City of Duquesne, Mo

Planning & Zoning Commission Meeting Regular (FINAL) 10.3.2022

10.3. 2022

In Attendance: Kerry Divine (4.12.2024), Rick Gamboa (4.14.2024), Ray Brown (12.10.2022), Denny White (9.13.20.25), Gary Jackson (12.31.2022), Chris Ellsworth (1.31.2023), Sherry Lawrence (12.13.2025), Tom Johnston (12.31.2023) ABSENT

Also, present City Attorney Talley

**Call to order**: 7:02 PM by Brown

**Approve Agenda:** Ellsworth/White 7-0

**Approve Amended Minutes** September 8th, 2022, White/Lawrence 5-0, Ellsworth and Lawrence abstained

**Property easements on Nola and Katherine**

Jacob Lett was not yet present but on the way. Ellsworth asked if the city clerk had anything to report. Melody said the mayor handled it all but did include a recommendation letter in our packets. Talley offered some background as he was involved. He stated that there are two utility easements and one sanitary sewer easement. All parties involved are in favor. The question is if the City should accept the easements. The P&Z should review and make recommendation to the board since this is property offered to the city. This sanitary sewer easement is part of a previous issue with a private sewer line. The previous line was hooked to private sewer lines which the city allowed to hook to our line with a prohibition on any future hook ups. Schuber Mitchell is proposing by this easement an upgrade of this system which will benefit the city at their cost.

Gamboa asked if we can hear this request without the requesting party being present. Talley said that the presence is required for re zoning requests and not easement requests and refers to public hearings. Kerry Divine asked what the difference is between option 1 and option 2. Gamboa thought that would be a question for Schuber Mitchell. None of the council had those papers in their packets.

Ellsworth went by the site and could answer any questions. It is staked out. He fells it makes a bad situation better.

Jacob Lett (Schuber Mitchell) arrived to answer questions. Divine asked what the white pipes sticking up in the adjoining properties were for. Jacob said they are sewer risers for property they do not own. Jackson asked how much of this project is complete. Answer was about 80%. Talley asked if any additional properties that would ask to hook on would be subject to the city’s regulations and any fees. Answer was Yes.

Divine asked if Schuber Mitchell would add to the lot size if it was too small. Answer was that the lot is the correct size, and the building permit was issued by the city. Divine said it was zone R-3 and thus too small for additional buildings.

Gamboa made a motion to recommend approval to the Board of all three of these easements with the approval of the mayor and our engineers. Second White 7-0.

**New Business:** None

**Public Comments:** Gary Heilbrun mentioned that he looked at the work being done there are three manholes. They are installing 8-inch pipe instead of 6-inch. Said it looks good.

**Other Business deemed necessary:** Gamboa asked if any decision had been made on if a below ground structure (IE tornado shelter) was subject to the same constraints as an above ground structure. Melody said the mayor was working on that.

**Schedule next meeting:** November 7th, 2022, 7 PM

**Meeting Adjourned:** 7:45 pm White/Jackson 7-0

Submitted by: Rick Gamboa

Speakers: Gary Heilbrun 4015 East 20th Joplin, Jacob Lett 718 Oakridge Drive Neosho