City of Duquesne, Mo

Planning & Zoning Commission regular meeting FINAL

**9.7.2023**

In Attendance: Kerry Divine (April 2021-2024), Rick Gamboa-Sec (April 2021-2024), Ray Brown-Chair (Dec 2022-2026), Denny White (Sept 2021-2025), Gary Jackson (Dec-2022-2026), Sherry Lawrence-Vice Chair (Dec 2021-2025), Tom Johnston (Dec 2019-2023)-Absent, Courtney Denney (Jan 2023-2027)-Absent excused, MAYOR Bill Sherman, City Attorney was excused.

**Call to Order:** 7:03 pm by Chairman Brown

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

**Approve Minutes Dated:** 8.7.2023 Jackson/White 6-0. Gamboa Abstains

**Dan Arck:** 812 North Broadway, Pittsburg Ks. Spoke about a plan to build a warehouse for Mid-South: 2105 Stevens Blvd and asked for input from the panel as to what steps he might need to consider prior to making formal application. Divine reminded all that we cannot decide tonight since we did not get the information until tonight. Dan said that was what he was trying to do. He said the plan is to build a warehouse on property already owned and directly behind the existing business. Gamboa said when the formal application is made, the property owners on all sides must be identified. Arck said that the application will show all proper setbacks and right of ways according to code. Sherman said that if the two lots are consolidated that the lot line goes away. Gamboa said if the lots are consolidated, the consolidation must be done prior to application to build is presented. Brown also mentioned that the lots must be properly zoned. Brown asked if drainage was being considered. Arck said it would be. Gamboa asked if the information is sent to the city clerk a week prior to our meeting, we would have a chance to review and make things go more smoothly.

**New Business:**  Divine asked about 605 Walnut Ridge regarding the by-laws and our responsibilities to keep an eye out for violations. She stopped at the construction site and asked about permits. They poured a huge concrete pad. She said the walls are up, but construction has been stopped. She does not know what is happening now. Sherman says he knows and states the building permit has been revoked. Sherman said the building permit was issued but the construction is larger than the permit. A meeting is scheduled next Thursday with the owner, his attorney and our attorney. Shermans position is that the building must be scaled down to fit the original permit, at which time the permit would be then re-instated. Divine asked if the owner knows the building cannot be taller than his house and what the setbacks are. Sherman said he was told. Divine also says she has been told that all seasons is planning to put in Duplexes on their property and the property is not zoned for Duplexes.

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**Public Comments:**  Gary Heilbrun: 4015 E 25th Joplin mentioned that there were three pieces involved on the Mid South property and that there must be lot splits involved which must be considered. Gamboa said that should be resolved in the lot consolidation application process.

**Other business:** Brown wanted to discuss P&Z Commission By Laws and Ethical Principles. It was decided to add this to the next meeting agenda for discussion.

**Meeting Adjourned:** 7:51 pm Jackson/Lawrence 7-0

**Schedule next meeting:** 10.2.2023, 7PM