

City of Duquesne, MO

Planning & Zoning Commission Regular Meeting DRAFT

8/7/2023

In attendance:

Kerry Divine (April 2021-2024); Gary Jackson (Dec 2022-2026); Sherry Lawrence Vice-Chair (Dec 2021-2025); Ray Brown – Chair (Dec 2022-2026); Denny White (Sept 2021-2025); Courtney Denney (Jan 2023-2027); MAYOR Bill Sherman, also in attendance City Attorney Mike Talley. Tom Johnston (Dec 2019-2023) Rick Gamboa – Secretary (April 2021-2024) Absent

Call to Order: 7:02 pm Chairman Brown

Approve Agenda: Johnston/Denney 8-0

****Motion was made to amend the Agenda to add the Special Meeting Minutes dated 7/10/2023

Johnston/Denney 8-0

Approve minutes dated 7/6/2023 Johnston/Denney 8-0

Public Hearing: 7:13 pm

--Rezoning application Kirit Gandhi, 25 Quail Ridge Drive, Joplin, MO 64804 for 3931 E 7th Street from C-1 to C-2. Mayor Sherman said the City takes the blame for this error. The property was out of use more than six (6) months. Pros: Gary Heilbrun in favor Cons: None This recommendation for the change will go to Council. Divine/Denney 8-0

--Update the Ordinance to correct Short-term Rental Code noise reference. The reference was to Joplin, not to Duquesne. Ordinance needs to be changed. It was a scribe error. Heilbrun asked if there were any handouts to look at and they were not available. This recommendation for change was affirmed. Denney/Johnston 8-0

Public hearing closed at 7:20 pm

New Business:

--Jake Moore, 2012 Highlander, Joplin, MO 64804 – To discuss plans at 10th & Duquesne road on the SE corner. This is one large (1.5 acre) lot that he is wanting to put five (5) one bedroom, 1 bathroom quad-plexes on. Jake brought a four page handout with pictures and plans of what these would look like. He mentioned there were some of these similar in the Purcell area. His interest is to offer these to Veterans to rent.

It was mentioned that this would fit R-4 better – Planned Unit Development. 404.040 D

--Jerry Sparks, 1201 S Duquesne Road, Joplin, MO 64801 – Discussion to build short-term rentals on his property near 10th & Wood. His self-prepared drawing showed 3 of these rentals (14 x 42) on 8/10th of an acre. Was inquiring about rezoning for this to happen. It was discussed that this couldn't happen because they wouldn't be the proper distance in between.

Public Comments 7:55pm

No comments pro or con.

Other Business Deemed Necessary: Talley mentioned that if you were making notes, this would be at 420.070 Sub A and 404.040

Next Meeting Date: 9/7/2023 at 7:00 pm due to the Labor Day Holiday

Meeting Adjourned at 8:05 pm Jackson/Denney 8-0

Submitted by: Sherry Lawrence