest of the land, he will be voting to rezone the property to C-2.

Val Carter would be voting to rezone it commercial because as he understands it; the city is only funded through commercial taxes and there just isn’t enough commercial property in the city for the city to stay afloat. He is afraid that without more taxes Joplin will take over the city of Duquesne and does not wish to see that happen.

Mickey Sherman acknowledges that nobody likes change, but doesn’t believe we have the right to stop someone from doing what they want with their property.

Chris Ellsworth lives on Duquesne Road and will lose his house if the road expands to 5 lanes because that would put the porch 10 feet from the road. Chris doesn’t think we can stand in the way of progress and in this case the city has a public published city plan to become commercial. Chris agrees with Val that if things don’t change the City of Duquesne will be absorbed by Joplin.

Val Carter also pointed out that we do have a city councilman on the P&Z and that he can bring the people’s concerns about traffic to the City council.

Motion made by Mickey Sherman and 2nded by Val Carter to approve rezoning 2424 S Duquesne Road from R-1 to C-2. Motion passed unanimously.

Approve October Meeting Minutes: Motion made by Chris Ellsworth and 2nded by Gary Jackson to approve October meeting minutes. Motion passed unanimously.

Discuss Memorial Park: Tom Johnston wanted to know where we are on funds for the park. Chris Ellsworth stated that the last he heard was that the city was still trying to secure funding. Mickey Sherman asked if it was legal for the P&Z to do anything to help with funding for the park. Chris Ellsworth stated that the P&Z couldn’t do anything; but the members of the P&Z as citizens could help Barbara Welch, the Chair of the park committee, with fundraising events. Not wanting to discourage anyone from helping, Chris Ellsworth mentioned that the park will be in access of one million dollars. Tom Johnston asked about possible grants or a bond issue. Chris Ellsworth said the city would not go into further debt for a park. Chris Ellsworth said that Barbara Welch was looking grants or an underwriter. The city has a restricted account specifically for the park. Any fundraising event would need to specifically designated for park funding and accounted for as park funding. There is only a couple hundred dollars in the park fund.

Public Comments: No public comments.

Schedule Next Meeting Date and Time: Monday, December 4th at 7:00pm.

P&Z Member Reappointments: Gary Jackson’s and Val Carter’s commission expire December 31st, 2017. Gary Jackson and Val Carter agreed to have the city council reappoint them on November 13th for another three years until 2020. Steven Williams is still interested in being a member of the P&Z, and we will still continue to excuse his absence until his work schedule becomes more concrete.

Adjourn: Motion made by Chris Ellsworth and 2nded by Tom Johnston to adjourn at 7:59pm.

Janet Stem Joyce May

1616 S. Hardwood Lane 2510 Duquesne Road

Joplin, MO 64801 Joplin, MO 64804

Judy Black Donna Crampton

2425 Duquesne Road 2415 Duquesne Road

Joplin, MO 64804 Joplin, MO 64804

Mary Lou Messner Thad Torix

2625 Duquesne Road 4402 W 27th Street

Joplin, MO 64804 Joplin, MO 64804