

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

December 6, 2021

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

Approve Agenda: Johnston/Divine 6-0

Approve October Minutes: Allen/Divine 6-0

Public Hearing: Rezoning 4404 E. 20th, R1 to R4. Opened at 6:03 PM

Speaking in favor: Art Elivo 1835 W 12th Webb City, Terry Mitchell 303 Sunnybrook Dr. Carl Junction, Logan Ellis 3701 Ferguson RD Joplin, Debbie Brill 4301 E 20th, Joshua Oathout 1114 Sunset Loop, Sherry Lawrence 2120 Mia Faith, Dennis Norris 2151 Mia Faith, Oscar Sarceno 2030 Mia Faith. Jacob Lett 718 Oakridge Dr. Neosho.

Pros stated:

1. Applicant will build the same size and style homes that already exist on three sides.
2. More homes will help lower association fees.
3. This is only an application to re-zone.
4. All future structures will have to approved by the P & Z and forwarded to the B of A and City Engineer for final approval.
5. All drainage, and other infrastructure will have to be approved by the P&Z and forward to the B of A and City Engineer for final approval.
6. Plans are for 12 single family homes with one cul de sac. (tentative)
7. Street will exit on 20th St.
8. All original contracts explain the HOA and retention pond responsibility. Schuber Mitchell rep will provide a copy of the contract to the City Clerk who will email it to each P & Z member.

Speaking against: Ernie Trembly 2011 Addis Peace Lane, Josh Dickie 2140 Mia Faith, Lisa Daugherty 2151 Clark Ct.

Negatives stated:

1. Will cause increased traffic issues.
2. Increased flooding.
3. Increased burden on the school.
4. Decreased Police patrol ability.
5. The city did not have notify all residents in the boundary limit of 185 feet.
6. The city did not post the notice in the Joplin Globe but used a smaller circulation paper.

7. Believes the vote should be tabled until a full drawing of all homes is provided.
8. Not told in original contract about retention pond responsibility.
9. Schuber Mitchell presented a brochure in the sales presentation to several buyers that showed a landscaped retention pond and concrete walking trail with fence.
10. Fire department may not be adequate when adding new homes.

Speaking for information purposes:

Bill Sherman 825 S Duquesne Rd

(Thanking everyone for attending and inviting all to attend city meetings to give input).

Chevelle Lawver 616 Locust Carl Junction.

1. Stated that the retention pond procedure with HOA rules were in each contract deed.
2. The city cannot by rule do anything in the retention pond as it is privately owned.
3. The Lot split at 3108 Hervey Lane on the agenda does not follow Lot split rules.
4. The retention pond walking trail and fence were not in the plans presented to the B of A.
5. The HOA should regulate fees to properly maintain the retention pond.

Sara Ellsworth 1004 S Duquesne Rd (Has had discussion with the school and was told that the school was planned with the future population in mind)

Melody Cundiff stated that the Notice of public hearing was sent to the required distance of 185 feet according to Beacon. No notices were returned.

Public Meeting closed at 7:22pm.

Question called by Tom Johnston. Approved 5-1 (dissent Kerry Divine) to send to council.

Lot Split: 3108 Hervey Lane-Tract 1 & 2

Motion tabled (Divine/Johnston 5-0) as the application will need to be redone to conform to lot split rules. Some members did not receive the application prior to the meeting to review.

Public Comments: None

Schedule next meeting: 1.3.2022 at 6PM

Meeting Adjourned: 7:34 PM White/Allen 6-0

Submitted by: Rick Gamboa