City of Duquesne, Mo

Planning & Zoning Commission Regular Meeting Minutes FINAL

**12.5.2022**

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

Also in attendance was City Attorney Talley

**Call to Order:** 7:02 PM by Chairman Brown

**Approve Amended Agenda:** Gamboa/Lawrence 7/0

**Approve Minutes Dated:** 10.3.2022 Johnston/Divine 7/0

**Public Hearing**: 1808 S Duquesne: Postponed

**Speaker**: Trevor Frerer 3302 E. 13th St. Spoke on 10th and Duquesne. Current code only allows him to build 4 residential houses on his lot. He asked if we would consider 65-foot widths. Talley confirmed that the P&Z only can follow code. Any lot width change would have to be a code change by the Board of Alderman. The mayor said if it were re zoned to R 4, smaller lots could be used but the development may have to be owned by the builder. Lawrence said if we grant concessions now, we will be asked to do so in the future.

**Speaker:** Jacob Lett 3331 North Range line with Schuber Mitchell home. Spoke in favor of the city changing the lot sizes to 65-foot width so they can build more affordable housing. He said Joplin and other communities have made these changes. He said this would have more affordable housing and help the city grow. Lawrence asked if they had not done research on this property when they bought it. The code would have told them what size lots were required. Response was that prices have gone up since the purchase. Divine asked if he knew it was zoned R3. Response was yes.

**Speaker:** Art Elivo 3331 N. Rangeline Road with Schuber Michell. Spoke as a former resident and spoke in favor of the city reconsidering the 65-foot width. He said maybe we could have different zoning districts with different frontage requirements. Tally said the city would have hire additional council to construct such districts which would be very expensive, and the city has not shown interest in these expenses.

Divine asked Heilbrun if any study was done. He said there were a couple of hundred 90-foot lots that were identified and that during the hearings on the issue, the overwhelming response was that the smallest lot size should be 90 foot in width. Gamboa said he would be willing to listen to any proposal but at this point we do not even have a current P&Z map and he would not consider anything to change the code until we get one.

Lett said we should look at Joplin or Carl Junction progressive codes if we want the city to grow. Talley said: “The City of Duquesne has specifically chosen not to follow Joplin in that respect and some would say that is what Duquesne is all about”.

**New Business:** Gamboa asked that items like the agenda, prior minutes and other pertinent information be emailed in advance in the future. He noted that several minutes/agendas from prior meeting missing on the web site.

Devine asked if the re zoning for 1808 had to start over from scratch. Answer was yes.

Ellsworth mentioned that Brown and Jacksons terms expire this month and asked if they would serve. Brown agreed and Jackson said he would give it some thought.

Divine said dirt was done at 19th and Katherine on an empty lot. Permit was allowed, no utility inspection was done. Now they are adding elevation. Mayor says he does not have a permit. He is unable to contact him today. She is not able to get information from the clerk at present. The water company is also expanding their parking lot. The mayor says the water company has their permits. The mayor is monitoring all these projects

**Public Comments:** Sara Ellsworth 1004 S Duquesne. She felt that originally a large group of people wanted lots no smaller than 90 feet and now it’s a matter of if Duquesne should grow or stay the way it is. She does not have a problem with smaller houses across the street.

**Schedule next meeting:** January 2nd, 7 pm

**Meeting Adjourned:** Jackson/Devine 7-0 8:15pm

Submitted by: Rick Gamboa