City of Duquesne, Mo

Planning & Zoning Commission Work Session FINAL

**7.6.2023**

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), Courtney Denney (Jan 2023-2027), MAYOR Bill Sherman, also in attendance City Attorney Mike Talley

**Call to Order:** 6:04 by Chairman Brown

**Approve Agenda:** Denney/Lawrence 9-0

**Approve Minutes Dated:** 5.1.2023 Devine/Denney 9-0

**New Business:** Review of City Code starting with 420.020.A. Brown mentioned that the secretary of the P&Z shall sign the subdivision plat prior to the plat being submitted to the County Recorder. Under B, Brown said he did not think that individual houses in the area had gas hookups. Mayor Sherman mentioned that there were many and he had inspected several with Neal in the Piper Glen area.

Divine said in C, the lots we are considering for consolidation in the regular meeting which are being offered for sale and the plats have not been approved. Sherman said this ordinance refers to the initial platting which occurred many years ago and is not required to be redone in this lot consolidation. Denney mentioned that in real estate listings that the sale of property is contingent on proper rezoning.

Devine asked Talley what plat would be issued by the state. Talley said he did not have a recollection of any instance. Sherman said it may have to do with a state park or other state-owned property.

Brown mentioned that we might have to add LED lighting to the definitions. Talley said that these definitions are listed because they are mentioned int the code. If they are not mentioned in the code, then their definition is not needed.

Brown asked what the standard specification mentioned for public improvements are. Sherman produced a manual which listed all such standards.

Gamboa asked if all the streets have been designated in one of the categories mentioned in A.C.2?

Talley said these categories are for future use. Gamboa said these categories define right of ways. He asked what the right of way might be for 25th street. Talley said that it should be defined in the original plat. Lawrence asked if the vacant lot next to her would have to be re platted if it is originally a street but now is proposed to have a house built on it. Talley said if the usage changes from the original plat, it will have to be re-done.

Next starting point will be #3 lot 420.060

**Public Comments:** None

**Other Business Deemed necessary:**

**Schedule next meeting:** 8.7.2023 at 6pm

**Meeting Adjourned:** 6:56pm Lawrence/White 9-0

Submitted by: Rick Gamboa